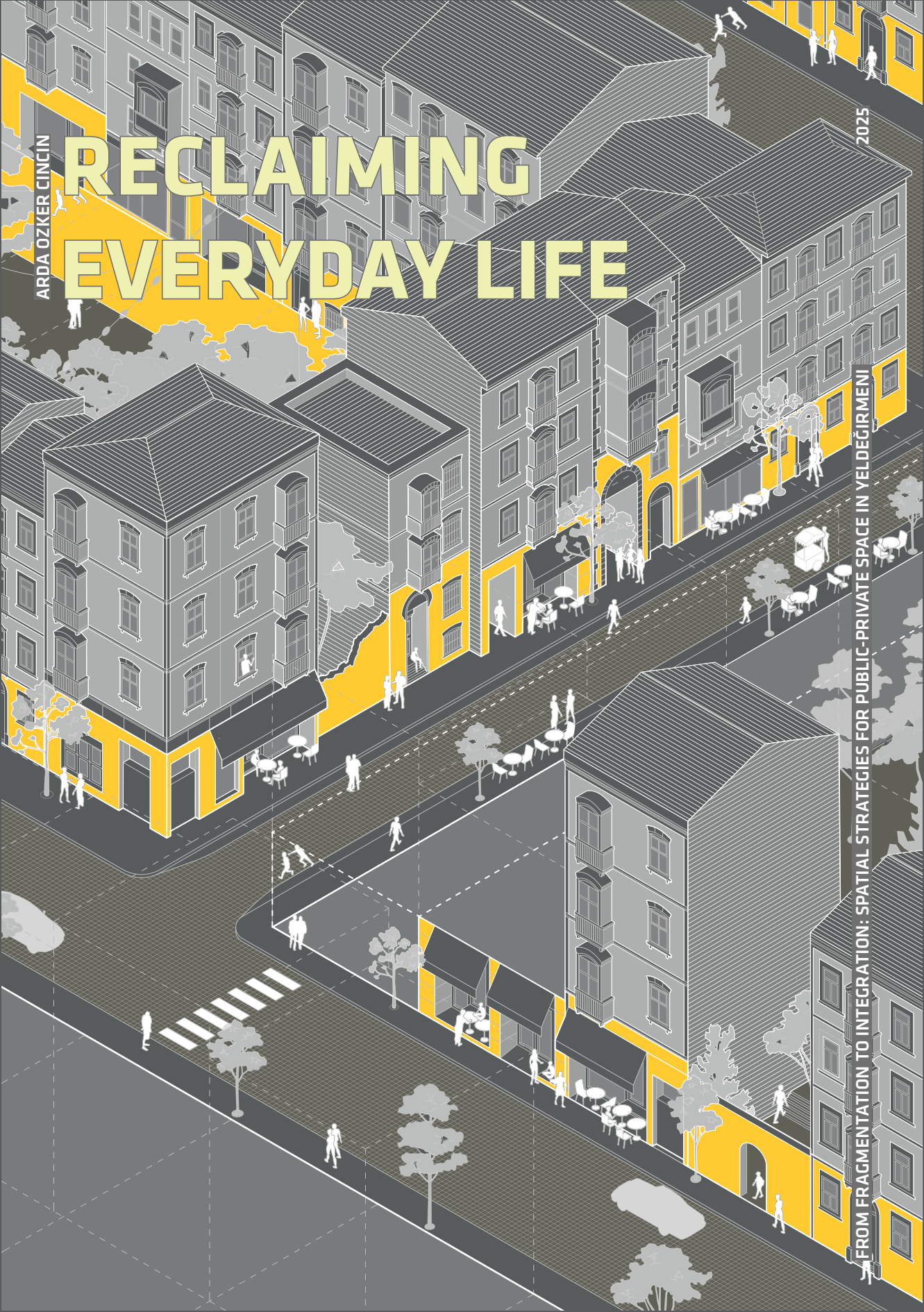


ARDA ÖZKER CİNCİN

RECLAIMING EVERYDAY LIFE

2025

FROM FRAGMENTATION TO INTEGRATION: SPATIAL STRATEGIES FOR PUBLIC-PRIVATE SPACE IN YEĞİRCİMENİ





POLITECNICO DI TORINO

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RECLAIMING EVERYDAY LIFE

**"From Fragmentation to Integration: Spatial Strategies for
Public-Private Space in Yeldeğirmeni"**

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I Abstract^{EN}

The **changing and negotiating dynamics of public and private realms** form urban spaces and thus, influence **accessibility, social cohesion, and quality of living** (Madanipour, 2003). With this claim, this thesis explores the **formation and transformation** of urban boundaries at the **ground level**, where **ownership, access, and use are intersected**. The work focuses on one of the first apartment block neighborhoods, “**Yeldeğirmeni neighborhood**”, of Istanbul and examines the problem of **fragmentation of everyday spaces**. **Privatization, commercialization, and enclosed spaces**, especially since early 2010s become prominent research points because the neighborhood has transformed from a place with **social permeability and layered uses** into a place with **spatial inequality, selective access, low shared environments**.

The first chapter of the thesis introduces a pattern-based methodology to map and interpret the ground-level public-private relationships in Yeldeğirmeni. It does not only classify the spatial typologies based on legal characterization, but also based on the **overlaps between ownership and use; public, semi-public, potential public, private, semi-private**, and ambiguous typologies such as **privately owned public places (POPS)**, and terms which were introduced in this thesis: **Privately Reclaimed Public Spaces (PRPS)** and **Regulated Public Spaces (RPS)**. From this point of view, the thesis reveals **spatial patterns** (such as linear interfaces, enclosed parcels, and nodal intersections) and **types of boundaries** (e.g., continuous, porous, rigid) that affect **permeability and accessibility** in the neighborhood.

Building on this framework, the second chapter analyzes the **spatial transformation of Yeldeğirmeni’s urban layout**, through multiple **minor informal changes**, then a **formal revitalization project**. Additionally, the chapter shows the emerge of the **leftover spaces**, and how **misalignments between ownership and use** related with it. At its core, the chapter aims

to discuss and highlight **the shift from collective use habits to exclusive use habits becomes the spatial consequences of transformation process.**

The third chapter analyze goes beyond focus context, and explore case studies such as **Jardins Agustí Centelles (Barcelona), Mazatlán Neighborhood (Mazatlán), Sant Antoni Neighborhood (Barcelona), Caserne de Reuilly urban block (Paris), and Dronningensgade urban block (Copenhagen)** that offer strategies for **reclaiming everyday life in fragmented urban spaces.** These cases demonstrate **spatial challenges in similar morphologic and socio-economic patterned places** and their context-based possible strategies in order to learn, and use them for the research proposal.

In the fourth chapter, the strategies learned from the previous chapter becomes keypoints of a proposal. With these insights, a site-specific intervention is being realized for Yeldeğirmeni. **However, instead of offering a fixed design, a series of modular, and term-based design actions** define this part. Moreover, their target is to **repurpose existing, underutilized spaces** (e.g., backyards, and vacant lots), **redefine boundaries,** and **regulate usage** in order to **bring back permeability** and to have **more efficient local activities.** Additionally, the approach for the design is adapting flexible, and community-oriented understanding that might enhance **shared ownership** and **use.**

The final chapter discusses how **implementation strategies prioritize adaptability, long term inclusivity,** and **resistancy** to be able to face the challenges of **ongoing transformation.** Furthermore, the thesis does not aim to offer a definitive answer but a **perspective** to re-imagine the **spatial dynamics of public-private spaces.** With this work, a contribution is aimed help the ongoing debates about **spatial justice,** and **community life** in increasingly fragmented neighborhoods.

Özel ve kamusal alan arasındaki etkileşim ve bunun nasıl değiştiği şehir ortamında gözlemlenebilir ve bu, **erişilebilirlik**, **sosyal uyum** ve **yaşam kalitesini** etkiler (Madanipour, 2003). Ayrıca, **mülkiyet**, **erişim** ve **kullanımın** birleştiği yer olan zemin seviyesinde şehir sınırlarının oluşumu, evrimi ve yeniden değerlendirilmesi incelenmektedir.

İstanbul'daki Yeldeğirmeni Mahallesi için yapılan araştırmalar, özellikle 2010'ların başından bu yana, günlük alanların **özelleştirme**, **ticarileşme** ve etrafını sarma ile nasıl **bölündüğünü** ortaya koyuyor. Bir zamanlar **sosyal geçirgenlik** ve **kullanımda katmanlılık** olan alanlarda şimdi **mekansal eşitsizlik** ve **seçici erişim** bulunuyor, bundan dolayı **ortak alanlar kayboluyor**.

Tezin ilk bölümü, Yeldeğirmeni'ndeki zemin düzeyindeki kamu-özel ilişkilerini haritalamak ve yorumlamak için örüntü temelli bir metodoloji sunmaktadır. Mekânsal tipolojileri sadece yasal nitelendirmeye göre değil, aynı zamanda **mülkiyet ve kullanım arasındaki örtüşmelere**; **kamusal**, **yarı kamusal**, **potansiyel kamusal**, **özel**, **yarı özel** ve **özel mülkiyete ait kamusal alanlar (POPS)** gibi muğlak tipolojilere ve bu tezde tanımlanan terimlere göre sınıflandırmaktadır: **Özel Olarak Geri Kazanılmış Kamusal Alanlar (PRPS)** ve **Düzenlenmiş Kamusal Alanlar (RPS)**. Bu bakış açısıyla tez, mahalledeki **geçirgenliği** ve **erişilebilirliği** etkileyen **mekânsal örüntüleri** (doğrusal arayüzler, kapalı parseller ve düğüm kesişimleri gibi) ve sınır türlerini (örneğin, sürekli, gözenekli, katı) ortaya koymaktadır.

Bu çerçeveye dayanarak ikinci bölüm, **Yeldeğirmeni'nin kentsel düzeni**, **resmi yeniden canlandırma projeleri** ve **yaratıcı ekonomiler dalgaları** tarafından şekillendirilen **mekânsal dönüşümünü** analiz etmektedir. Ayrıca bu bölüm, **mülkiyet ve kullanım arasındaki uyumsuzlukların** **kullanışsız mekânları** nasıl yarattığını gösteriyor. Sonuç olarak, **kolektif kullanımdan küratörlü ayrıcalığa geçişi mekânsal sonuçlar** olarak tartışıyor.

Üçüncü bölüm, odak bağlamının ötesine geçerek **Jardins Agustí Centelles (Barselona), Mazatlán Mahallesi (Mazatlán), Sant Antoni Mahallesi (Barselona), Caserne de Reuilly kentsel bloğu (Paris) ve Dronningensgade kentsel bloğu (Kopenhag)** gibi **günlük yaşamda parçalanmış kentsel alanları geri kazanmaya** yönelik stratejiler sunan örnek proje inceleme çalışmalarını incelemektedir. Bu örnekler, **benzer morfolojik ve sosyo-ekonomik örüntülere sahip yerlerdeki mekânsal zorlukları** ve alan özelinde yapılan olası stratejileri öğrenmek ve bunları araştırma önerisi için kullanmak amacıyla göstermektedir.

