Tartu 25.-29.07.2022
AESOP ANNUAL CONGRESS
Space for Species:
Redefining Spatial Justice

Abstract No: 84486
Track 1: Places

TRACING SUPER-GENTRIFICATION IN KARAKOY, ISTANBUL

Enes AYDIN[1], Cansu ÇİÇEK[2], Zeynep S. ENLİL[3]
[1] *Research Assistant, Yildiz Technical University, Faculty of Architecture, Urban and Regional Planning*
[2] *Research Assistant, Istanbul Technical University, Faculty of Architecture, Urban and Regional Planning*
[3] *Professor, Yildiz Technical University, Faculty of Architecture, Urban and Regional Planning*

Aim of the Study

Questioning the possibility of "super-gentrification" as a result of the Galataport Project

Revealing the possible consequences of this situation

Scope of the Study

Context: Karaköy Region

Time Period: before, during and after the Galataport Project

Methodology

- Before the Project — Meetings with academics and institutions
- During the Construction of the Project — Interviews with local owners and shopkeepers
- End of the Project — Meetings with the users of Galataport and obversions

Global Cities → Urban Regeneration Projects on Brownfield Areas

First-wave gentrification
Salı Bazaar
Hardware stores

-Local-Entreprenuers
-Demand-led Change
-Upper-middle Class

Second-wave gentrification
boutique shops
coffee shops
bars and pubs
Niche-design shops

Commercial Gentrification

Re-gentrification

-New, global economic resource
-Financial investment
-New, global and more elite gentrifiers
-Public-Private Partnerships

Super-Gentrification
"*financification*"

Third-wave gentrification
Global chain-stores
Luxury restaurants
Art Galleris


Pera from peninsula
Aydın, 2021


1927 - Tophane
Pervititich, 2001


1973- Opening of the Bosphorus Bridge
Aydın, 2021


Former Karaköy Cruise Port Now The Peninsula Hotel
Aydın, 2021



Galataport Project
Aydın, 2022

Minority groups get commercial concessions
15th century - 17th century
(Early Ottoman Period)

Galata declared as one of the 14 districts in Istanbul.
AD 407-450 (Byzantine Period)

Westernisation Movement of Ottoman Empire
19th century (Late Ottoman Period)

13th century - 14 th century (Genoan Period)
Under the Genoese rule, the port city where the merchant class was concentrated

1853-1856 Crimean War
Improvements in urban services due to British and French troops residing in the city

17th century (Ottoman Period)
French, Dutch, and English traders came

Reinforcment of commuting infrastructure through construction of Tünel
Late 1850s - 1880s

Central Business District where banks and insurance companies are concentrated
1920s to 1950s (Early Republic Period)

Late 1950s (Liberal Development Period)
Expropriations made and warehouses built in line with Menderes Operations

Late 19th Century
Construction of ports: Salı Pazarı, Galata Pier and Istanbul Pier

Opening of the Bosporus Bridge and shift of the CBD towards Besiktas
1970s

Termination of freight transport from the port and permitting cruise ships
1986 - 1988

1990
Creation of the first plan including the terminal, hotel and shopping centers

1982
Tourism Encouragement Act No. 2634 triggered tourism-oriented transformations in city centers.

Comprehensive change in capital, governance, and building regulations
1999

Revitalizing the port area through the construction of the Istanbul Culture and Art Variety Building
2004

2005
Enactment of the Renewal Law No. 5366

2001
Although not implemented, the Galataport Project appears for the first time

Tender of the Galataport Project
2005

Approval of the conservation-led implementation development plan
2012

2013
Tender of the Galataport Project for the second time

2005
Obtaining a stay of execution decision due to the lawsuit against the consortium

Establishment of the Salipazarı Port Management and Investments Inc.
2014

Istanbul Modern's temporary relocation to a different building
2018

2021
Completion of the first phase of the Galataport project and opening to visitors

2015
Starting the construction of the Galataport Project


1927 - Karakoy Aerial Photograph
Pervititich, 2001



Pera from peninsula
Aydın, 2021


Pera from peninsula
Aydın, 2021


Pera from peninsula
Aydın, 2021


Pera from peninsula
Aydın, 2022

Traces of Super-gentrification in Karaköy



Store Selling Refrigeration Equipment on the Left Designer and Café on the Right


Istanbul Modern Museum, Architected by Renzo Piano


A Shop Selling Decoration Items on the Left and a Hardware Store on the Right

"Bülent Eczacıbaşı agreed with the famous architect Renzo Piano (architect of The Center Pompidou) for Istanbul Modern.
The fact that Mimar Sinan Fine Arts University Painting and Sculpture Museum is located here will make this place the centre of contemporary art in Istanbul."

"We renovated three historical buildings in the west of the project area and built a fourth new building, which will be the most luxurious hotel in Istanbul."

"We have conserved the façade of the old post office building in accordance with its original form. The interior we renewed is now completely filled with domestic brands."

