

2025



# Kadıköy Central Strategy Document

## Executive Summary



Kadıköy Center: preserving cultural values, connecting all Istanbul residents through its waterfronts and squares, and fostering diversity in peaceful living spaces.

Scan the QR code to access the full Kadıköy Central Strategy Document  
and share your feedback.



# Planning Kadıköy Center Together!

Dear People of Kadıköy,

First of all, I would like to extend my sincere thanks to all our stakeholders who contributed to this important project. The Kadıköy Central Strategy Document marks a critical step for the sustainable development and future of our district.

This document has been shaped with the aim of preserving Kadıköy's history, culture, and identity. The strategy not only addresses the physical environment but also focuses on social and economic dynamics, with the goal of making Kadıköy a stronger and more resilient place.

The Kadıköy Central Strategy Document seeks to make our district stronger in its essence, more resilient together, and better prepared for the future. By safeguarding and reinforcing the core values set forth in this strategy, we will collectively work to further highlight Kadıköy's unique and captivating identity.

In preparing this document, we have carefully taken into account the perspectives of both local residents and experts. Emerging from a collaborative process that embraces all segments of society, this strategy represents a shared vision for Kadıköy's future.

It should be remembered that this is not merely a planning document; it is also the product of the collective effort of the people of Kadıköy. Together, we will take further steps to achieve the goals outlined in this strategy and make our district an even more beautiful place.

Thank you in advance for your participation, support, and cooperation.

Sincerely,

**Gürkan Akgün**

Istanbul Metropolitan Municipality  
Deputy Secretary General





Prepared by the Istanbul Metropolitan Municipality Department of Reconstruction and Urban Planning Directorate of Urban Planning, with contributions from the people of Kadıköy, civil initiatives, and researchers.

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Our sincere thanks to everyone who contributed to and supported the Kadıköy Center participatory planning process.

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# Kadıköy Center is Planning Its Future!

Kadıköy Center is a distinctive area located within Istanbul's historic core. Comprising the neighborhoods of Rasimpaşa, Osmanağa, and Caferağa—stretching between Haydarpaşa Bay and the Moda Promontory—it has long served as the traditional heart of Istanbul's Anatolian side. Alongside residential zones, the area hosts a dense mix of commercial, service, and tourism activities.

Since 2010, signs of spatial, social, and cultural transformation have become increasingly evident. A sharp rise in cafés, restaurants, and service-oriented businesses has accelerated commercialization, putting pressure on local and traditional tradespeople. The growing number of weekend visitors has also brought challenges related to infrastructure capacity and public amenities.

New developments in the area pose threats to the architectural heritage of historic neighborhoods, including both civic and monumental structures. Meanwhile, issues such as aging building stock, earthquake vulnerability, insufficient public facilities, traffic congestion, noise, and air pollution remain key urban concerns.

The participatory planning process carried out in Kadıköy Center prioritizes local values, inter-institutional collaboration, and partnerships with civil society organizations. Through this inclusive approach, the future of Kadıköy Center is being shaped collectively—together with all stakeholders.

# What is the Kadıköy Central Strategy Document?

The Kadıköy Spatial Strategy Document is a comprehensive roadmap that evaluates all components and dynamics of the district as a whole, defining a forward-looking vision along with the main policy axes and implementation tools to achieve it. It serves as a strategic planning document that aims to ensure the sustainable development and preservation of Kadıköy.

## **Preparation Process and Scope**

The preparation of the document began in mid-2022 and has been carried out through a transparent and participatory process. The goal was to create an inclusive framework where everyone with a stake in Kadıköy could express their views. Within this scope, the district's urban infrastructure, sectoral structure, and spatial and social needs were analyzed. The process was supported by academic research, public debates, and civil society initiatives, enabling a comprehensive discussion on Kadıköy's urban context.

The needs and challenges of those living, working, and visiting Kadıköy were examined in detail, considering their underlying causes. Through numerous workshops and events, various urban and social dynamics of Kadıköy were explored from multiple perspectives.

## **Future Vision and Policies**

This plan reflects the outcomes of three years of fieldwork, analyses, interviews, and research. Based on these findings, a future vision for Kadıköy has been defined and a total of 67 interrelated strategic decisions have been developed. Of these, 47 directly inform the conservation-oriented master plan and planning regulations. Within this policy framework, future goals have been identified, and corresponding areas of action have been established to guide Kadıköy's sustainable and inclusive transformation.

For each action area —covering both spatial and institutional arrangements— the responsible implementing bodies, timelines, and monitoring criteria have been defined.

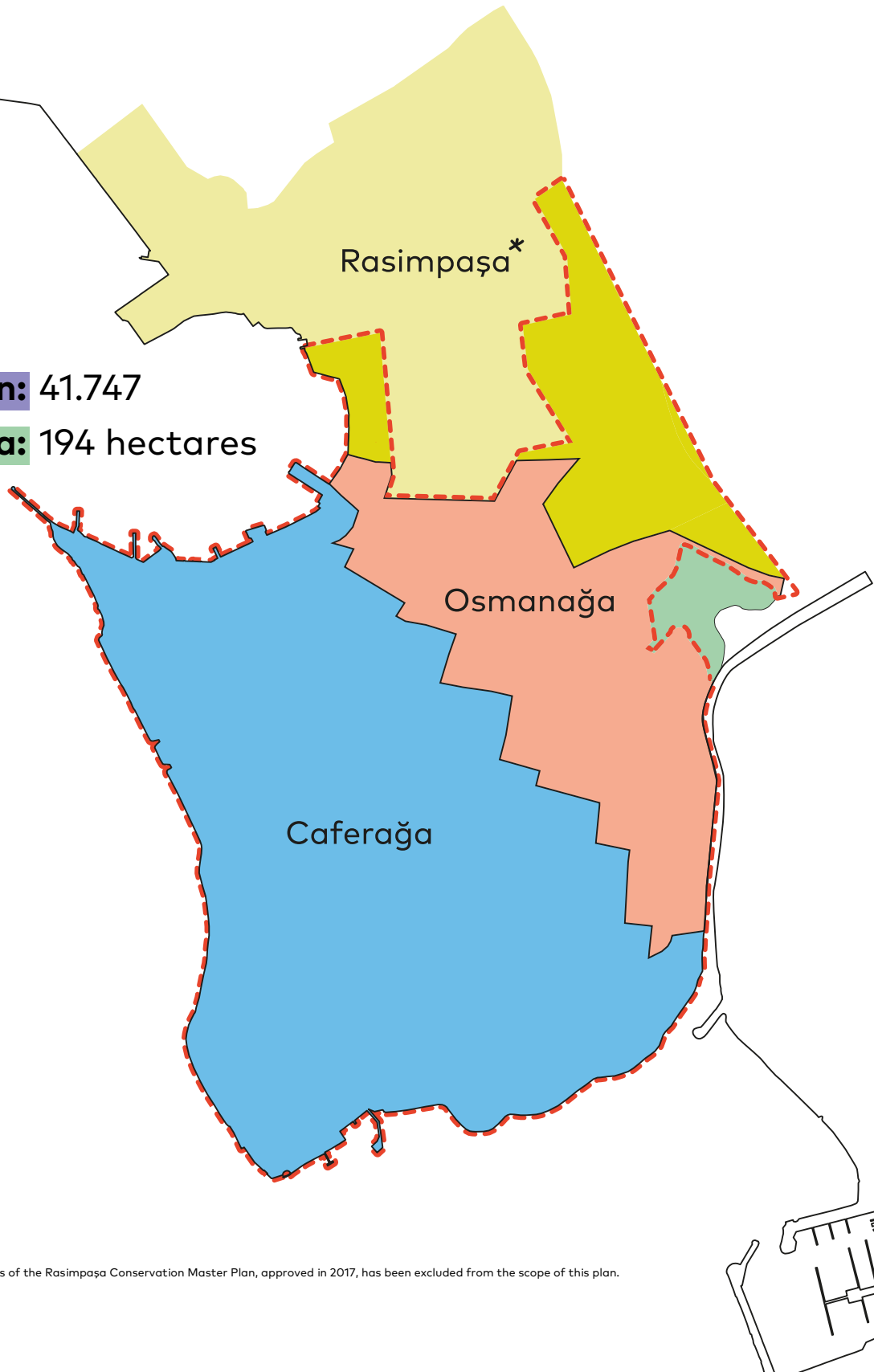
### **Implementation and Monitoring**

To ensure transparency, the implementation of this plan will be regularly reviewed and evaluated by independent committees through established monitoring mechanisms. The document has been shared with the public to encourage open discussion and collective reflection. You can follow the official platforms of [sehirplanlama.ibb.istanbul](http://sehirplanlama.ibb.istanbul) to share your opinions and stay informed about upcoming evaluation events.

The Kadıköy Spatial Strategy Document serves as a comprehensive guide that aims to protect the district's historical and cultural heritage while offering innovative solutions to contemporary urban challenges. It outlines the strategic decisions and planning frameworks that will guide Kadıköy's sustainable development in the years ahead.

**Population:** 41.747

**Area:** 194 hectares



\*The area within the boundaries of the Rasimpaşa Conservation Master Plan, approved in 2017, has been excluded from the scope of this plan.

# Participatory Planning Studies

#local #collaboration #participatory

The planning process for Kadıköy Center was carried out through an exemplary participatory approach that directly incorporated the ideas and suggestions of residents, local business owners, institutions, and civil society organizations. Initiated in April 2022, this process represents a comprehensive effort to both preserve Kadıköy Center's historical values and address its future needs.

The Kadıköy Central Strategy Document and the Conservation-Oriented Master Plan aim to address the area's cultural heritage, neighborhood life, transportation, and environmental challenges through an integrated perspective.

What makes these documents truly distinctive is the participatory process that shaped them — grounded in the understanding that those who live and work in Kadıköy know it best. Accordingly, decisions throughout the planning process were guided by the knowledge, experience, and expectations of the local community.