Bu argümanlar, Yeldeğirmeni için spesifik bir müdahaleye dair detaylı bir görüş sunan dördüncü bölümde genişletilmektedir. **Belirli bir tasarım reçetesi vermek yerine**, bu strateji, **yetersiz kullanılan, boş alanları** (arka bahçeler ve boş arsalar gibi) **dönüştürmeyi, mülkiyet sınırlarını yeniden tanımlamayı** ve **faaliyetleri düzenlemeyi amaçlayan bir dizi modüler, kademeli müdahale operasyonu vurgular**. Böylece, **esnek ve topluluk temelli** müdahalelerle, **geçirgenliği yeniden sağlanırken, ortak mülkiyet-kullanım ilişkisi üzerinden yerel ihtiyaçlara cevap vermeyi hedeflemektedir**.

Son bölümde, **devam eden dönüşümün zorluklarıyla yüzleşebilmek için uygulama stratejilerinin nasıl uyarlanabilirliğe, uzun vadeli kapsayıcılığa ve dayanıklılığa öncelik verdiği** tartışılmaktadır. Ayrıca, tez **kesin bir cevap sunmayı değil, kamu-özel eşiklerinin mekânsal dinamiklerinin daha iyi anlaşılması ve yeniden tahayyül edilmesi için bir perspektif ya da tartışma sunmayı amaçlamaktadır**. Bu süreçte tez, tarihsel olarak canlı ancak giderek parçalanan mahallelerde **kentsel geçirgenlik, mekânsal adalet ve topluluk yaşamına** ilişkin daha geniş tartışmalara katkıda bulunmaktadır.

“First we shape the cities, then they shape us.”

(Gehl, 2010, p. 9)

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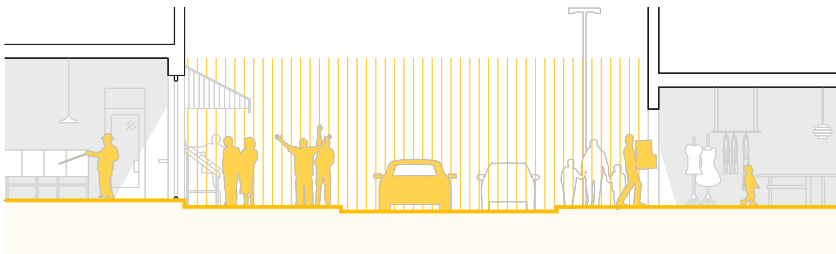
I Preface

This thesis is the outcome of an academic journey that intertwines architectural investigation with **field observations** and **spatial theory** as well as a **critical analysis of daily urban life in Yeldeğirmeni**.

Every diagram, map, and illustration presented in this thesis is drawn by the author. These visuals serve both as **representational** and **analytical**, as well as **speculative tools** that leads the **spatial strategies**. They are rooted in the fieldwork carried out in the neighborhood and are **influenced by diverse theoretical and practical sources** such as **architectural theory, case study, urban sociology** and **critical spatial practice**.

I have carried out this study not only as a part of my academic work but also as a way of closely exploring the **urban forms** and the **living conditions** in not just **Yeldeğirmeni** or **Istanbul** but also **other contexts that show similar patterns**. The process has been shaped by **ground level on-site experiences** and **discussions with local inhabitants**. Their reflections, example projects, and personal investigations reflect on **rethinking everyday spaces through potential spatial strategies**.

Graphic: *Continuum of the spatial experience.*



INTRODUCTION

FRAMING PUBLIC-PRIVATE SPACES BASED ON
CONCEPTUAL TOOLS AND SPATIAL READINGS



0.1 | Defining Public-Private Relationships in Urban Spaces

Understanding Spatial Experience

“Public-private distinction has been a key organizing principle, shaping the physical space of the cities and the social life of their citizens.”

(Madanipour, 2003, p. 1)

Public and private spaces form spatial experiences of their surrounding environments (Madanipour, 2003). However, in addition to their physical effects, these spaces also pose a **social dimension**, because **human behaviors**, and **cultural traditions are important factors when shaping them**. Firstly, public spaces, such as streets, squares, and parks; provide opportunities for **social encounters** and **community uses**, while private spaces, such as houses, offices, and institutions; bring a **sense of control** and **exclusivity**. But, as much as they have different definitions, there is not a clear division between them. For that reason, in many spaces, **ownership and use can overlap**, and thus, can cause a blur on the **accessibility** and **restriction** (Gehl, 2010).

Permeability and **inclusivity** are two important concepts where daily life happens. They are the driving factors of an uninterrupted use of public-private spaces, such as **semi-public spaces**, or **shared gardens**. Since these spaces offer **various access levels**, they **soften the boundaries**, and consequently, can provide **informal interactions** and **uses** (Sim, 2019).

While authors Gehl and Sim discussed permeability and inclusivity as **fundamental tools for achieving successful urban** environments (Gehl, 2010; Sim, 2019), they don't address what happens in the case of **commercial interests** (motivations and spatial

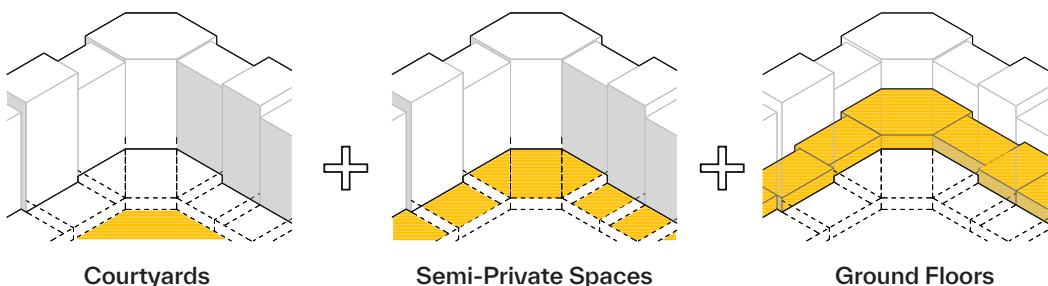


interventions oriented to **capitalize the symbolic value** by economic actors).

This interest, on the other hand, causes an increase in privatization, and therefore, reduces permeability and inclusivity and as a result, turns many spaces **profit-driven selective environments**.

Consequently, when the spaces once belonged to the community, meet capitalism, their **spatial uses extent their intended purpose**, and starts only serve for selected groups. Hence, go against the idea of **being permeable**, and **inclusive** (Zukin, 2010).

Graphic 1: *Socio-spatial structure.*



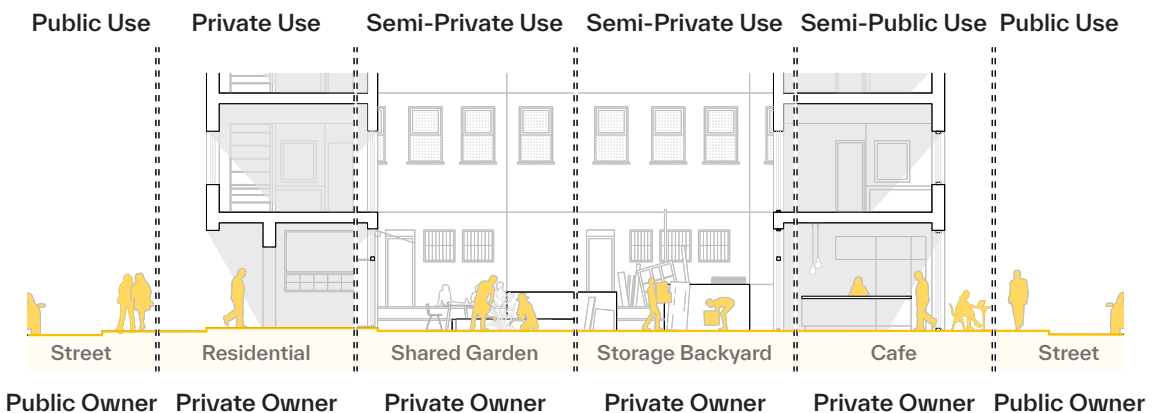
0.2 | Overlap Between Ownership and Use in Public-Private Space Spaces Owned by Whom, Used by Whom

What does it mean to own and use a land?

One of the key discussions for this research lies between **ownership** and **use distinction**. Public-private spaces play different but related roles when it comes to **access, interaction, or control over space**. Therefore, **ownership and use often pose different rights**.

Firstly, ownership refers to the legal rights over land or buildings, determining who can manage and control. **Use**, in contrast, determines the interaction between people and spaces. Hence, ownership **controls the space**, but usage shapes the space with **social practices** and **cultural conventions**. So, the access can be explained by their relationship. (Zukin, 2010).

Graphic 2: Ownership-use difference.



Ownership guarantees legal rights; use defines lived experience

As much as ownership defines public and private spaces, there is another typology, which is **ambiguous space**. In comparison, spaces with public ownership usually belong to **municipalities** or **states** to manage and open them for the community. Private ownership, however, means lands or buildings owned by **individuals, companies, or institutions**. Therefore, the accessibility of these spaces mainly depends on combination of **regulations** and **uses of the space** (Vining & Weimer, 2015).

On the other hand, in **ambiguous spaces**, use and ownership can **misalign** or **overlap**. For instance, an enclosed square might be considered a public space but actually functions as a private space due to **surveillance** and **defined opening-closing hours**. As a result, it becomes a selectively accessed space: **a space that appears open, but limits its use based on class, consumption, and control**. Hence, boundaries of space in this category are not rigid or porous.

“Design elements can force or prevent, allow, or even enable selective behaviors. In a similar way as the law, but without contracts, the design of places creates obligations to either do or not do.”

(Cremaschi, 2019, p. 206)

Furthermore, the research explores the interaction between **ownership and use by asking: how spaces become selectively accessible, and how communal spaces are repurposed to become privatized spaces under changing economic and morphological patterns?** (Nemeth & Schmidt, 2011)

0.3 | Ground-Level Patterns

Tools for Analyzing Spatial Transformations

Around the 2010s, **Yeldeğirmeni, a historically mixed-use neighborhood on Istanbul's Anatolian side and the focus site of the thesis** became an attraction point due to a series of spatial transformations. It triggered a change in the user profile and their environments. Therefore, it is important to examine **how these shifting dynamics affect permeability**, particularly in historically porous neighborhoods like Yeldeğirmeni (Arisoy, 2014).