(Galataport project investment partner Serdar Bilgili - from Cüneyt Özdemir's 'The World's Most Captivating Chaos' documentary)



A New Generation Tavern in the Front and Tailor's Shop Behind

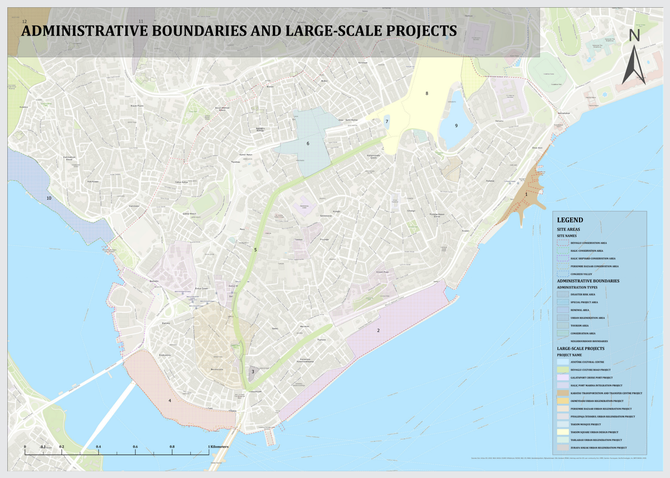
"They pedestrianized this street, so the transformation started here. Of course, the transformation is not complete. Because there is an expensive café or luxury hotel on one side and there is a work equipment vendor right across the street."

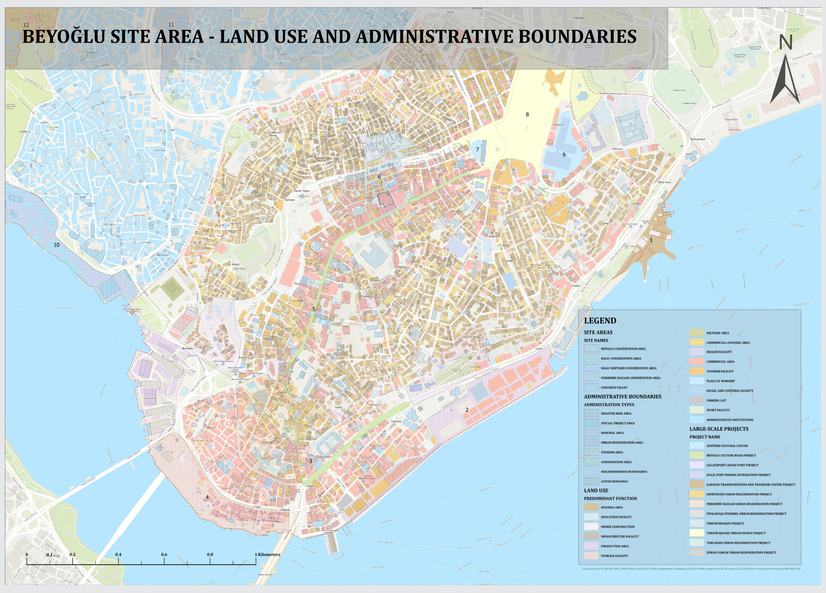
(journalist Cüneyt Özdemir – from 'The World's Most Captivating Chaos' documentary)


Traces of Renewal on the Streets of Karaköy


A New Destruction in Karaköy

A View from Karaköy to the Demolition of the Zürafa Street Regeneration Project Area





Structural Adjustments
luxury housing tax
increased property tax rates
tourism incentives

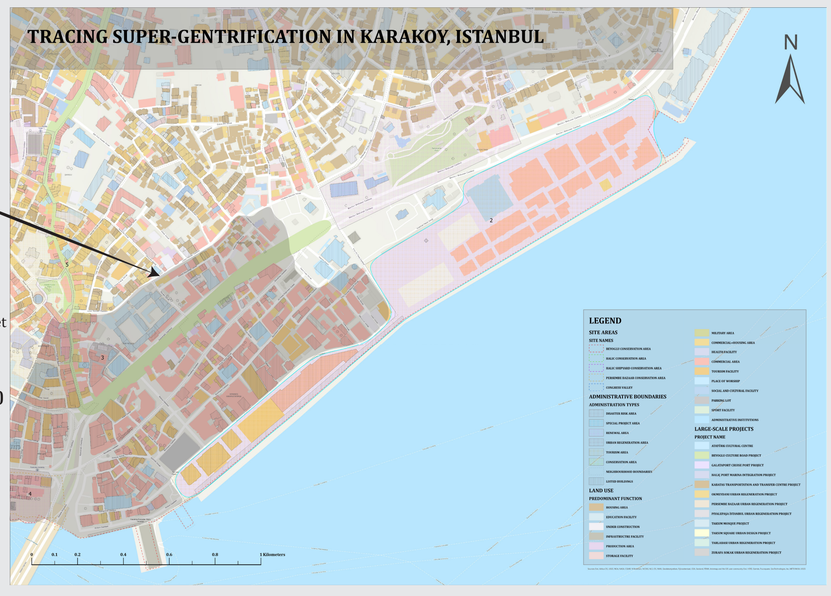
Interventions
restoration of heritage sites

Domino Effect

"The change under the occupation of cafés and restaurants up to last three years. ... this transformation will not be limitedwith this area."
(a middle-sized hardware shopper at Karaköy)

"This place is going to be the most prestigious area of Istanbul with three pioneer hotels ... and Mumhane Street will transform into a shopping street.
This change became visible with the arrival of offices, cafes, and restaurants..."
(a tailor at Karaköy)

"Karaköy will have to be transformed. Land values here have tripled or even quadrupled. The transformation has already begun here. Everyone was waiting for the completion of the project and then they started investing."
(Galataport project investment partner Serdar Bilgili - from Cüneyt Özdemir's 'The World's Most Captivating Chaos' documentary)



* Maps were created as a result of using the data obtained during the Beyoğlu Strategic Plan of the Istanbul Metropolitan Municipality in 2022.
** Photos that are not referenced belong to the author.