The planning area covers all of the Osmanağa and Caferağa neighborhoods and a portion of Rasimpaşa. This area was re-evaluated due to the inability of the 1994 zoning plan to meet current needs and its designation in 2022 as an Urban and Third-Degree Archaeological Site.

**Preparation Phase:** Existing conditions were analyzed, the area's unique values were researched, and the participation framework was organized. Stakeholders such as local residents, municipal representatives, the private sector, and civil society organizations were identified, and communication channels were established.

**Analysis and Synthesis Phase:** Analytical and synthesis studies forming the basis for the Strategy Document and the Conservation Master Plan were conducted. During this phase, broad participation processes were organized with residents, business owners, visitors, NGOs, and experts. Various events such as coordination meetings, focus group discussions, interviews, surveys, and online mapping activities were held.

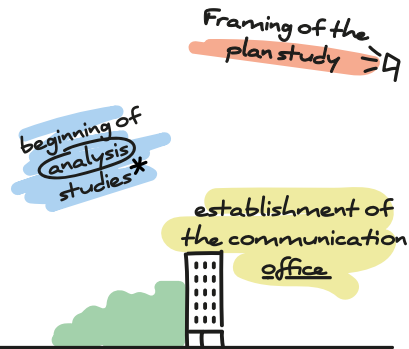
**Decision-Making and Feedback:** The decisions of the Strategy Document and the Conservation-Oriented Master Plan were developed collaboratively with stakeholders. Draft documents were shared online, public meetings were held to collect feedback, and the received suggestions were evaluated and incorporated into revised versions. A monitoring system was also established to track the participatory process.

In June 2022, the Kadıköy Center Communication Office was opened on General Asım Gündüz Street, and a digital communication platform was launched via the Directorate's website. This platform allowed stakeholders to follow participatory planning activities and actively engage in the ongoing planning process.



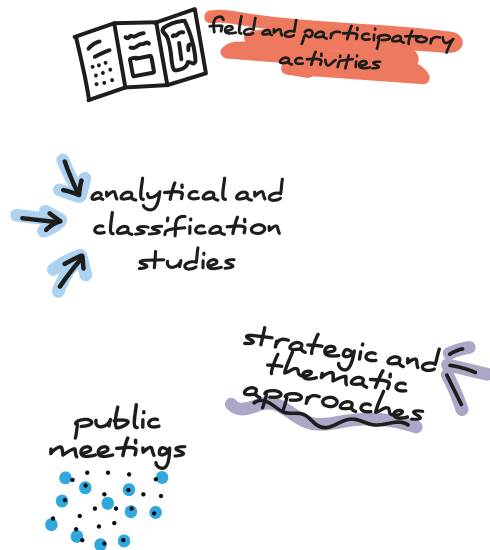
## PREPARATION PHASE

Collecting institutional opinions  
Data collection and analysis  
Interviews with key stakeholders  
Website work  
Archival studies and research



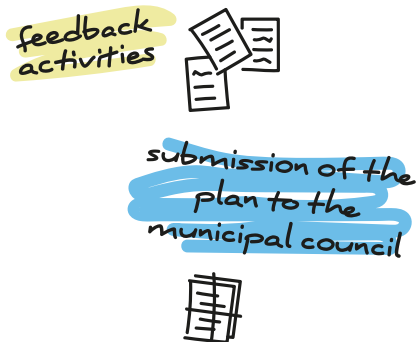
## ANALYSIS and SYNTHESIS PHASE

Spatial marking applications  
Interviews with Muhtars  
Meetings with public stakeholders  
Focus group discussions  
Individual interviews  
Public meetings  
Survey studies  
Workshops  
Panels  
Urban exploration walks  
Academic consultations  
Meetings with professional chambers  
Thematic workshops



## DECISION-MAKING and FEEDBACK PHASE

Gathering institutional feedback  
Collecting and evaluating participation feedback and synthesis outcomes  
Revising the strategic document  
Presenting the document to focus groups and academics for feedback  
Public meetings II  
Presentation of the plan to the municipal council

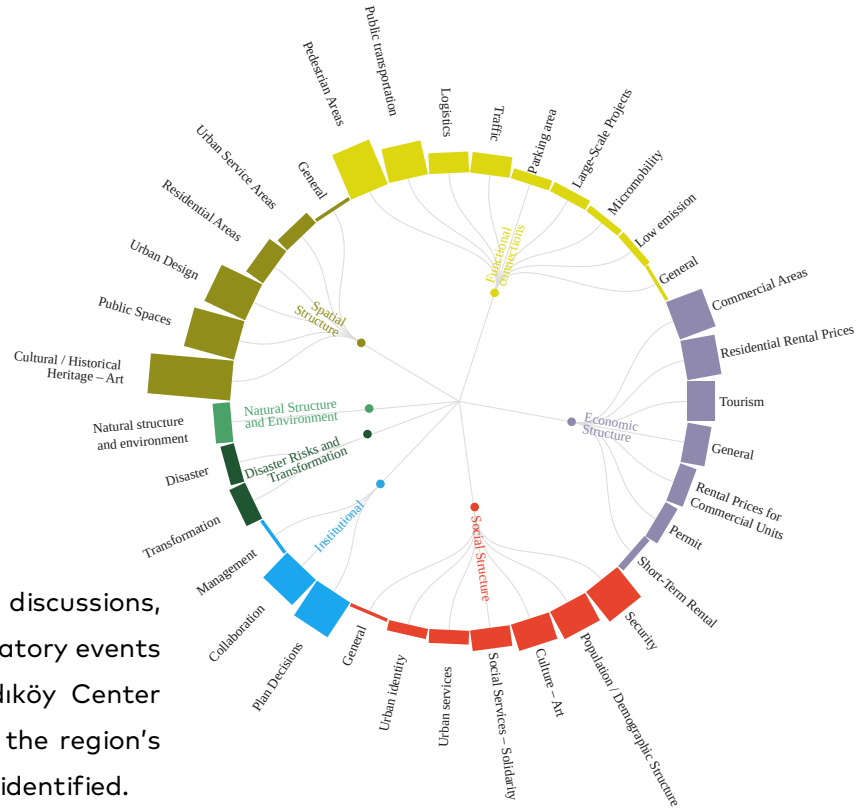


The background features a series of overlapping, angular shapes in a light gray color against a white background. These shapes create a sense of depth and movement, resembling stylized architectural elements or a map's terrain. The shapes are primarily located in the upper and lower portions of the frame, framing the central text.

# **Urban Agenda**

# Urban Agenda of Kadıköy Center

#local #collaboration #participatory



Through analyses, focus group discussions, workshops, and various participatory events conducted as part of the Kadıköy Center participatory planning process, the region's priority urban agenda has been identified.

Key issues that emerged include mobility and transportation challenges, the expansion of commercial uses into residential areas, environmental and noise pollution, the loss of cultural heritage, tourism pressure, disaster and environmental risks, the housing crisis, and a lack of sufficient public spaces.

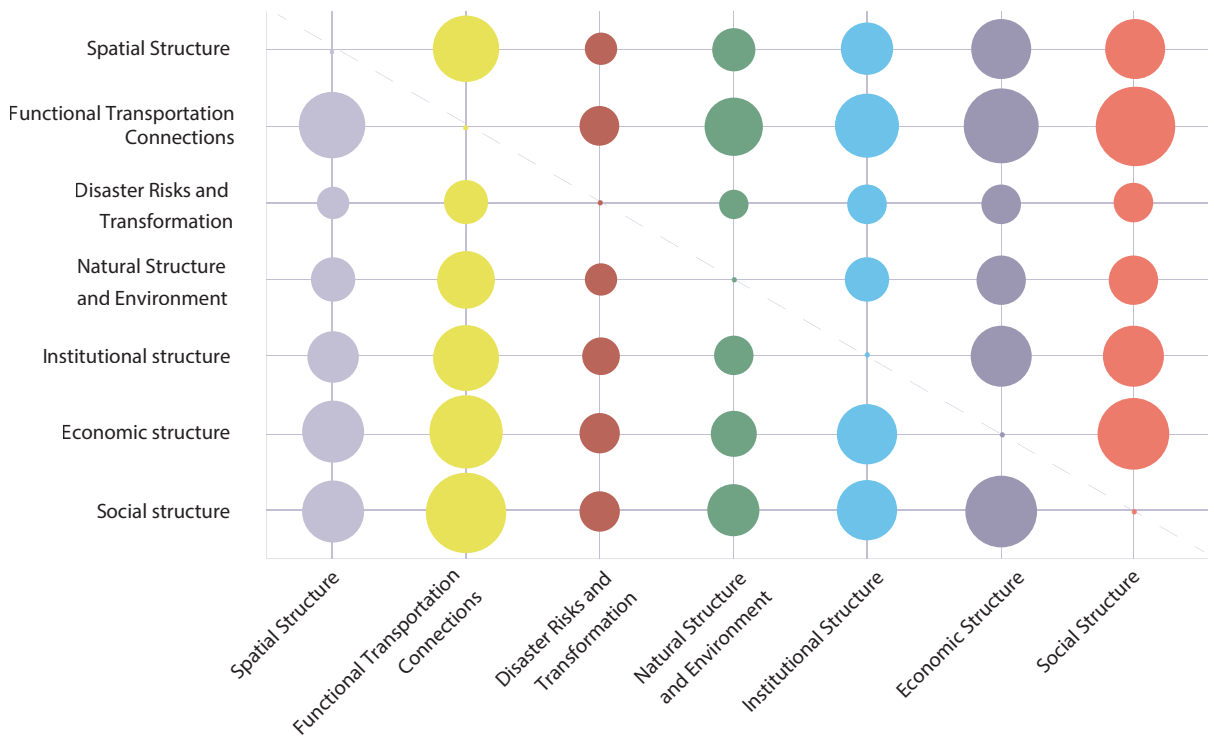
In response, a series of strategies have been developed under the themes of economy, culture, tourism, living environments, climate and disaster resilience, and governance—all shaped through an inclusive and comprehensive planning approach.