Like many other contexts, the **transformation of spaces** are planned and part of repetitive actions in Yeldeğirmeni; they changed through tangible and intangible trends that show themselves multiple times. For that reason, the thesis adopts a **pattern-based approach**, to categorize and discuss the **spatial**, and **socio-economic** situation of the neighborhood. These conditions also become relative to understand **ownership and use dynamics**. Before going further, some questions needed to be answered: **What exactly are patterns**, and **why are they relevant to this research?**

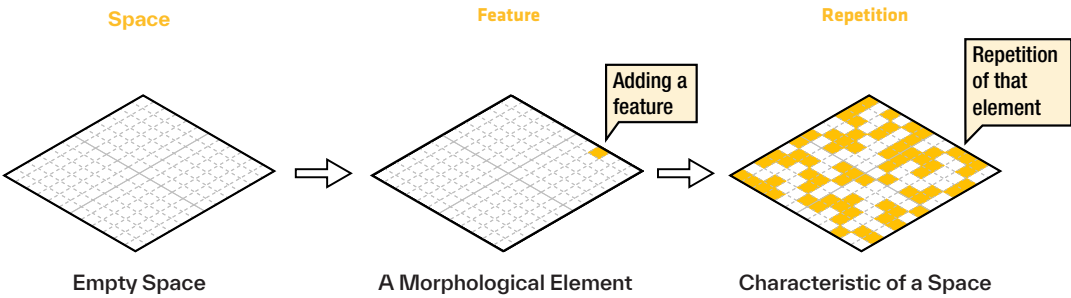
In the case of this thesis, the ideas of the author Christopher Alexander (1979) will be used as a basis for understanding this pattern concept. A deconstruction would allow analyzing which pattern helps **develop, adapt, support** or **undermine local life**. He discusses patterns emerge in community **through repeated interactions between people and their built environment**.

“The things which seem like elements dissolve, and leave a fabric of relationship behind, which is the stuff that actually repeats itself, and gives the structure to a building or a town.”

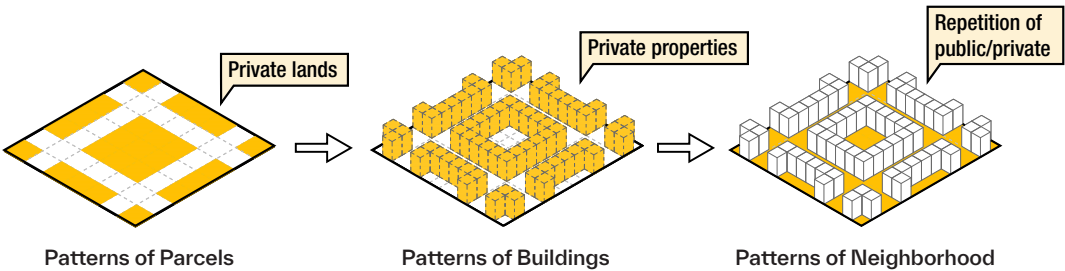
(Alexander, 1979, p. 89)

Patterns of Relationships

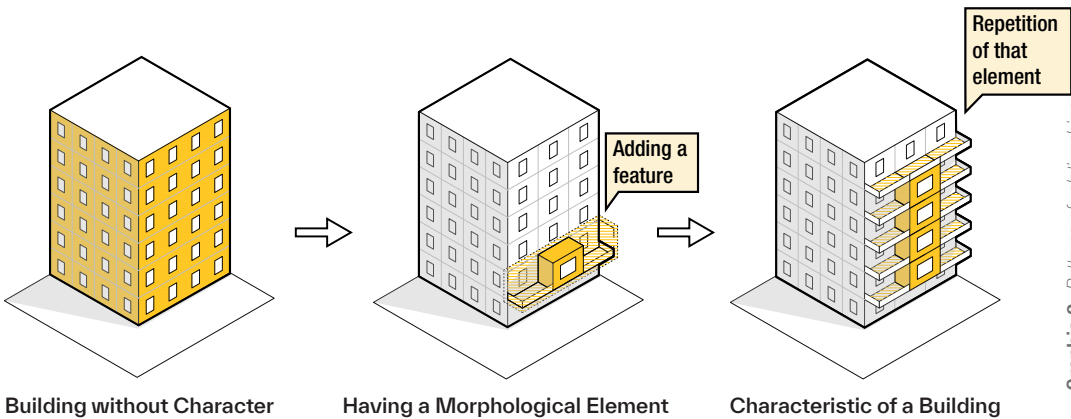
Patterns of Everything



Patterns of a Neighborhood



Patterns of a Building



Graphic 3: Patterns of relationships

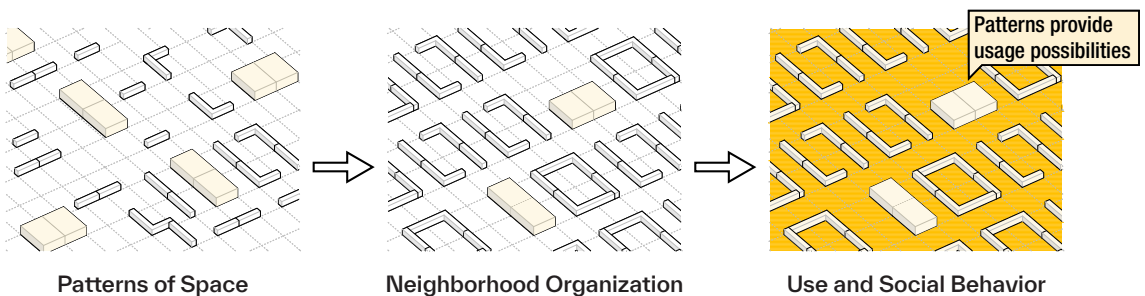
This research is based on the idea that public-private relations are not fixed, but emerge from **repeated spatial practices** that either **sustain** or **disrupt urban permeability**. There are patterns that govern the production and occupation of space, and there are patterns that govern access and interaction. Through a reading of these spatial formations, this research **distinguishes between ownership and use**, two crucial parameters of the permeability within the urban field.

Public or private spaces do not operate as independent realms; they interact with each other through **spatial boundaries** that determine **who can enter** and **engage** in these spaces (Stavrides, 2016; Madanipour, 2003). Thus, the methodology of the thesis focuses particularly on **ground-level patterns**, in which public-private boundaries are most **immediately encountered**. At that level, porosity can be kept or disrupted. As a result, it shows the direct effects of **spatial transformation**.

“Streets and their sidewalks, the main public places of a city, are its most vital organs.”

(Jacobs, 1961, p. 29)

Graphic 4: *Patterns of use and social behaviors.*



Vibrant environments organize around **patterns of space** that shape many possibilities of **use** and **social behavior**. Observing how these spaces develop provides critical insights into the **broader shifts in urban accessibility and permeability**. (Gehl, 2010).

Focusing not on individual buildings nor on broad trends across the city, this thesis explores how these patterns mediate the transition between public and private. From a pattern-based approach, the research will create **mapping** and **synthesis** of spatial conditions in Yeldeğirmeni to reveal ways in which permeability is reproduced or broken through time. It seeks not just to record the current state of affairs but also to **uncover how urban interventions construct or change these spatial relations**.



“Urban vibrancy is not accidental; it’s patterned. The way space is organized defines what is possible, who participates, and how permeability is lived”

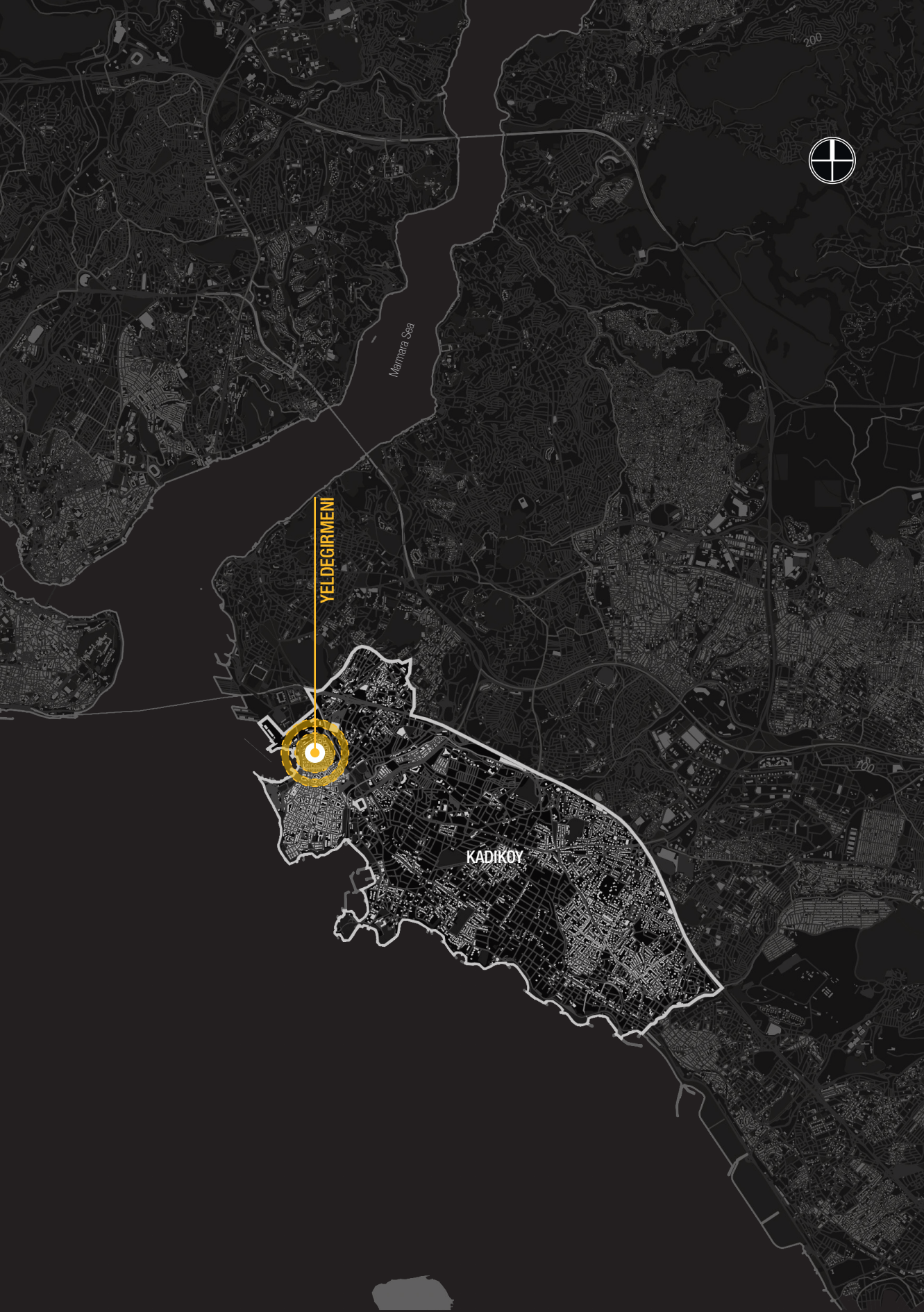
Neighborhood Location



Marmara Sea

Graphic 5: Location of Yeldeğirmeni neighborhood.

Source: Redrawn by the author using base map of Istanbul from Kadıköy Belediyesi, İmar Müdürlüğü, 2023.