An importance and discussion frequency analysis was conducted by cross-referencing the identified issues. The assessment revealed that the following topics were most prominent in the weighted diagram:

- Cultural/Historical Heritage and Art
- Public Spaces
- Urban Land Uses
- Safety and Security
- Rental Prices
- Collaboration
- Pedestrian Areas
- Planning Decisions
- Disaster and Urban Transformation
- Public Transportation

Based on analyses, focus group discussions, workshops, and expert evaluations carried out during the Kadıköy Center participatory planning process, ten priority urban agenda topics have been identified for the area.

These include: the impact of fragmented projects within and around the planning area, major transportation and urban mobility challenges, the imbalanced relationship between commercial and residential zones, the loss of historic character areas, insufficient protection of ecologically sensitive zones, rising tourism pressures, vulnerability to disaster risks, urban renewal and zoning issues, the housing crisis and rising land values, and the lack of adequate public spaces.



## Impacts of Fragmented Projects Around the Planning Area

#democracy #governance #participation

Within and around the Kadıköy Center planning area, several projects negatively affect the social, economic, and spatial fabric — including Haydarpaşa Station, Festival Park, Söğütlüçeşme, Kurbağalıdere Green Valley, and İnciburnu Mosque. The lack of transparent information and public discussion regarding these projects limits residents' ability to engage in decision-making and exercise their right to shape their living environment.

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## Main Transportation Decisions and Urban Mobility Issues

#transportation #builtenvironment #sustainability

Kadıköy Center serves as one of Istanbul's major transportation hubs. However, social, environmental, economic, and cultural shifts have intensified interest in the area, bringing mobility challenges. The spread of tourism and commercial activities, increased vehicle traffic, improper parking, uncontrolled use of micromobility vehicles, and the occupation of sidewalks have significantly restricted pedestrian accessibility.

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## Unbalanced development of commercial and residential areas

#builtenvironment #localeconomy #affordablehousing

The expansion of commercial uses into residential zones has become a key issue in Kadıköy Center. The concentration of food, beverage, and entertainment venues disrupts neighborhood life and threatens the social and cultural fabric. This imbalance increases noise and environmental pollution and undermines neighborhood safety, while insufficient control in business licensing processes further exacerbates the problem.

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## Failure to Protect Historical Character Areas

#conservation #urbandesign #urbanmemory

Kadıköy Center contains some of Istanbul's earliest apartment buildings, early Republican-period structures, and various archaeological remains. Over time, many of these have deteriorated or been damaged by incompatible development. The area, designated as an Urban and Third-Degree Archaeological Site, faces serious conservation challenges and requires planning strategies that balance preservation and sustainable use.

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## Problems Related to the in Protection of Ecologically Sensitive Areas

#ecology #naturalenvironment #sustainability #energy

Dense urbanization in Kadıköy Center has reduced green space and increased traffic congestion, leading to urban heat island effects and higher carbon emissions. Growing user density has intensified waste generation, noise, and pollution. Outdated infrastructure and impermeable surfaces limit effective waste management and rainwater reuse, while renewable energy sources remain underutilized.

## Rising Tourism Pressure

#tourism #localeconomy #visitors

Recent years have seen a rapid increase in cafés, restaurants, bars, and entertainment venues, transforming Kadıköy Center into a major attraction. The rising number of weekend visitors has led to further commercial expansion and the spread of short-term rentals. This tourism-driven commercialization has inflated housing prices, displaced residents, and accelerated the physical and social transformation of neighborhoods.

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## Vulnerability to Disaster Risks

#disaster #resilience #earthquake #tsunami

The aging building stock in Kadıköy Center makes the area vulnerable to earthquake risks. Small parcel sizes and financial constraints prolong urban renewal processes. In addition, the coastal zone faces tsunami threats. Existing assembly areas and evacuation routes suffer from infrastructure and ownership issues, while on-street parking often blocks evacuation routes, further increasing risk during emergencies.

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## Urban Renewal and Zoning Problems

#urbanrenewal #zoningplans

The 1/5000-scale Kadıköy Central Master Development Plan approved in 1994 no longer meets current urban and construction needs. Renewal projects often result in the loss of historical and urban texture. Due to high redevelopment costs, many buildings remain unchanged, underlining the need for alternative and more inclusive transformation models.

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## Housing Crisis and Rising Land Values

#affordablehousing #vulnerablegroups

Economic and spatial developments in Kadıköy Center have triggered steep rent increases and a growing housing crisis. Escalating housing costs have forced many long-term residents to relocate, rapidly altering the social profile of neighborhoods and reducing social diversity.

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## Insufficient Public Spaces

#accessibility #publicrealm #safety

The active and safe use of public spaces in Kadıköy Center remains limited. The accessibility of squares and waterfronts should be improved, and green areas and amenities should be integrated into a cohesive system. Streets that prioritize car traffic make pedestrian access unsafe and inadequate. Moreover, the limited accessibility of cultural and social activities hinders the revitalization of shared public life.

# Future Vision of Kadıköy Center

"Kadıköy Center: where cultural values are preserved, where all Istanbulites meet with its shores and squares, and where diversity is experienced in peaceful living spaces!"

This document presents not only physical planning decisions but also a holistic vision of transformation that prioritizes public interest, social benefit, and quality of life. While addressing Kadıköy's current challenges, the document aims to strengthen long-term sustainability, promote spatial justice, reduce social inequalities, and enhance urban resilience. It aligns with the UN Sustainable Development Goals (SDGs), Istanbul Vision 2050, and the IMM Strategic Plan.

At the core of the document lies the principle of participation. Strategies have been developed through workshops, surveys, focus group meetings, and consultations involving diverse segments of society, ensuring both technical soundness and social legitimacy. This participatory approach is grounded in three key principles: justice (equitable distribution of resources), rights-based approach (recognizing access to basic services as a right), and social resilience (building a Kadıköy that is strong against present needs and future risks).





# Guiding Principles

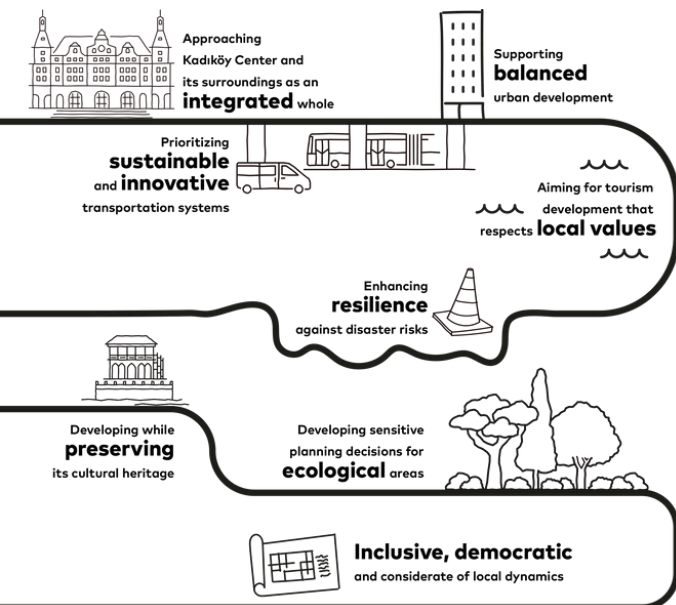
## Justice, Rights and Resilience

The Kadıköy Central Strategy Document is built upon three core principles: justice, rights-based approach, and social resilience. These principles not only provide an ethical framework but also embody a multidimensional planning perspective by integrating the concepts of intersectionality and the Just City theory.

**Justice** encompasses not only the equitable distribution of resources but also the dimensions of recognition and participation.

The **rights-based approach** ensures access to fundamental rights such as housing, mobility, education, and a clean environment, placing the protection of vulnerable groups — including women, children, the elderly, persons with disabilities, and migrants — at the center of the planning process.

The **principle of social resilience** aims to make Kadıköy not only resistant to disasters but also adaptable to social, economic, and climatic crises. This resilience is shaped through infrastructure as well as community structures, social networks, and local knowledge. This document operationalizes these three principles through inter-institutional collaboration, horizontal governance, and participatory mechanisms. In doing so, it promotes the democratization of urban decision-making and seeks to transform multilayered inequalities through expert-assessed strategic priorities using the AHP method.



# Global Scale:

## UN Sustainable Development Goals (SDGs)



In order to protect and enhance the unique values of Kadıköy Center, strategies have been developed in alignment with the United Nations Development Programme's Sustainable Development Goals (SDGs), producing locally grounded solutions to urban challenges.

A wide range of strategies has been adopted — from strengthening the local economy and tourism to protecting cultural heritage, addressing climate change, managing disaster risks, and building sustainable cities. These strategies are consistent with the SDGs, particularly those promoting affordable and clean energy, decent work and economic growth, gender equality, and resilience to disasters.

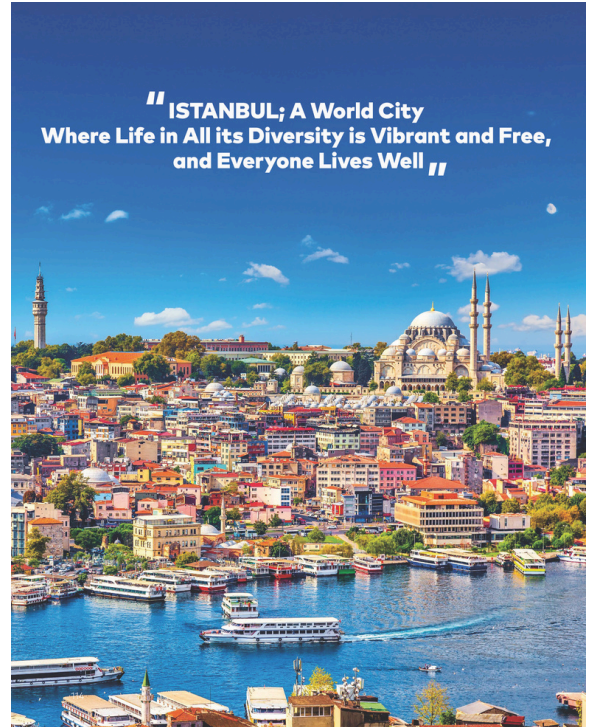
Furthermore, participatory and transparent governance practices have been emphasized to strengthen local engagement and foster the co-creation of a shared and sustainable future.

# Institutional Scale:

## IMM 2025–2029 Strategic Plan

The Kadıköy Center Strategy Document is strongly aligned with the Istanbul Metropolitan Municipality (IMM) 2025–2029 Strategic Plan. Themes such as "Climate-Friendly City," "Inclusive and Participatory Society," and "Equitable Service Delivery" are directly reflected in the spatial, environmental, and social strategies developed for Kadıköy. The participatory processes have also clarified not only local challenges but the IMM departments responsible for implementing solutions.

Thus, the Strategy Document serves not merely as a planning framework but as a practical guide that integrates seamlessly with existing municipal programs and resources. This institutional alignment enables Kadıköy's strategic goals to be embraced at the metropolitan level and effectively translated into on-site implementation.



# Urban Scale:

## Istanbul Vision 2050

The Istanbul Vision 2050 Strategy Document defines five key areas of challenge for building a sustainable, just, and resilient future for the city: **Governance and Democracy, Economy and Development Ecology and Environment, Urban Built Environment and Infrastructure, and Social**

**Welfare and Justice.** The Kadıköy Central Strategy Document localizes this framework through five thematic areas: **Balanced Kadıköy Economy, Kadıköy with Unique Solutions, Environmentally Sensitive Kadıköy, High Quality of Life Kadıköy, and Inclusive and Democratic Kadıköy.** These themes translate the guiding principles of Vision 2050 into measurable and actionable strategies at the local level.



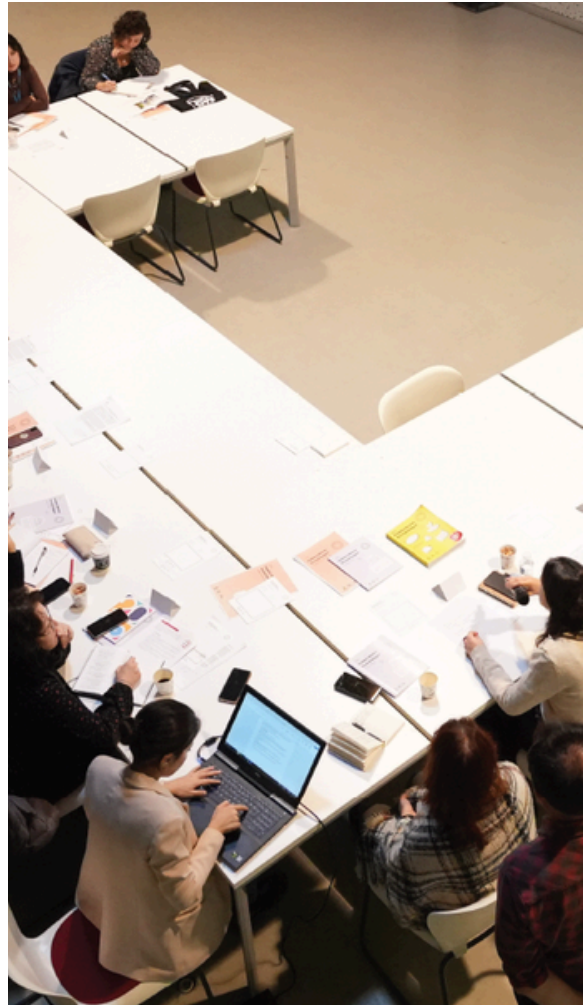
This strategic alignment enables the spatial framework and core values of Vision 2050 to materialize in Kadıköy through tangible projects, intervention areas, and governance models. In doing so, the Kadıköy Central Strategy Document brings the broader metropolitan vision into local practice—contributing from the ground up to Istanbul’s holistic transformation goals and building a strong bridge between the city’s long-term future and its neighborhood-scale realities.

# Local Scale:

## Kadıköy Center Strategy Document

The Kadıköy Center Strategy Document has been prepared in alignment with the IMM 2025–2029 Strategic Plan, as well as Kadıköy Municipality's 2030 Current Situation Report and the Disaster- and Climate-Resilient Strategic Plan. IMM's core themes — "Climate-Friendly City," "Inclusive Society," and "Equitable Service Delivery" — closely correspond with the spatial, environmental, and social strategies developed specifically for Kadıköy.

The document is supported by analyses of socio-demographic trends, service accessibility, and spatial inequalities, while prioritizing open space quality, green infrastructure, and disaster resilience. This institutional and local coherence enhances both the applicability of the document and its capacity for integrated, cross-institutional impact.







# **A. Balanced Kadıköy Economy**

## Local Economy

The Traditional Bazaar constitutes the most intensive commercial area in Kadıköy Center. The expansion of large-scale enterprises has made it increasingly difficult for small businesses to sustain their operations. Within the service sector, five main categories stand out: retail trade, offices, apparel and textiles, food and service, and bars and entertainment venues. The proliferation of entertainment and nightlife establishments has led to issues such as security concerns, cleanliness problems, rising prices, and overcrowding. The uncontrolled overlap between commercial and residential uses has gradually caused residents to relocate from the area.

## Tourism and Visitors

The concentration of cultural, artistic, and entertainment activities in Kadıköy has significantly increased tourism demand, leading to the spread of accommodation facilities from Rihtım Avenue into traditional bazaar and residential areas. This has triggered apartment conversions and short-term rental practices, driving up housing prices, displacing local residents, and causing safety concerns. Visitors are drawn to Kadıköy for leisure, culture and arts, sports, socializing, and education, yet the growing number of visitors has also created conflicts between tourists and the local community.

- Through this strategic theme and its associated planning decisions, the goal is to create an urban environment that:
- Ensures fair and equitable employment opportunities,
- Maintains a balance between residential and commercial areas,
- Generates ecological, social, and economic value through local enterprises and unique actors,
- Responds to the spatial needs of clustered commercial activities,
- Encourages interaction between residents and visitors,
- Promotes experience-oriented tourism driven by local stakeholders,
- Preserves the existing neighborhood fabric and way of life,
- Favors local solutions over mass tourism,
- Embraces a cultural heritage-based approach to tourism, and
- Adapts to the changing conditions of contemporary and future work environments.