Marmara Sea

YELDEĞİRMENİ

KADIKÖY

0.4 | Permeability and Fragmentation in the Urban Fabric of Yeldegirmeni

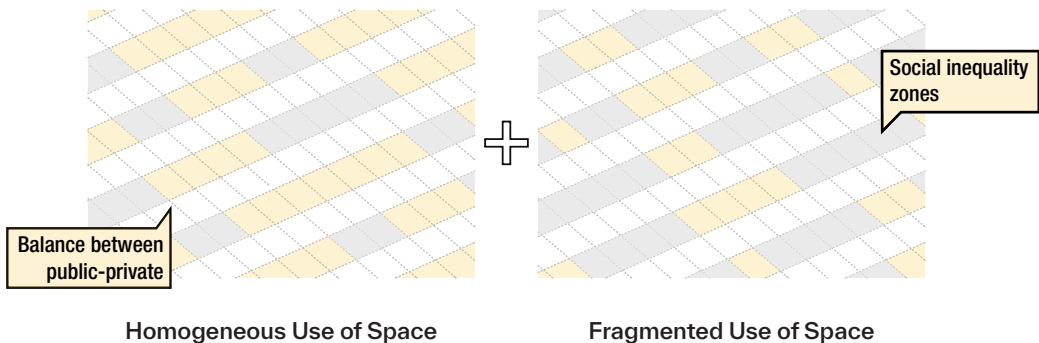
The Need for Spatial Intervention

Building on the discussion by the author Zukin, spaces with strict regulations and economic controls bring reduction over **porous**, and **mixed-used ground floors**. Urban policies and market demands often **prioritize profit-based usage over a collective one**, and thus, public spaces have gradually become more **selective** and turned into **ambiguous spaces** by promoting a controlled environment. (Zukin, 2010; Veblen, 1992)

Consequently, contemporary urban interventions in Yeldegirmeni, focused on encouraging **controlled**, and **regulated environments** instead of **flexible, porous** ones. This action leads to weakening spontaneous or inclusive interactions that made vibrant everyday spaces. In the end, the soft public-private overlaps have fragmented into **isolated, monofunctional** zones that cause **spatial inequalities** (Zukin, 1995; Smith, 1996).

These transformations raise some important points to address, such as **asking what interventions lead exclusive spatial organizations, and if it is possible to reclaim fragmented spaces?**

Graphic 6: *Spatial challenges.*



To respond to these points, the work focuses on examining permeability of the spaces for their **rightful users/actual users** since “**porosity**” is an essential urban feature that affects **accessibility, mobility, and everyday use.**” (Alexander, 1979)

As a result, the spatial layout of Yeldeğirmeni is losing its inclusivity. **Fragmentation** has become a significant issue, thus, making it necessary to reconnect the disconnected parts of the neighborhood. Even though selective accessibility and commercialization have redefined ground level, there is still **potential to transform certain spaces into more user-oriented spaces.** However, to do that, a site with both **bad patterns** and **potential spaces**, where permeability has been broken, but can be reclaimed by **adaptive design**, is needed to apply strategic interventions.



Image 1: Fragmentation of space and use in Yeldeğirmeni.
Photo by the author, 2024.

0.5 | Strategic Selection of the Intervention Site

Morphological and Socio-Economic Criteria

While the site is set in the urban context of Istanbul, and so its distance to the city center is close, the usage of the site is not easily definable as either public or private due to a number of spatial and functional reasons. But the most important reason for this uncertainty is, as discussed before (see p. 20), that Yeldeğirmeni has undergone a series of transformation efforts. It was declared as a **revitalization area**, leading to interventions such as **facade improvement**, **heritage work**, and **local initiatives** (Arisoy, 2014).

Moreover, these efforts established a “**corridor of revitalization**” and arranged the activities along certain streets. It shaped the level of usability with these new space patterns, and publicly defined spaces were often repurposed or informally privatized through



Image 2: Social life in Yeldeğirmeni.
Photo by the author, 2024.

ambiguous thresholds. Although the project site is not part of the core transformation zone, its immediate adjacency has resulted in **indirect commercial and social transformation influenced by the area**. Thus, this role is an important opportunity for reimagining public-private integration.

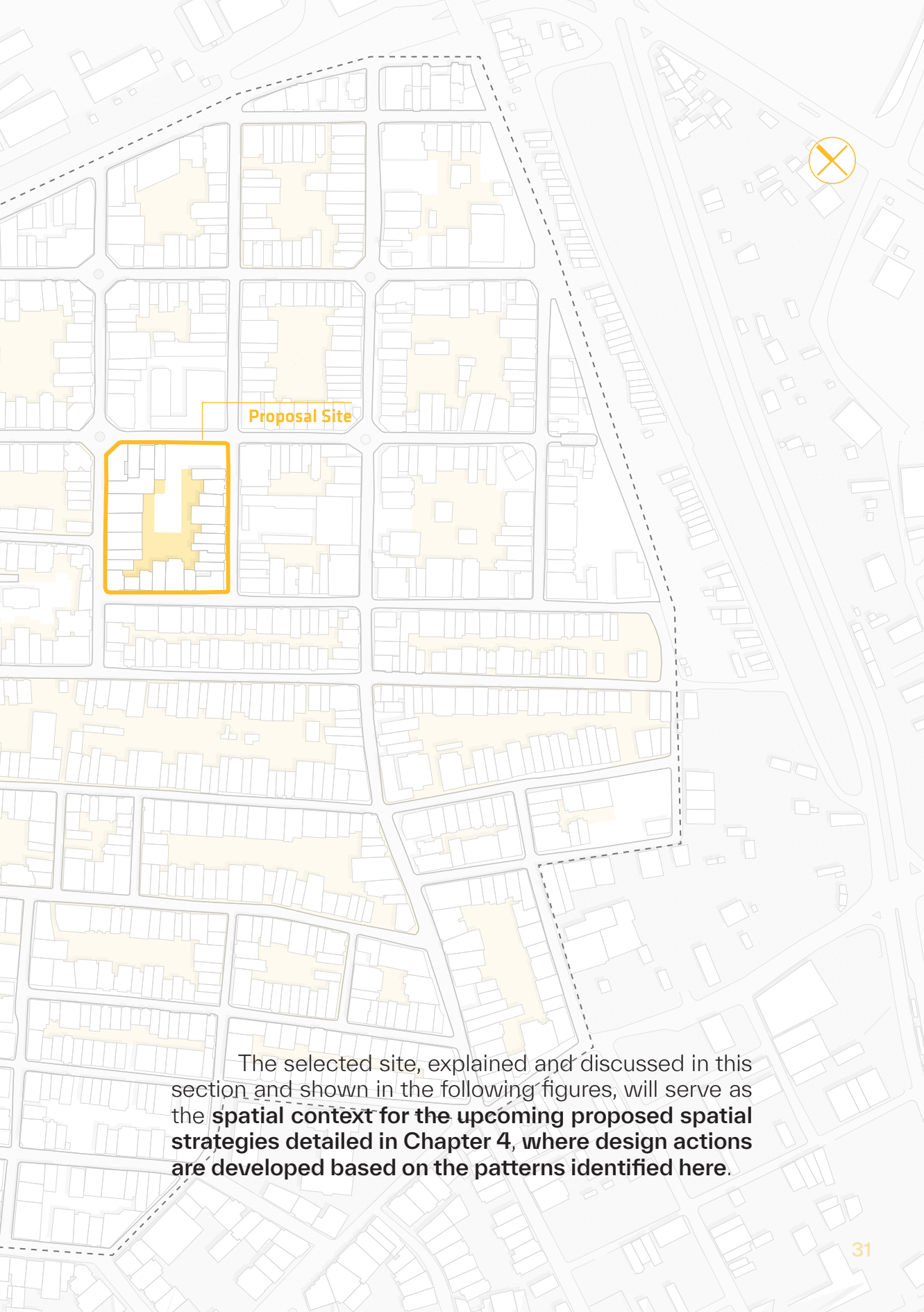
The site is selected by following morphological and socio-economic criteria:

- **Underutilized Spaces:** Represents walled-off backyards and semi-shared spaces. They are **physically and visually disconnected from each other**.
- **Vacant Parcels & Leftover Spaces:** The sites that are **programmatically and spatially not defined**. These voids in the urban landscape wouldn't provide private or public use.
- **Rigid Boundaries:** Edges of impermeability that **limit porosity and integration for daily life interactions**.
- **Ownership-Use Misalignment:** Disconnection between **who legally owns a space and how that space is actually used by the community**. Commercial and leftover spaces can be two extreme examples.
- **Monofunctional Layout:** Many places serve mainly a **singular purpose**, such as a cafe/bar for outsiders or housing for new residents, without concerning themselves with a **layered, diverse local use**.
- **Profit-Driven Spaces:** **Commercial uses** such as rented services, upscale cafes are the most dominant spaces in the neighborhood, and there are **few spaces left with community-oriented uses**.

Proposal Site Location

**Yeldeğirmeni
Neighborhood**

Graphic 7: Location of proposal site.
Source: Redrawn by the author using base map of İstanbul from Kadıköy Belediyesi, İmar Müdürlüğü, 2023.



Proposal Site

The selected site, explained and discussed in this section and shown in the following figures, will serve as the **spatial context for the upcoming proposed spatial strategies detailed in Chapter 4, where design actions are developed based on the patterns identified here.**

Going further, for the proposal, the chosen site has a public park on it, and it holds the opportunity to enhance public-private integration through **flexible programming**. It also includes **underutilized spaces**, such as **leftover spaces** and **backyards**, which currently suffer from physical restrictions like **height differences**, **rigid enclosures**, and **privacy concerns** (Arıker, 2019).

Although this thesis focuses on specific spatial and social conditions of Yeldeğirmeni, the bad patterns of the neighborhood and the resulting strategies with the work, actually have **similar concerns** and **relations for other contexts** as well. It is simply due to the general concepts of **the fragmentation of communal spaces**, and the **over-privatization in semi-public spaces**; thus, these spatial and socio-economic problems are **not limited to this neighborhood**. Therefore, any spaces with **revitalization**, **commercialization**, or **privatization** can showcase similar patterns. These spaces might include **adjacent districts of Istanbul** and also **in other cities, both in Turkey and the world** (Zukin, 2010; Sezer, 2021).

Moreover, this uncertainty of public-private relationships in urban contexts reflects the **permeability** and **communal use of spaces**. Therefore, there is a crucial challenge in keeping the spaces **inclusive** and **adaptable**. That is because of **the lack of community-driven spaces** and the increase in **selectively accessible, profit-driven environments**, such as **POPS** and **PRPS**.

Hence, focusing on the **strategies** becomes more important. Through a **transferable** and **pattern-based** approach to the spatial transformation of Yeldeğirmeni, the research intends not only to read the local context

but also to provide a **flexible framework** that can be **adjusted to other conditions**.