	Theme	Strategies		IMM Objective Code	IMM Target Code	Responsible Unit	Collaborating Units
Local Economy	Revitalizing Kadıköy's Historic Bazaar!	A1.	Creating and Sustaining an Inventory of Local Businesses	A7	A7H3	IMM Department of Cultural Heritage	Dept.of Municipal Police, Dept.of Reconstruction and Urban Planning, Dir. of Affiliates Coordination, Dir. of Strategy Development, Kadıköy Municipality
			A design guideline will be prepared to protect historic businesses in Kadıköy Center, accompanied by an inventory of long-established enterprises and local support programs to ensure their continuity.				
		A2.	Preserving Traditional Streets	A7	A7H3	IMM Department of Cultural Heritage	Dept.of Reconstruction and Urban Planning, Dept.of Municipal Police, Dir.of Parks and Gardens, Dir.of Transportation Planning, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			Spatial interventions and local governance tools are proposed to preserve the identity and traditional economic activities of Kadıköy's historic streets — such as Balıkçılar Bazaar and Tellalzade Street.				
		A3.	Sustaining the Historic Bazaar through Cooperation and Solidarity Networks	A9	A9H5, A9H7	IMM Directorate of Strategy Development	Dept.of Cultural Heritage, Dept.of Information Technologies, Dir.of Affiliates Coordination, Dir.of Women and Family Affairs, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			New governance models bringing together tradespeople, NGOs, and the local municipality are proposed, supported by digital promotion tools and solidarity networks to ensure the sustainable vitality of Kadıköy's Historic Bazaar.				
	Strengthening the Commercial Character of Kadıköy Center!	A4.	Developing a Licensing, Rating, and Certification System for Businesses	A4	A4H2	IMM Department of Municipal Police	Dept.of Environmental Protection & Development, Dir. of Strategy Development, Dir.of Women and Family Affairs, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			A transparent, criteria-based licensing and certification model is proposed to improve spatial harmony and accessibility, promoting high-quality and responsible business practices.				
		A5.	Revitalizing Technology and Electronics-Oriented Areas	A1	A1H2, A1H4, A1H5	IMM Department of Survey and Projects	Dept. of Earthquake Risk Management and Urban Improvement, Dept. of Transportation, Dept.of Reconstruction and Urban Planning, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			A sustainable urban design approach is recommended to transform technology- and electronics-focused commercial areas through functional renewal and pedestrian-oriented transport links.				
		A6.	Addressing the Spatial Needs of the Clothing and Textile Sector	A1	A1H2	IMM Department of Survey and Projects	Dept. of Transportation, Dept.of Reconstruction and Urban Planning, Dept.of Environmental Protection & Development, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			Design solutions such as integrated pedestrian squares and improved logistics are proposed to meet the spatial and functional needs of the local clothing and textile sector.				
		A7.	Ensuring a Balanced Distribution of Food and Service Activities	A1	A1H6	IMM Department of Reconstruction and Urban Planning	Dept.of Municipal Police, Dept. of Transportation, Dept.of Information Technologies, Dept.of Environmental Protection & Development, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			In areas where food and service businesses are concentrated, strategies are proposed to balance commercial and residential uses through courier management, designated logistics spaces, and business restrictions.				
		A8.	Enhancing the Compatibility of Bars and Entertainment Venues with Their Surroundings	A1	A1H6	İBB İmar ve Şehircilik Dairesi Başkanlığı	Dept.of Municipal Police, Dept.of Cultural Heritage, Dept.of Environmental Protection & Development, Dir.of Women and Family Affairs, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			Soundproofing measures, licensing regulations, and participatory governance mechanisms are proposed to mitigate the environmental pressures caused by entertainment venues in historic buildings.				
	Adapting to New-Generation Work Models!	A9.	Establishing Fair and Inclusive Public Workspaces	A4	A4H2	IMM Department of Reconstruction and Urban Planning	Dept.of Cultural Heritage, Dept.of Information Technologies, Dir. of Youth and Sports, Dir. of Affiliates Coordination, Dir.of Women and Family Affairs, Dir. of Strategy Development
			Public co-working spaces are proposed to provide equal opportunities for young entrepreneurs and creative industries, fostering collaboration and innovation.				
		A10	Structuring a Production-Oriented Local Economy	A4	A4H3	IMM Directorate of Strategy Development	Dept.of Information Technologies, Dir. of Affiliates Coordination,Dir.of Women and Family Affairs, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			Support mechanisms for local producers and artisans are proposed to encourage production-based economic relations and collaboration with creative sectors.				
Tourism and Visitors	Elevating Kadıköy Center's Tourism Identity!	A11.	Defining Tourism-Restricted Zones	A7	A7H2	IMM Department of Cultural Heritage	Dept.of Municipal Police, Dept.of Environmental Protection & Development, Dir. of Tourism, Kadıköy Municipality, Istanbul Planning Agency (IPA), Istanbul Tourism Platform
			To reduce the pressure of tourism on residential and bazaar areas, tourism-related uses will be limited around Rıhtım Avenue, aiming to preserve the historic and cultural fabric.				
		A12.	Regulating Apartment Conversions and Short-Term Rentals	A1	A1H6	IMM Department of Reconstruction and Urban Planning	Dept.of Municipal Police, Dept.of Cultural Heritage, Dir. of Tourism, Kadıköy Municipality, Istanbul Planning Agency (IPA), 1. Legal Counselors
			Protective strategies are proposed to mitigate the impact of short-term rentals on housing areas, including consent requirements, building restrictions, and special preservation rules for registered structures.				
		A13.	Promoting Experience-Based Tourism	A7	A7H4	IMM Directorate of Tourism	Dept.of Information Technologies, Dir. of Strategy Development, Dir. of Affiliates Coordination, Dept. of Culture, Dir. of Environmental Protection, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			Sustainable tourism strategies are developed to highlight Kadıköy's cultural heritage and neighborhood life, emphasizing local economy, learning, and experience.				
	Defining Kadıköy Center with Its Residents and Visitors!	A14.	Strengthening Interaction with Istanbul's Other Urban Centers	A4	A4H1	IMM Directorate of Strategy Development	Dept.of Cultural Heritage, Dept.of Information Technologies, Dir. of Tourism, Dir. of Transportation Planning, Dir. of Affiliates Coordination, Kadıköy Municipality, Istanbul Planning Agency (IPA)
			A tourism approach is proposed that enhances Kadıköy Center's connections with other sub-centers of Istanbul, reflecting the city's cultural diversity and emphasizing local values.				
		A15.	Expanding Public Spaces that Connect Locals and Visitors	A1	A1H2	IMM Department of Survey and Projects	Dept.of Cultural Heritage, Dept.of Parks and Gardens, Dept.of Municipal Police, Dir. of Strategy Development, Dept.of Information Technologies, Dir. of Tourism, Kadıköy Municipality
			To strengthen spatial harmony between residents and visitors, the redesign of public spaces, development of information systems, and creation of shared-use scenarios are proposed.				

The background features a series of overlapping, angular shapes in a light orange or terracotta color, set against a white background. These shapes create a dynamic, geometric pattern that resembles a stylized star or a series of interlocking triangles.

## **B. Kadıköy with Unique Solutions**

## Urban Memory and Identity

Kadıköy Center is one of Istanbul's oldest settlements, historically serving as a major center of trade and residential life. Its history dates back to the Phoenician trade colony of Harhadon, founded around 1000 BC, and continued through the eras of Khalkedon, the Roman Empire, and the Ottoman period. The 19th century marked a new phase of development with the construction of Selimiye Barracks, Haydarpaşa Military Hospital, steamship operations, and the railway system. Kadıköy became an official district in 1930 and expanded rapidly during the Republican period. Today, its cultural heritage buildings, conservation areas, and early 20th-century architectural heritage define its unique identity. This legacy, largely shaped by Ottoman and Republican-era architecture, has been further enriched by contemporary art and cultural productions.

## Culture and Arts

Kadıköy Center has recently become a vibrant hub of cultural and artistic activity, particularly within the neighborhoods of Osmanağa and Caferağa. According to the Istanbul Environmental Master Plan (2009), Kadıköy was designated as a culture-oriented tourism area. However, rapid commercial development has caused an imbalance between residential and commercial uses, as well as tensions between local residents and visitors.

Due to the transformation of Beyoğlu, many cultural producers and audiences have relocated to Kadıköy, increasing its cultural prominence and visitor traffic. While this growing attraction reflects Kadıköy's cultural vitality, it also underscores the need to strengthen other district centers to balance the city's cultural ecosystem.

Through this strategic theme and related planning decisions, the following goals have been established:

- To preserve and enhance Kadıköy's historical identity and cultural heritage,
- To improve the quality, accessibility, and usability of public spaces,
- To make cultural and social life accessible to all,
- To maintain the balance within the cultural ecosystem,
- To support cultural and artistic institutions, and
- To encourage the integration of art and cultural production into public life.

	Theme	Strategies	IMM Objective Code	IMM Target Code	Responsible Unit	Collaborating Units
Urban Memory & Identity	Preserving Kadıköy's Identity by Embracing Its Distinct Urban Character!	B1. Preparation of the Kadıköy Center Urban Design Guide	A1	A1H2	IMM Department of Reconstruction and Urban Planning	Dept. of Cultural Heritage, Dept. of Survey and Projects, Dir. of Strategy Development, Kadıköy Municipality, Istanbul Planning Agency (IPA)
		A comprehensive Urban Design Guide will be developed through participatory methods to define architectural and conservation principles tailored to Kadıköy's diverse urban character areas.				
		B2. Safeguarding Kadıköy's Spatial Identity and Urban Memory	A7	A7H1	IMM Department of Cultural Heritage	Dept. of Reconstruction and Urban Planning, Dept. of Survey and Projects, Dir. of Tourism, Dept. of Information Technologies, Kadıköy Municipality, İPA, Chamber of Architects of Turkey (TMMOB)
		The strategy aims to preserve Kadıköy Center's architectural and cultural heritage by maintaining the balance between residential and commercial zones, protecting registered buildings, sustaining distinctive architectural features, and promoting the city's collective memory through digital heritage platforms.				
	Protecting Urban Memory Through Collaboration and Participation!	B3. Documentation and Protection of Cultural Heritage Assets	A7	A7H2	IMM Directorate of Cultural Heritage Conservation	Dept. of Reconstruction and Urban Planning, Dept. of Survey and Projects, Kadıköy Municipality, İPA, 5th Regional Board for the Conservation of Cultural Heritage
		An updated inventory of cultural heritage assets will be prepared, followed by the registration and protection of these structures. Restrictions on construction and parking interventions will be introduced, along with conservation-oriented planning guidelines.				
		B4. In-Situ Preservation of Archaeological Heritage	A7	A7H2	IMM Department of Cultural Heritage	Dept. of Reconstruction and Urban Planning, Dept. of Survey and Projects, Kadıköy Municipality, İPA, 5th Regional Board for the Conservation of Cultural Heritage, Dir. of Libraries & Museums, General Directorate of Cultural Heritage and Museums, Ministry of Culture and Tourism
		Archaeological findings within Kadıköy will be documented, preserved in place, and integrated into public life through on-site exhibitions and interpretive urban design approaches.				
Culture & Arts	Ensuring a Balanced and Holistic Cultural Hub for Kadıköy	B5. Balanced Development of Kadıköy as a Cultural Hub	A6	A6H5	IMM Department of Cultural Heritage	Dir. of Strategy Development, Dir. of Tourism, Dir. of IT, Dir. of Cultural Assets Projects, Dir. of Affiliates Coordination, Kadıköy Municipality, İPA, Istanbul Tourism Platform (ITP), Istanbul Culture Co.
		To strengthen Kadıköy's position as a leading center for culture and the arts, cooperation-based strategies will be developed in coordination with neighboring districts within Istanbul's "Cultural Triangle."				
	Supporting Kadıköy's Cultural Ecosystem Through Collaboration	B6. Increasing the Visibility of Cultural and Artistic Venues	A6	A6H5	IMM Department of Culture	Dir. of Strategy Development, Dir. of Tourism, Dir. of IT, Dir. of Cultural Assets Projects, Dir. of Parks and Gardens, Kadıköy Municipality, İPA, Istanbul Culture Co.
		Cultural venues will be promoted through improved wayfinding systems, digital cultural maps, and thematic cultural routes that highlight Kadıköy's rich artistic and architectural heritage.				
		B7. Creating Shared Spaces for Cultural and Creative Producers	A6	A6H5	IMM Department of Culture	Dir. of Parks and Gardens, Dir. of Survey and Projects, Dir. of Strategy Development, Dept. of Municipal Police, Dir. of Tourism, Kadıköy Municipality, Istanbul Planning Agency (IPA)
		New public spaces will be designed to support cultural and creative practitioners by providing rehearsal, performance, exhibition, and storage facilities. Certain key intersections will be transformed into open performance and event areas.				
		B8. Strengthening Cultural Institutions and Participatory Mechanisms	A6	A6H5	IMM Department of Culture	Dir. of Strategy Development, Dir. of Non Governmental Organizations Affairs, Dir. of Affiliates Coordination, Directorate of Women and Family Affairs, Kadıköy Municipality, Istanbul Planning Agency (IPA)
		Collaborative initiatives such as Neighborhood Culture Days, cultural coordination networks, and shared cultural calendars will be established to foster stronger connections between cultural institutions and local communities.				