In doing so, it contributes to highlighting larger issues and allows to building of a foundation for **rethinking spatial justice** through **adaptable, permeable, and community-oriented** interventions.

“The way space is subdivided and the relationship between the public and private spheres in general are a mirror of social relations and a main indicator of how a society organizes itself.”

(Madanipour, 2003, p. 1)

The following chapters move from spatial analysis to practical application, addressing three fundamental research questions before making any sense of a proposal.

- **What type of “patterns” define Yeldeğirmeni in terms of public-private relationships, and how do they affect ground-level permeability and usage?**

To seek an answer to this question, the first chapter **maps and analyzes ground-level boundary patterns**, based on **spatial configuration theories** (Hillier, 2007), **behavioral patterns in public-private spaces** (Alexander, 1979; Gehl, 2010), and the **socio-spatial interplay between use and control** (Stavrides, 2016) combining with site observations and data from the academic works (Arker, 2019; Karataş, 2019; Tarkay, 2010), then interrogates **under what conditions permeability is structured and regulated**.

The aim is to define **repeated spatial patterns** that influence the experience of living, working, and visiting the site.

- **How did Yeldeğirmeni transform spatially, what space typologies occurred, and how did they affect public-private dynamics as a result?**

Building on the analysis developed in the first chapter, the second section focuses on the **change of public-private space typologies** in Yeldeğirmeni based on academic articles (e.g., Karataş, 2019; Türkmen, 2015; Arısoy & Paker, 2019; Duygun & Koçyiğit, 2021) and institutional reports (e.g., Çekül Vakfı, 2011; Arısoy, 2014). It explores a transformation from semi-private spaces to monetary-based commercial spaces with exclusive access.

- **How have other urban conditions addressed public-private relationship transformation through spatial strategies, and what design lessons can be learned for promoting permeability?**

After the analysis, the thesis looks beyond the site and explores other spaces that have undergone **similar public-private transformations** by using related sources, project reports, and governmental documents. Through **specific case studies**, it examines spatial strategies to address the **commercialization/inclusivity tension**, such as **reclaiming common spaces** in **privatized** or **underused spaces**.

Following the case study investigation, the research presents the result of the previous chapters as a **context-**

based proposal by using the **strategies** learned from the investigation. Rather than **proposing a fixed solution**, the aim is to develop a framework for **rethinking public-private dynamics** in order to highlight **how ground-level spaces of the site might remain inclusive, flexible, and community-oriented** through **related design actions**.

The last part of this work focuses on the **long-term resilience** and **adaptability** of the intervention in the changing context of Yeldeğirmeni. In order to show how the proposal can be implemented and built on a stronger foundation, this chapter investigates ways to design that might **continue** to be **inclusive** and **spatially integrated over time**.

Since the neighborhood is facing ongoing challenges (see p.27), the chapter seeks methods for a phased implementation that can resist these patterns and maintain community-oriented use.

In the end, rather than a **prescriptive solution**, this thesis offers **a critical perspective** for ways to understand the complex **public-private dynamics of Yeldeğirmeni**. Through the analysis of spatial patterns, emergent typologies, and adaptive strategies, in other words, this work presents a more grounded framework for **reclaiming collective use in a fragmented neighborhood**.

“The space thus produced also serves as a tool of thought and of action; that in addition to being a means of production, it is also a means of control, and hence of domination, of power.”

(Henri Lefebvre, 1991, p.26)

DECONSTRUCTING GROUND-LEVEL PATTERNS

READING YELDEĞİRMENİ THROUGH SPATIAL INTERFACES AND
EVERYDAY USE

01

Urban Layout of Yeldeğirment





Image 3: Street view in Yeldegirment neighborhood.
Photo by the author, 2024.

1.1 | Identifying Spatial Patterns in Yeldeğirmeni

Spatial Configurations of Ground-Level Patterns

The urban fabric of Yeldeğirmeni is characterized by **repeating spatial patterns** that regulate how public and private realms intersect (Alexander, 1979; Gehl, 2010; Sim, 2019). These repeating elements are formed through the integrated processes of **ownership**, **use**, and **accessibility** that affect **permeability**. (Lefebvre, 1991; Madanipour, 2003). Instead of following a clear distinction between public and private division, ground-level formations are formed by layered spatial thresholds and thus provide a **spectrum of boundaries**.

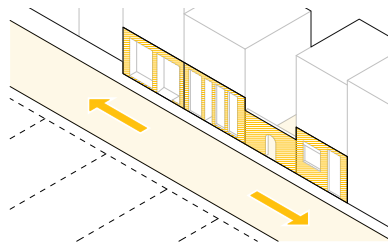
The neighborhood's spatial layout reflects a complex interplay between the **physical residue of historic layouts**, **property divisions**, and **contemporary interventions** (Hillier & Hanson, 1984). Yeldeğirmeni is structured by **narrow streets**, **shared courtyards**, **residual spaces**, and **mixed-use buildings**, which underlie **public-private connections** as a **fluid dynamic**.

In the study, three key **spatial organizations can be discussed** as they define the ground level. Moreover, they generate various spatial configurations, which help to categorize **boundary forms**, **use of space**, and **degree of permeability**.

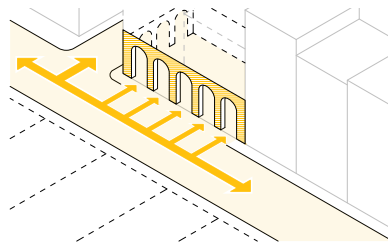
- **Linear Interface:** The patterns that line up on **constant street networks** and provide access through the facades of frontages and passageways.
- **Nodal Intersection:** Provides **multiple connections** for the users. Hence, they lead to **public-private overlaps**. Examples are open courtyards and arcades.
- **Enclosed Parcel:** Areas that are surrounded by **rigid parcel walls** or **building walls**. Both limit the usage and thus contribute to **spatial fragmentation**.

While these spatial logics define Yeldeğirmeni's ground-level fabric, they also outline a more extensive network of **control** and **adaptation** that, rather than basic physical form, ownership, and use. They determine **which spaces are open, which are partially open (selective accessibility), and which are entirely enclosed** (Gehl, 2010; Zukin, 2010).

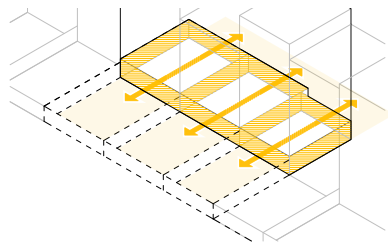
Graphic 8: Most common spatial organization of ground floor.



Linear Interface



Nodal Intersection



Enclosed Parcel

Image 4: Linear interface.
Photo by the author, 2024.



WHAT TYPE OF “PATTERNS” DEFINE YELDEGIRMENI?



Image 5: Nodal intersection.
Photo by the author, 2024.



Image 6: Enclosed parcel.
Reprinted from *Atıl Yarı Özel Alanları Sahiplenmek: Yeldegirmeri Mahallesi'nde Arka Bahçeler* (p. 137), by Arker, E., 2019, İstanbul Bilgi Üniversitesi.

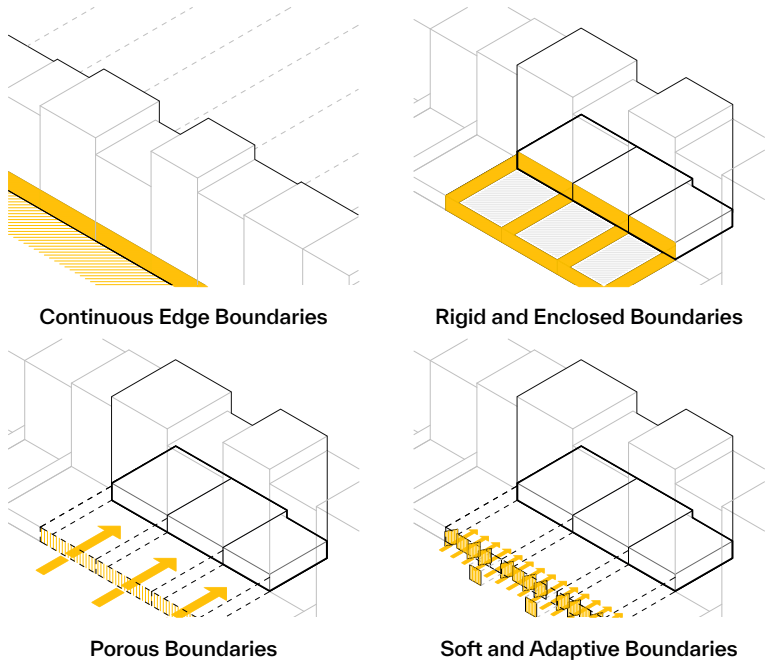
1.2 | Boundaries as Regulatory Elements in Public and Private Realms

Production of Spaces in the Context

The boundary in Yeldeğirmeni has two sides: first, they regulate asset tools by determining property. Therefore, boundaries are **regulatory instruments** that regulate accessibility, visibility, and spatial interaction. Unlike the spatial configurations discussed in 1.1, boundaries also operate **at the surface level** through **enclosures, visual relations, and socio-economic norms**. As a result, boundaries play a key role in shaping **social behaviors** (Lynch 1960; Jacobs, 1961).

In vibrant cities, the following boundary types regulate how ownership and use interact:

Graphic 9: *Typologies of boundary patterns.*



Everyday Life Continuous Edges



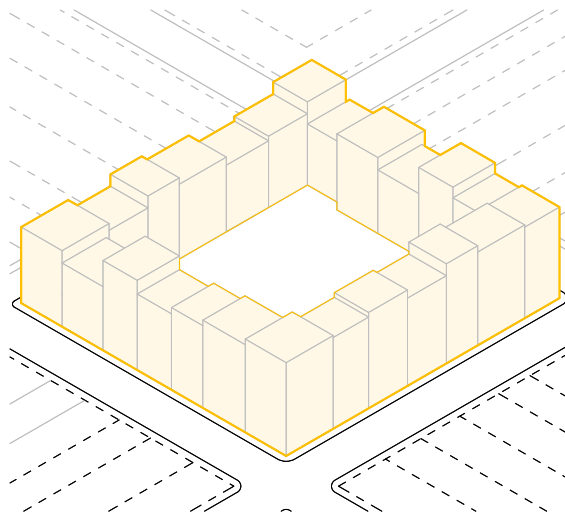
Image 7: Ground level.
Photo by the author, 2024.

1.2.1 Continuous Edge Boundaries

These types of boundaries form themselves from uninterrupted partitions, which turn into barriers. They establish a **clear division between the public and private realms** and prevent users from visual and physical permeability through physical enclosures, such as **residential**, and **commercial frontages** and **street-facing walls** (Stavrides, 2016; Madanipour, 2003).