## **C. Environmentally Sensitive Kadıköy**

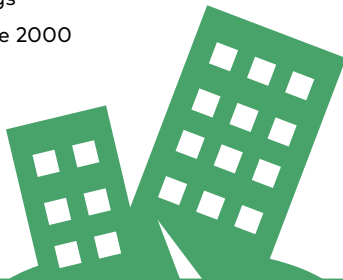
## Disaster and Risks

According to the Istanbul Metropolitan Municipality Disaster Coordination Center – Kadıköy District Earthquake Loss Estimation Report, a potential 7.5-magnitude earthquake could result in 51 buildings with very severe damage, 112 with severe, 552 with moderate, and 770 with slight damage within Kadıköy Center. Approximately 1,700 households are expected to require temporary shelter. In addition, ten designated assembly areas located across Caferağa, Osmanağa, and Rasimpaşa neighborhoods are in need of structural improvement. Since nearly 85% of buildings in the area were constructed before 2000, Kadıköy Center remains highly vulnerable. The district also faces a tsunami risk, with 6.34% of its total area identified as exposure-prone zones.



# 3571

Number of Buildings  
Constructed Before 2000



# 3,2 m<sup>2</sup>

Amount of Disaster  
Assembly Area  
per Capita







## Climate Change

Urban open and green spaces account for 19.46% of Kadıköy's land use, while built-up areas represent 80.54%. The highest urban heat island intensity is observed along Söğütlüçeşme and Kuşdili Streets, which connect to the D-100 Highway, whereas the lowest values are along the coastline. Electricity consumption is highest among commercial facilities, averaging one billion kWh annually, followed by residential units at approximately 720 million kWh. In 2021, an average of 12,298 tons of household waste was collected in Kadıköy, alongside separate collection programs for vegetable waste oils, batteries, recyclable materials, glass, and electronic waste. That same year, 696 tons of packaging, 233 tons of glass, and 51 tons of waste oil were recycled.

Through this strategic theme and its corresponding planning decisions, the aim is to:

- Build a resilient Kadıköy capable of withstanding multiple disasters such as earthquakes, tsunamis, and floods,
- Strengthen infrastructure and enhance emergency response capacity,
- Promote public awareness and disaster preparedness through continuous education programs,
- Manage building renewal processes with an emphasis on environmental sustainability and public health,
- Transform Kadıköy into a low-carbon and climate-friendly district, and
- Balance the environmental impacts of dense urbanization and tourism through nature-based solutions.

	Theme	Strategies		IMM Objective Code	IMM Target Code	Responsible Unit	Collaborating Units
Disaster and Risks	Making Kadıköy Center Earthquake-Resilient!	C1.	Inspection and Strengthening of Buildings at Risk	A1	A1H1	IMM Department of Earthquake Risk Management and Urban Improvement	Dept. of Survey and Projects, Dir. of Resconstruction, Dir. of Environmental Protection, Dir. of Health and Sanitation, Dir. of Construction Affairs, Istanbul Planning Agency (IPA), Kadıköy Municipality
			In Kadıköy Center, where most buildings were constructed before 2000, a comprehensive building inventory will be created. A data-driven monitoring process is proposed to assess, reinforce, and transform earthquake-prone structures.				
		C2.	Strengthening Assembly Areas and Keeping Evacuation Corridors Clear	A1	A1H5	IMM Department of Disaster Affairs	Dept. of Earthquake Risk Management and Urban Improvement, Dept. of Survey and Projects, Dept. of Road Maintenance and Infrastructure Coordination, Dir. of Support Services, Dir. of Asian Side Fire Brigade
			It is proposed to improve the physical capacity and accessibility of existing assembly areas in Kadıköy Center, while ensuring that emergency routes remain vehicle-free and unobstructed.				
		C3.	Strengthening Neighborhood-Based Disaster Resilience	A1	A1H5	IMM Department of Disaster Affairs	Dir. of Support Services, Dir. of Education, Dir. of Asian Side Fire Brigade, Dir. of Mukhtars' Affairs, İPA, Kadıköy Municipality Urban Search and Rescue Team
			Based on the Kadıköy Volunteer Disaster Regulation, neighborhood-level disaster resilience platforms will be established and supported through regular drills and training programs.				
	Creating Ecological and Safe Areas Against Tsunami and Flood Risks!	C4.	Establishing Green Buffer Zones and Evacuation Corridors Against Tsunami Risk	A1	A1H5	IMM Department of Disaster Affairs	Dir. of Earthquake and Geotechnical Investigation, Directorate of Strategy Development, Dir. of Parks and Gardens, Dir. of Transportation Planning, Dir. of Asian Side Fire Brigade
			Along the coastal strip, green buffer zones will be designed to reduce tsunami impacts, complemented by pedestrian-oriented evacuation routes to enhance safety.				
		C5.	Developing Green Infrastructure to Mitigate Flood Risks	A3	A3H3	IMM Directorate of Parks and Gardens	Dept. of Reconstruction and Urban Planning, Dir. of Environmental Protection, Dir. of Earthquake and Geotechnical Investigation, Dept. of Infrastructure & Construction, Istanbul Planning Agency (IPA), İSKİ (Istanbul Water and Sewerage Administration), Kadıköy Municipality
			In the Kurbağalidere area, flood risks will be reduced through the implementation of permeable surfaces, rain gardens, and ecological drainage systems.				
Climate Change	Making the Urban Environment Climate-Adaptive Through Green Infrastructure!	C6.	Reducing the Urban Heat Island Effect and Expanding Green Networks	A3	A3H3	IMM Directorate of Parks and Gardens	Dept. of Environmental Protection & Development, Dept. of Reconstruction and Urban Planning, Dept. of Infrastructure & Construction, Dept. of Survey and Projects
			To mitigate high heat island effects, particularly around Söğütlüçeşme and Kuşdili Streets, green corridors, permeable surfaces, vertical gardens, and microclimate-supportive designs will be introduced. Woonerf streets connecting the coastline and inner neighborhoods will enhance ecological continuity and walkability.				
		C7.	Developing Sustainable Water Use and Recovery Systems	A3	A3H1	ISKİ (Istanbul Water and Sewerage Administration)	Dir. of Environmental Protection, Dir. of Parks and Gardens, Dept. of Survey and Projects, Dept. of Infrastructure & Construction, Kadıköy Municipality
			Rainwater and greywater recovery systems will be implemented in public buildings and large development parcels to promote efficient water reuse.				
	Using Resources Efficiently and Building Circular Systems!	C8.	Expanding Renewable Energy and Energy Efficiency in Public and Redevelopment Areas	A3	A3H2	IMM Department of Environmental Protection & Development	Dept. of Survey and Projects, Dept. of Infrastructure & Construction, Dir. of Support Services, Dir. of Real Estate, Dir. of Parks and Gardens, Dir. of Environmental Protection
			Public buildings will integrate solar panels, LED lighting, and energy-efficient building standards to promote low-carbon operations.				
		C9.	Developing a Location-Specific Waste Management Process	A3	A3H41	IMM Department of Environmental Protection & Development	Dir. of Climate Change, Dir. of Affiliates Coordination, Kadıköy Municipality Sanitation Department
			Customized waste collection systems will be designed for narrow streets, textile zones, and entertainment districts to ensure efficient and clean waste handling.				
		C10.	Ensuring Access to Healthy and Affordable Food Through Innovative Food Policies	A5	A5H4	Kadıköy Municipality	Dept. of Agricultural Services, Dept. of Municipal Police, Dir. of Environmental Protection, Kadıköy Municipality Dir. of Social Support Services
			Healthy food access will be improved through food cooperatives, composting initiatives, and educational programs for children focused on nutrition and sustainable consumption.				





## **D. High Quality of Life in Kadıköy**

## Transportation

Kadıköy Center serves as a major transportation hub that integrates maritime, road, and rail systems. Landmarks such as Haydarpaşa Station, Şehir Hatları ferry lines, Marmaray, the Eurasia Tunnel, and the M4 metro line have strengthened the connection between the European and Asian sides of Istanbul. However, these new transport alternatives have also altered the spatial character of the area. While maritime transport provides access to various city centers, inconsistencies in ferry schedules remain a challenge. Traffic congestion along Söğütlüçeşme and Rihtım Streets continues to cause delays and reduce overall urban mobility efficiency.

## Living Environments

Kadıköy Center has long been a significant residential and cultural core on the Anatolian side of Istanbul. The area's historic buildings and examples of civil architecture have defined Kadıköy's distinctive identity for centuries. Yet, the predominance of pre-2000 buildings and the increasing impacts of global climate change have created major structural and environmental vulnerabilities. Aging buildings in need of renewal and the lack of sustainable financial models have led to physical deterioration and heightened environmental risks within the urban fabric.

Through this strategic theme and its related planning decisions, the goal is to create an urban environment that:

- Develops transportation strategies that preserve the area's historical and spatial values,
- Prioritizes pedestrian comfort and safety,
- Enhances the integration capacity of public transport networks,
- Promotes alternative mobility systems, including park-and-ride and shared vehicle models,
- Reduces dependency on private vehicles by advancing pedestrian-oriented solutions,
- Ensures the preservation of urban heritage within conservation zones,
- Establishes a comprehensive system of open spaces and public amenities, and
- Protects the authentic neighborhood fabric and demographic diversity of Kadıköy Center.

Of the **3,531** bus services  
operating in Istanbul,  
**377** depart from  
Kadıköy Center.