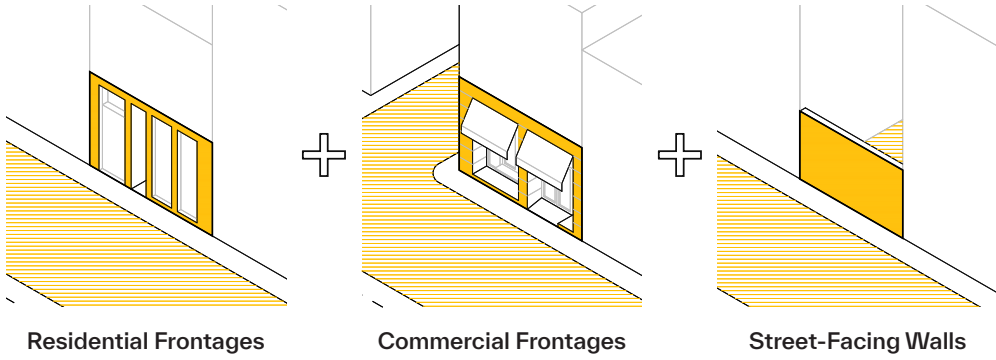
One of the most common examples of this type of boundary can be discussed as a **perimeter block, which dominates much of the site's urban layout** (Atkinson, & Blandy, 2006). This concept is where adjacent buildings arrange to form a circular sense over an open space (often a central courtyard). This boundary minimizes accessibility. Therefore, they **separate previously semi-public or shared spaces from the surrounding urban environment** and lead the generation of this typology.

Graphic 10: Formation of continuous boundaries in the neighborhood.

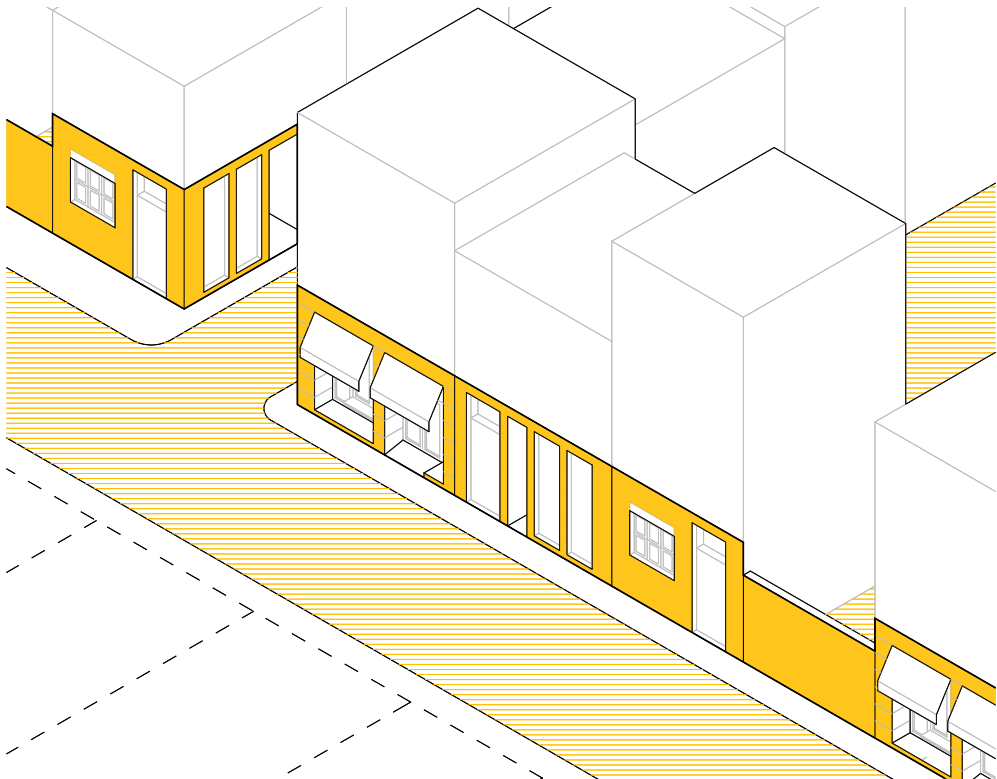


Spatial Patterns: Continuous Edge Boundaries

Patterns

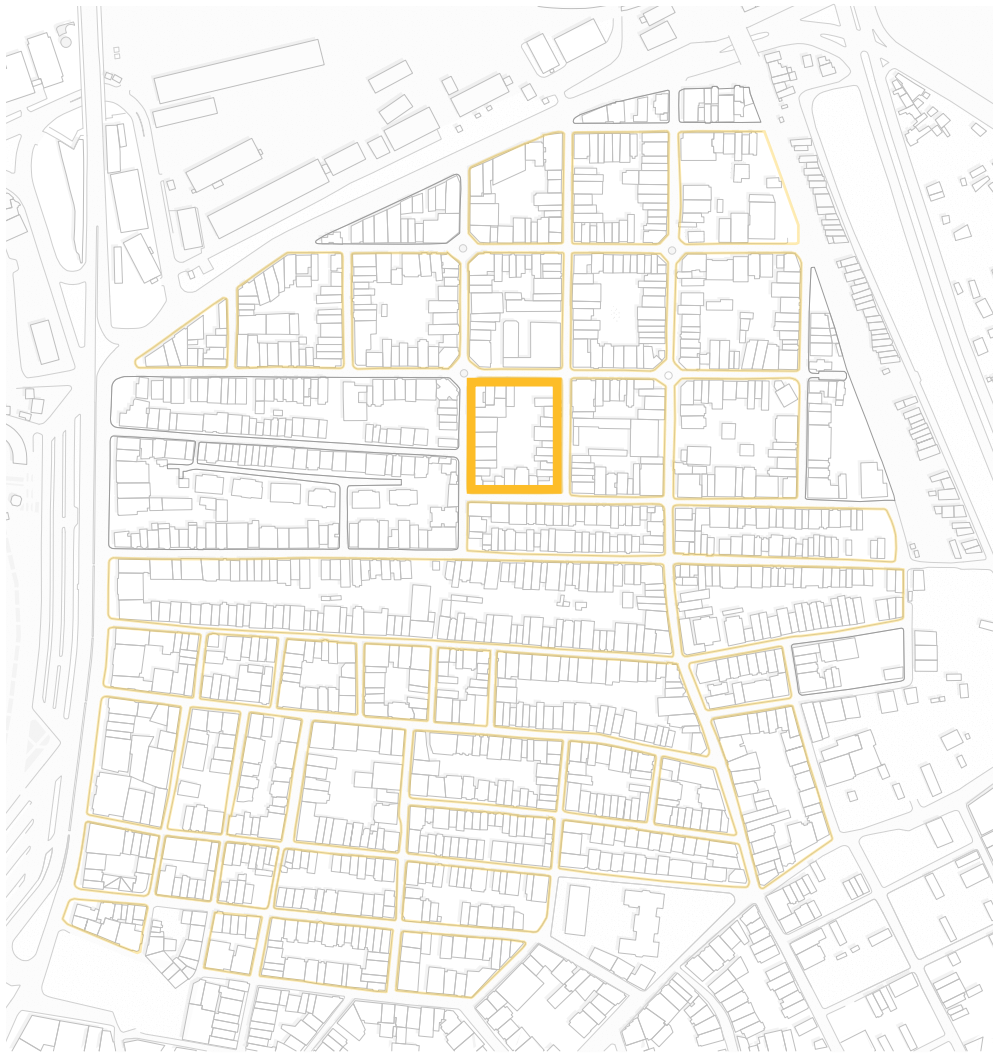


Repetition Of Patterns



Graphic 11: Spatial patterns: continuous edge boundaries.

Continuous Boundaries in Yeldeğirmeni



Graphic 12: Continuous boundaries in Yeldeğirmeni.
Source: Redrawn by the author using base map of Kadıköy from Kadıköy Belediyesi, İmar Müdürlüğü, 2023

WHAT TYPE OF “PATTERNS” DEFINE YELDEĞİRMENİ?

Perimeter Urban Islands Proposal Site



Image 8: Residential frontages.
Photo by the author, 2024.



Image 9: Commercial frontages.
Photo by Yüksel, O., 2017.



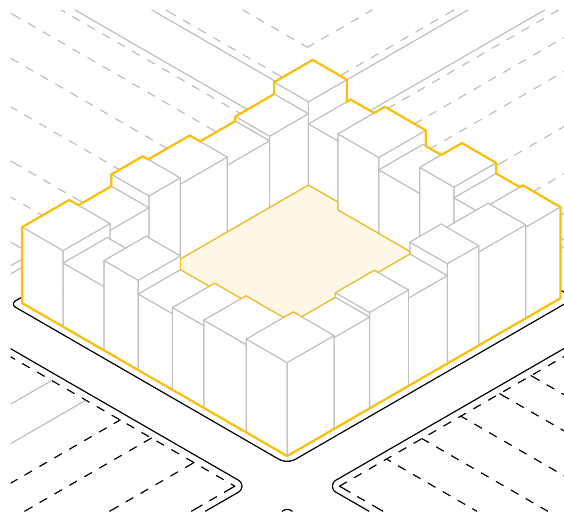
Image 10: Street-facing walls.
Photo by the author, 2024.

1.2.2 Rigid and Enclosed Boundaries

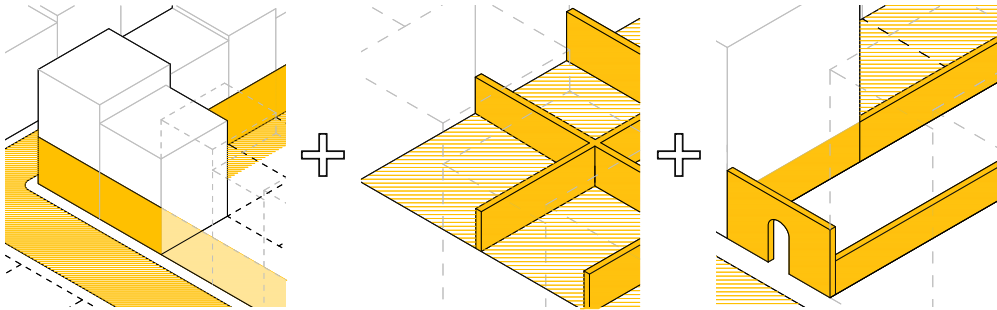
While continuous edges are defined by the perimeter blocks, this typology refers to how **internal spaces** are **bounded** and **controlled**. Just like continuous boundaries, the neighborhood of Yeldeğirmeni illustrates enclosed boundaries since they appear together (specific situation to the neighborhood). Furthermore, it creates **regulated uses** for those internal spaces, such as courtyards, shared gardens, and service areas since closing an area means **private ownership** (Atkinson & Blandy, 2006).

That type of ownership creates distinct zones where access is either **fully restricted** or **highly controlled**. In this context, **perimeter blocks, walled-off courtyards or backyards, and passageway walls** can be shown as example patterns.

Graphic 13: *Formation of enclosed boundaries in the neighborhood.*



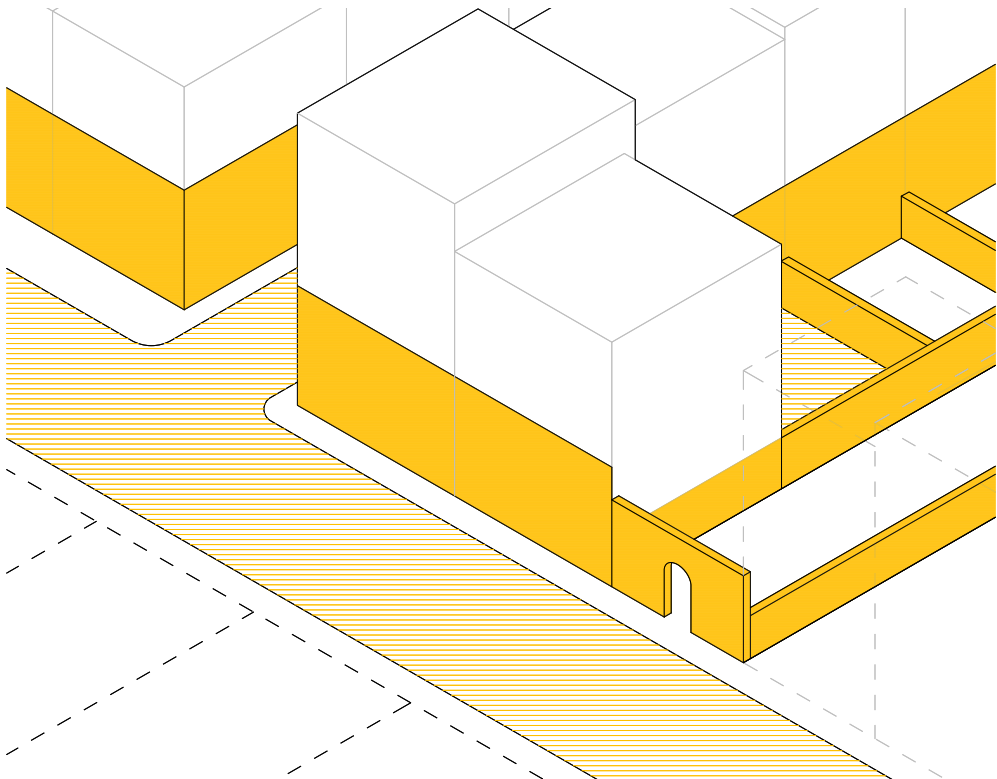
Spatial Patterns: Rigid and Enclosed Boundaries



Perimeter Blocks

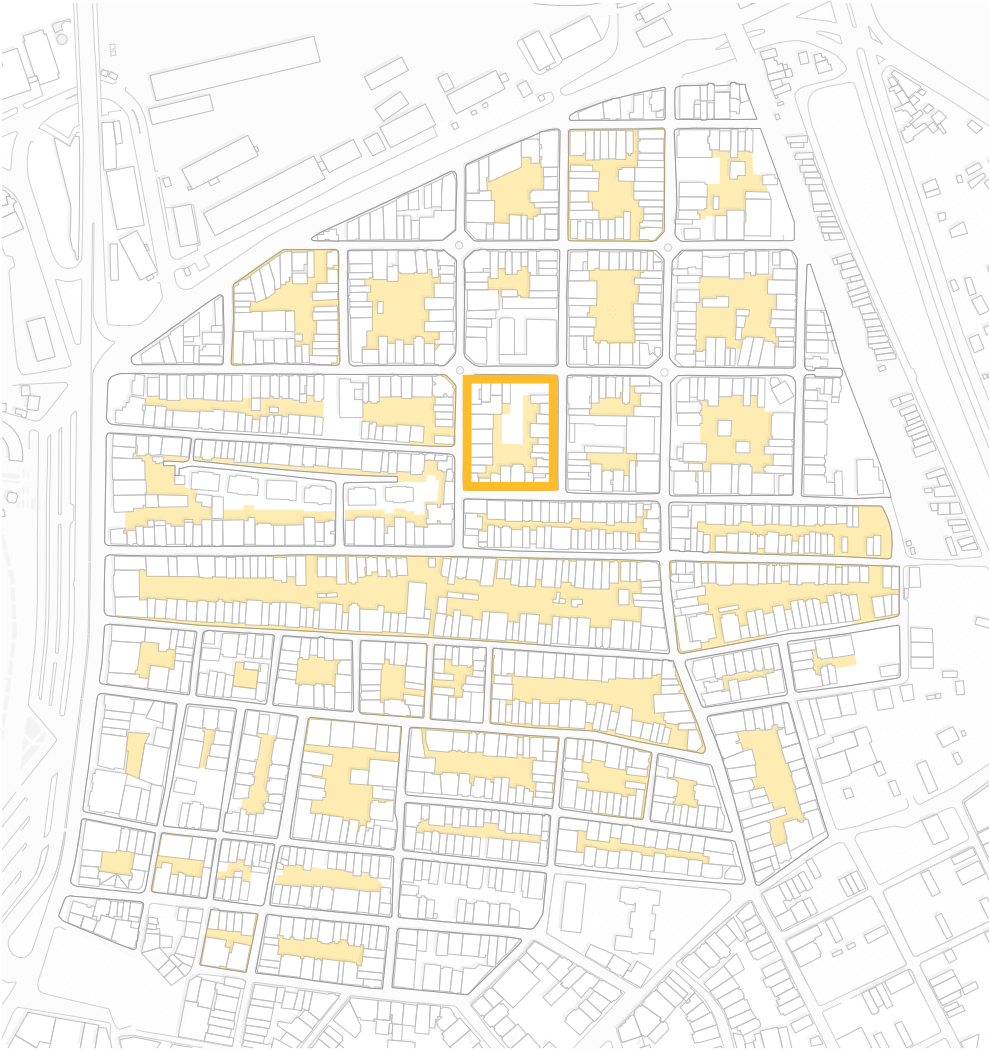
Walled-Off Courtyards

Passageway Walls



Graphic 14: Spatial patterns: rigid and enclosed boundaries.

Rigid and Enclosed Boundaries in Veldeğirmi



Graphic 15: Rigid and enclosed boundaries in Veldeğirmi.
Source: Redrawn by the author using base map of Kadıköy from Kadıköy Belediyesi, İmar Müdürlüğü, 2023

WHAT TYPE OF “PATTERNS” DEFINE YELDEĞİRMENİ?

Enclosed Open Spaces Proposal Site



Image 11: Perimeter blocks.
Photo by the author, 2024.



Image 12: Walled-off backyards.
Reprinted from Atıl Yan Özel Alanları Sahiplenmek: Yeldegirmeni Mahallesi'nde Arka Bahçeler (p. 137), by Anker, E., 2019, İstanbul Bilgi Üniversitesi.



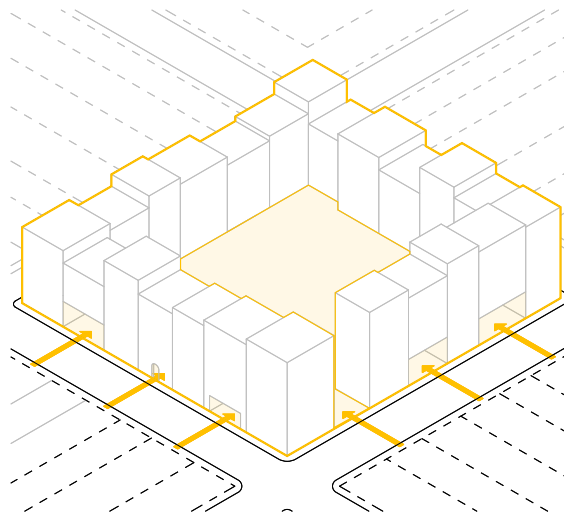
Image 13: Passageways walls.
Photo by the author, 2024.

1.2.3 Porous Boundaries

Porous boundaries in Yeldeğirmeni define a spatial condition where public and private realms **might overlap through openings on continuous boundaries**. These boundaries can either allow **controlled or non-controlled accessibility**. In both cases, they allow **various levels of interaction and visibility** between different types of spaces. Moreover, porous boundaries create an **intermediate zone** where ownership and use are blurred, and thus, foster **shared environments** for multiple user profiles and activities (Zukin, 2010).

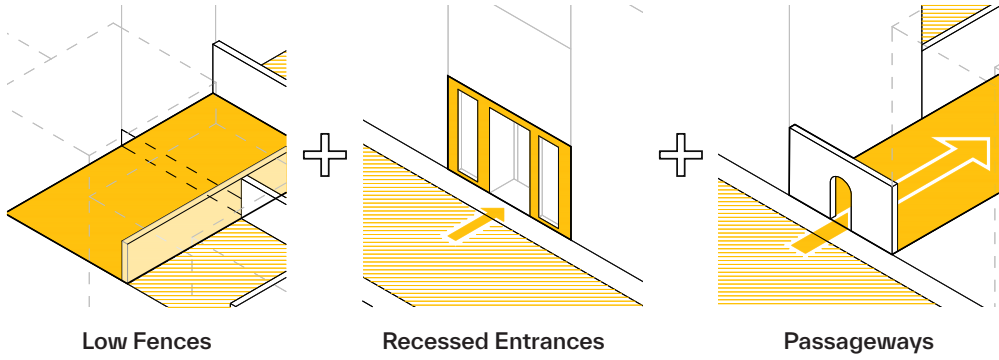
Low fences (can be mesh or concrete), **recessed entrances**, and **passageways** can be spatial pattern examples that form porous boundaries in the neighborhood.