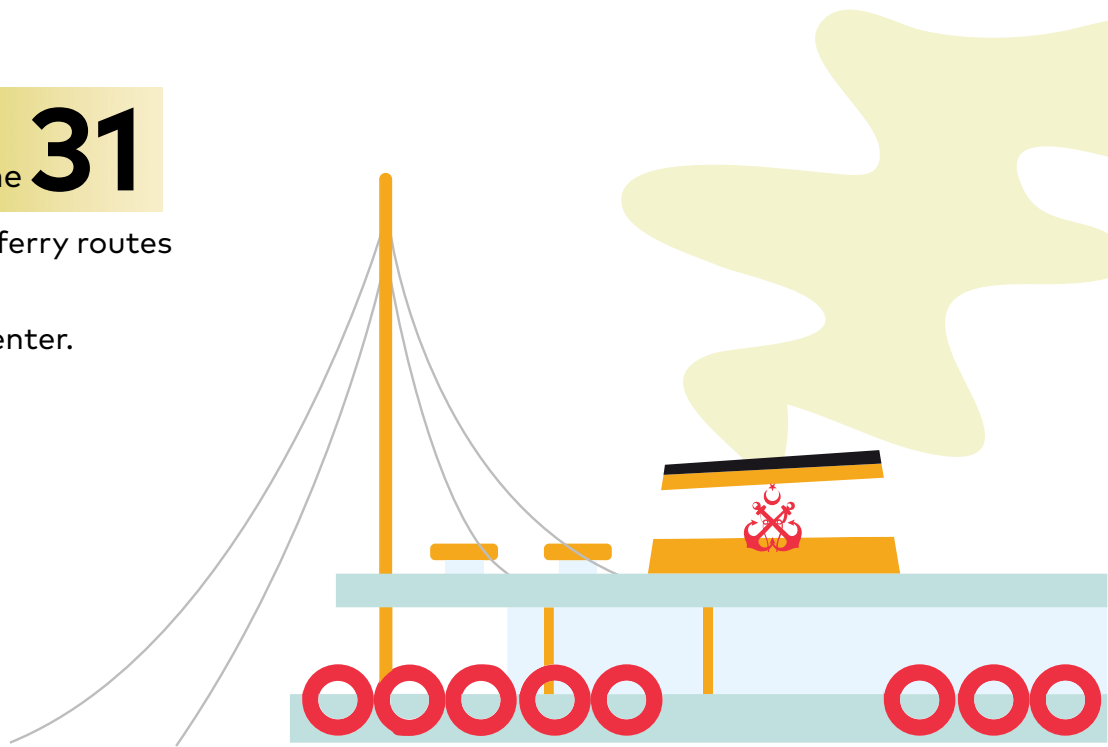


In 2021,  
**5% of the 475 million** passengers  
using Istanbul's rail systems  
used Kadıköy Center as  
a transfer point.



**8** of the **31**

City Lines ferry routes  
operate in  
Kadıköy Center.



	Theme	Strategies		IMM Objective Code	IMM Target Code	Responsible Unit	Collaborating Units
Transportation	Enhancing Kadıköy Center's Public Transport Network and Capacity	D1.	Expansion of the Regional Rail System Network	A2	A2H1	IMM Department of Rail Systems	Dept. of Transportation, Dept. of Infrastructure & Construction, Dept. of Road Maintenance and Infrastructure Coordination, Dept. of Environmental Protection & Development, Dir. of Support Services
			Expanding regional rail network coverage and improving station/line accessibility in Kadıköy Center				
		D.2	Development of sea lines transportation network	A2	A2H3	IMM Department of Transportation	Dept. of Survey and Projects, Dept. of Infrastructure & Construction, Dept. of Environmental Protection & Development, Dir. of Support Services, Istanbul Ferry Lines Co.
			Integrating maritime routes serving Kadıköy Center and increasing ferry service frequency and capacity				
		D3.	Advancing sustainable practices in road-based public transport systems	A2	A2H2	IMM Department of Transportation	Dept. of Survey and Projects, Dept. of Environmental Protection & Development, Istanbul Electric Tram and Tunnel Company (IETT)
			Promoting sustainable practices in road-based public transport, such as electric buses and low-emission local circulators				
		D4.	Regulating Urban Logistics and Mobility Management	A2	A2H6	IMM Directorate of Logistics Management and Terminals	Dept. of Road Maintenance and Infrastructure Coordination, Dept. of Survey and Projects, Dept. of Infrastructure & Construction, Dept. of Environmental Protection & Development
			Organizing logistics that intersect pedestrian flows and scaling the LOGIS system for coordinated urban deliveries				
	Improving Pedestrian Comfort Through Sustainable Mobility Solutions	D5.	Expanding Pedestrian-Priority Areas	A2	A2H2	IMM Department of Transportation	Dept. of Road Maintenance and Infrastructure Coordination, Dept. of Parks, Gardens and Green Areas, Dept. of Survey and Projects, Dept. of Infrastructure & Construction
			Expanding pedestrian-priority areas that also function as safe evacuation routes				
		D6.	Expanding Bicycle and Micromobility Infrastructure and Regulations	A2	A2H7	IMM Department of Transportation	Dept. of Road Maintenance and Infrastructure Coordination, Dept. of Infrastructure & Construction, Dept. of Parks, Gardens and Green Areas, Dept. of Survey and Projects
			Expanding bicycle, scooter, and micromobility infrastructure and establishing clear operating rules				
	Prioritizing Sustainable Mobility Over Private Car Use	D7.	Establishing a Low-Emission Zone	A2	A2H7, A3H6	IMM Department of Transportation	Dept. of Environmental Protection & Development, Dir. of Climate Change, Dept. of Municipal Police, Istanbul Planning Agency (IPA), Istanbul Parking Enterprises Co., Dept. of Parks, Gardens and Green Areas, Dir. of Construction Affairs
			Implementing a pilot Low-Emission Zone in Kadıköy Center				
		D8.	Reducing Parking Supply and Increasing Efficiency	A2	A2H6	IMM Department of Transportation	Dept. of Municipal Police, Dir. of Mukhtars' Affairs, Istanbul Parking Enterprises Co.
			Reducing parking supply, improving mechanical parking systems and transformation of ISPAK facilities				
		D9.	Limiting On-Street Parking and Supporting Residents	A2	A2H6	IMM Department of Transportation	Dept. of Earthquake Risk Management and Urban Improvement, Dir. of Parks and Gardens, Dir. of Transportation Planning
			Limiting on-street parking and developing resident-oriented parking programs				
Living Environments	Supporting New Building Models That Preserve the Urban Fabric	D10.	Defining Context-Sensitive Spatial Planning Decisions	A1	A1H2, A1H4	IMM Department of Reconstruction and Urban Planning	Dir. of Planning, Dir. of Cultural Heritage Conservation, Directorate of Reconstruction of Kadıköy Municipality
			Developing planning decisions to protect the housing fabric, population and urban character				
		D11.	Supporting Renewal Models That Respect Historical Character	A1	A1H2, A1H3	IMM Department of Earthquake Risk Management and Urban Improvement	Department of Reconstruction and Urban Planning, Dir. of Urban Design, Dir of Parks and Gardens of Kadıköy Municipality
			Earthquake-resistant and unique facade-protected building renovation strategies				
		D12.	Protecting the Biosphere Within Urban Blocks	A3	A3H3	IMM Department of Parks and Gardens	Dir. of Urban Design, Dir. of Transportation Planning, Dept. of Parks, Gardens and Green Areas, Kadıköy Municipality
			Protection of biosphere areas in inner courtyards and strengthening of urban ecological systems				
	Designing Inclusive Public and Social Spaces That Enhance Quality of Life	D13.	Developing an Integrated System of Squares and Open Spaces	A3	A3H3	IMM Directorate of Urban Planning	Dir. of Urban Design, Dir. of Transportation Planning, Dept. of Parks, Gardens and Green Areas, Kadıköy Municipality
			Improvement of squares, meeting areas and open space networks				
		D14.	Strengthening Connectivity Across Urban Green Areas	A3	A3H3	IMM Department of Parks and Gardens	Dir. of Urban Planning, Dir. of Urban Design, Kadıköy Municipality
			Establishing green infrastructure continuity between coastal areas and inner neighborhoods				
		D15.	Expanding Public Services to Support Social Life	A6	A6H5	IMM Directorate of Urban Planning	Dir. of Social Services, Dir. of Women and Family Affairs, Dir. of Youth and Sports, Kadıköy Municipality
			Development of public services such as social services, nurseries, and elderly centers				



# **E. Inclusive and Democratic Kadıköy**

## Inclusion and Participation

Kadıköy stands out as a vibrant hub of culture, art, heritage, economic vitality, and freedom of expression, attracting around 400,000–450,000 visitors daily through its strong transport connections. With a population of 37,283, Kadıköy Center also includes areas under disaster risk, making civic participation and inclusivity essential in shaping responsive solutions. Local solidarity networks, cultural and artistic initiatives, and civil society organizations working with disadvantaged groups play a key role in strengthening the social fabric of Kadıköy.

## Governance Tools

A balanced governance model is essential to address the economic, social, and spatial challenges within Kadıköy Center. The pressure from commerce and tourism disrupts the balance between residents, businesses, and visitors, lowering overall quality of life. Traditional small enterprises struggle with rising rents and market homogenization, while commercial expansion into residential areas threatens the neighborhood's unique identity. To address these issues, participatory governance and a culture of collective living must be fostered.

Through this strategic theme and its related planning decisions, the goal is to establish a governance framework that:

- Prioritizes the collective interests of Kadıköy's residents and users,
- Adopts a transparent, participatory, and accountable governance model,
- Balances socio-economic, spatial, and environmental dynamics in decision-making, and
- Fosters an inclusive and holistic approach that places the public good at the center of urban management.

	Theme	Strategies		IMM Objective Code	IMM Target Code	Responsible Unit	Collaborating Units
Inclusion and Participation	Develop solutions that include all residents of Kadıköy!	E1.	Establishing inclusive infrastructure for children and caregivers	A5	A5H1	IMM Department of Social Services	Dir. of Women and Family Affairs, Dept. of Parks, Gardens and Green Areas, Relevant NGOs, Kadıköy Municipality
			Creating safe environments where children can move independently and caregivers can actively participate in social and economic life				
		E2.	Promoting active aging practices	A5	A5H1, A5H2	IMM Department of Social Services	Dir. of Social Services, Dir. of Women and Family Affairs, Dir. of Cultural Assets Projects, Relevant NGOs, Kadıköy Municipality
			Designing spaces where older adults can engage in social life and share experiences with younger generations				
		E3.	Creating safe and supportive spaces for gender equality	A5	A5H2	IMM Directorate of Women and Family Affairs	Dept. of Social Services, Dir. of Urban Planning, Dir. of People with Disabilities, Migration and Integration Unit, Dir. of Parks and Gardens, Relevant NGOs, Kadıköy Municipality
			Developing accessible, safe, and inclusive social environments for vulnerable groups				
		E4.	Strengthening housing support mechanisms that protect the right to housing	A5	A5H1	IMM Directorate of Social Services	Dir. of Urban Transformation, Dir. of Women and Family Affairs, Relevant NGOs, Kadıköy Municipality
			Expanding existing IMM programs such as rent assistance to ensure vulnerable groups can remain in their neighborhoods				
Governance Tools	Ensure the continuity of participatory planning methods!	E5.	Ensuring continuity of participatory and multi-stakeholder planning processes	A1	A1H4	IMM Directorate of Urban Planning	Relevant NGOs, Kadıköy Municipality, Relevant Professional Chambers
			Maintaining ongoing participation of citizens, civil society, and experts in planning and implementation				
	Prioritize residents and co-produce decisions that enhance quality of life!	E6.	Upholding rights-based, fair, and resilient governance principles	A9	A9H1	IMM Directorate of Social Services	Dept. of Earthquake Risk Management and Urban Improvement., Dir. of Climate Change, Kadıköy Municipality
			Sustaining governance based on social equity, environmental sustainability, and resilience				
		E7.	Establishing the "Neighborhood Coordination" structure	A9	A9H1	IMM Directorate of Urban Planning	Relevant NGOs, Kadıköy Municipality, Relevant Professional Chambers
			Creating participatory local coordination mechanisms to expand community-based decision-making				
	Co-create solutions for the needs of Kadıköy Center!	E8.	Developing the Kadıköy Center Consensus Document	A9	A9H1	IMM Department of Strategy Development	Relevant NGOs, Kadıköy Municipality, Relevant Professional Chambers
			Preparing a shared declaration that outlines common goals and principles among all stakeholders				
		E9.	Ensuring inter-institutional coordination and transparent monitoring	A9	A9H1	IMM Department of Transportation	Dept. of Information Technologies, Kadıköy Municipality, Relevant Professional Chambers
			Facilitating coordination between institutions and ensuring transparent tracking of implementation processes				



# **Integration of Strategic and Spatial Decisions**





We approached Kadıköy Center with a holistic perspective!



We enhanced quality of life by promoting balanced urban development!



We strengthened the resilience of the built environment and infrastructure against disaster risks!



We embraced local dynamics through an inclusive and democratic process!



We preserved and promoted the evolution of cultural heritage!



We aimed for tourism development that respects local values!



We prioritized sustainable and innovative transportation systems!



We developed sensitive planning approaches for ecological areas!

The Kadıköy Center planning area interacts with several surrounding plans, including the Rasimpaşa Urban Conservation Master Plan (2017), the Hasanpaşa and Söğütlüçeşme Master Plan (2021), the Acıbadem–Koşuyolu–Hasanpaşa Revision Master Plan (2022) and the Kadıköy Center E-5 Highway Intermediate Zone Master Plan (2005). In addition, the Fikirtepe Urban Transformation Project has a direct impact on the area.

The Kadıköy Center Conservation-Oriented Master Plan has been designed in harmony and continuity with these surrounding plans. Recreational areas, public services, commercial functions, and residential uses have been evaluated together with an emphasis on spatial integrity.

Kadıköy Center, as a significant link in the continuity of recreational areas along the Marmara Sea coastline, is considered a green corridor strengthening the connection with the Bosphorus. Due to its transportation connections and historical location, the area constitutes a core urban hub, serving as a focal point of commerce and daily life, supported by the Bağdat Avenue, Acıbadem, and Kurbağalidere axes. The Commercial–Residential transition zone, defined between the center and the coastline, contributes to the preservation of housing areas and ensures functional continuity in alignment with the surrounding plans.

### Concept of the Conservation Master Zoning Plan

- Sports Area
- Green Area
- Commercial Area
- Technical infrastructure
- Public facility infrastructure
- Daily-use facility area
- High-density residential area
- Medium-density residential area
- Low-density residential area
- Commercial + Residential area

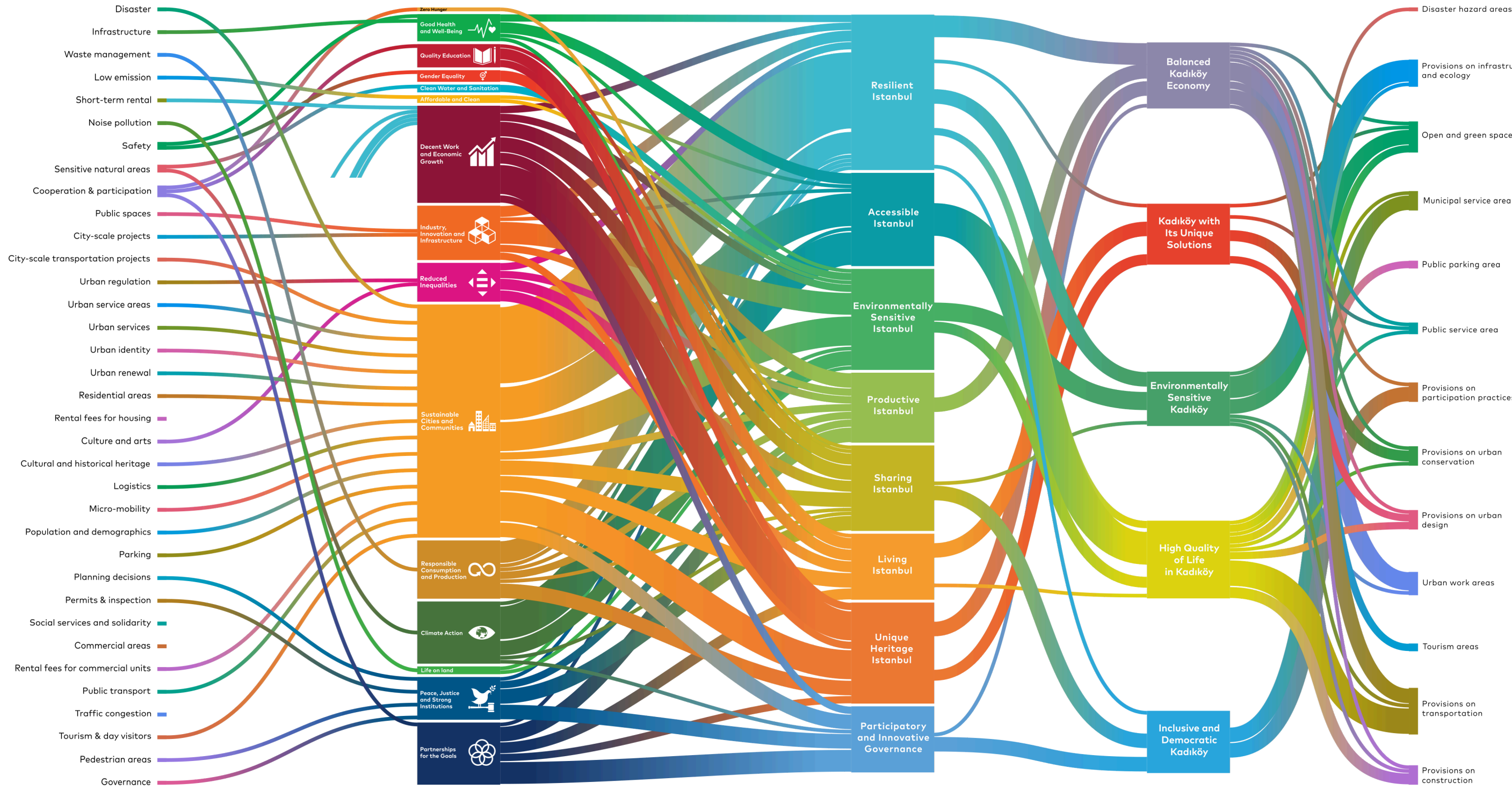
21.04.2017  
Rasimpaşa  
Conservation Master  
Zoning Plan



# Integration of the Strategy Document and the Conservation Master Zoning Plan

Within the scope of the Kadıköy Center Strategy Document, five main thematic areas and their corresponding strategic decisions were developed with the aim of ensuring their practical implementation through realistic approaches. In this context, strategic decisions derived from these themes were systematically integrated into the Kadıköy Center Conservation Master Zoning Plan (CMZP). An interaction matrix was created to illustrate the correlation between theme-based strategic decisions and the planning provisions of CMZP.

As a result of this work, 47 out of the 67 strategic decisions identified in the Strategy Document have directly informed the spatial decisions and implementation provisions of the Conservation Master Zoning Plan. Detailed correlations were established between the theme-based strategies and the General and Special Provisions of CMZP, ensuring a comprehensive transfer of decisions into the planning framework.



5 themes  
10 sub-themes  
58 strategies



# Notes