Graphic 16: *Formation of porous boundaries in the neighborhood.*

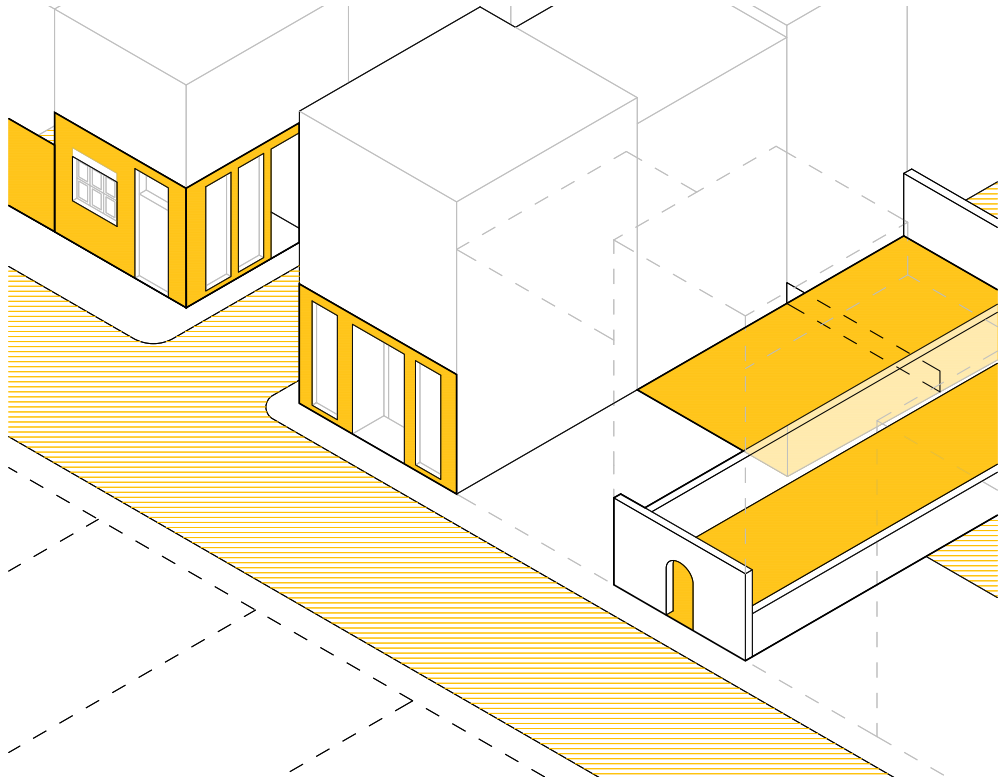


Spatial Patterns: Porous Boundaries

Patterns

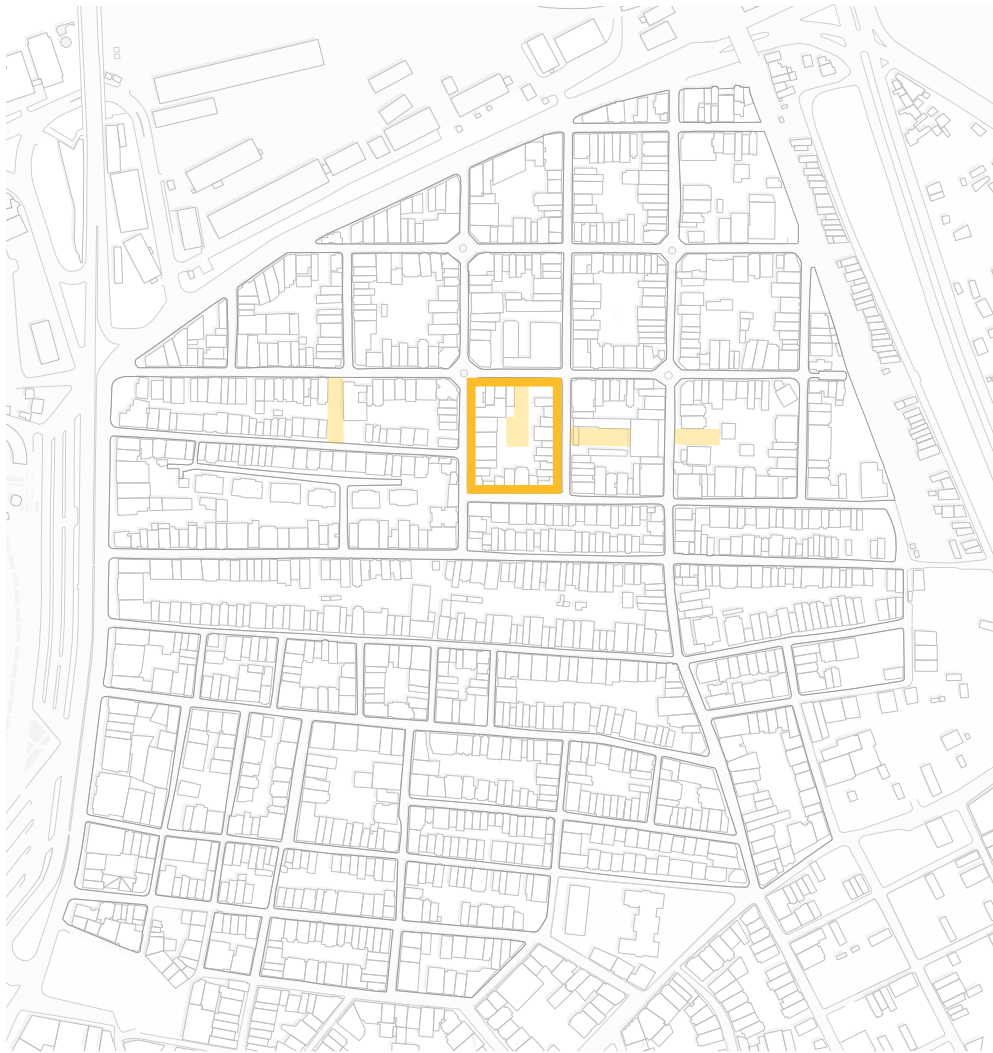


Repetition Of Patterns



Graphic 17: Spatial patterns: porous boundaries

Porous Boundaries in Yeldeğirmeni



Graphic 18: Porous boundaries in Yeldeğirmeni.
Source: Redrawn by the author using base map of Kadıköy, Belediyesi, İmar Müdürlüğü, 2023

WHAT TYPE OF “PATTERNS” DEFINE YELDEĞİRMENİ?

Publicly Accessed Spaces Proposal Site



Image 14: Recessed entrance.
Photo by the author, 2024.



Image 15: Low fence.
*Reprinted from Atıl Yan Özel
Alanları Sahiplenmek: Yeldegirmeni
Mahallesi'nde Arka Bahçeler (p.
137), by Anker, E., 2019, İstanbul
Bilgi Üniversitesi.*

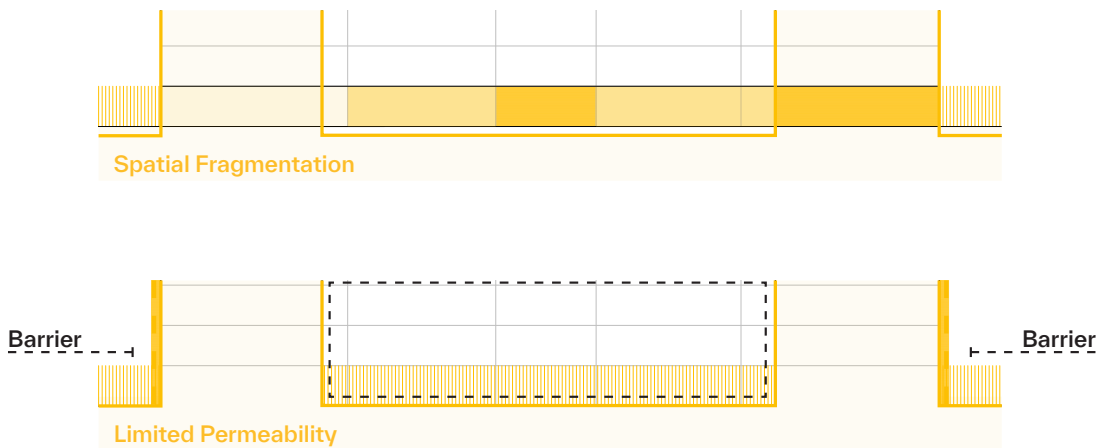


Image 16: Passageway.
Photo by the author, 2024.

These patterns of boundary reflect on the way **ownership and use relate to each other**. For instance, a solid wall prevents people from accessing some places but also constructs a feeling of inclusion. On the other hand, a low fence can protect ownership while also enabling shared use. Consequently, the form of the boundary determines whether a space is **inclusive** or **exclusive**. (Alexander, 1979; Tümtürk, 2024).

Nonetheless, in Yeldeğirmeni, current boundary typologies mostly **consist of rigid enclosures** instead of flexible interfaces. Thus, the most common patterns in terms of them are: **solid facades**, **walled-off courtyards**, and **gated entrances**. Furthermore, this situation is actually a shift from historically porous configurations (Erturan, 2011), and thus, they are encouraging **spatial fragmentation** and **limited permeability** (Hillier & Hanson, 1984).

Graphic 19: Yeldeğirmeni's current boundary conditions.



Everyday Life Linear Permeability



Image 17: Old side of Yeldegirmeni neighborhood.
Photo by @hezarfen_34, 2021.

1.3 | Typologies of Public and Private Spaces

Mapping the Spectrum

Following the previous discussion, spatial boundaries define more than enclosure; **they also shape the relationship between use and ownership** (Stavrides, 2016), structuring the **continuum between public and private life**. Moving beyond legal distinctions, this section identifies six spatial typologies based on how spatial experience is negotiated (Jan Gehl, 2010).

“Crawford (1995) determines that the definition of **public spaces** should not be limited to **legal ownership**, but should also consider the aspects of **access, usage, social activity** and their **intersecting relationships**.”



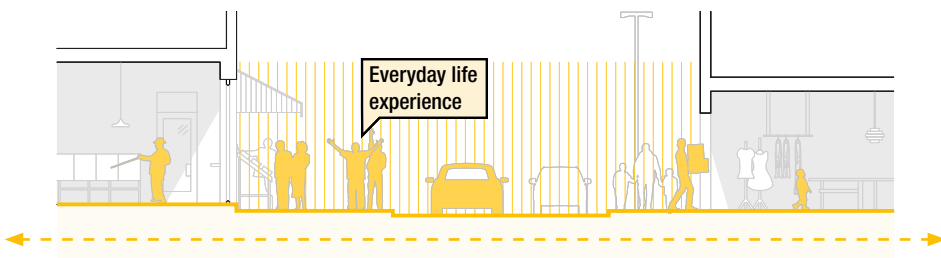
Image 18: Remnants of demolition.
Photo by the author, 2024.



Image 19: Street use.
Photo by @yeldegirmenmahallesi, 2021.

Who owns the space? Who uses the space?

Graphic 20: Continuum of the spatial experience.





1. Public Spaces:

They include parks, plazas, and streets that are **legally** and **functionally open to everyone** (Mitchell, 1995). Only **Ali İsmail Korkmaz Parki** serves as a sharp example for the neighborhood. However, it's mostly surrounded by a perimeter block, limiting access to the streets and backyards.

Image 20: Ali İsmail Korkmaz Parki.
Photo by the author, 2024.



2. Semi-Public Spaces:

They are **physically accessible for the public but with limited conditions** (Madanipour, 2003). Their use is often tied with **social norms**. Community centers, plazas and sometimes cafes, when they allow social gathering, or unmonitored public presence without purchase, can be considered as these spaces (Gehl, 2010).

Image 21: Inside a cafe.
Photo by Akkan, O., 2022.



3. Potential Public Spaces:

They often include **underused backyards** or **idle lots**. Thus, they belong to a **grey area**, neither **public** nor **private**. Hence, **spatially existent but socially inert**. (Mitchell, 1995; Low, 2006).

Image 22: Underutilized backyard.
Reprinted from Atıl Yan Öznel Alanları Sahiplenmek: Yeldegirmeni Mahallesi'nde Arka Bahçeler (p. 137), by Anker, E., 2019, İstanbul Bilgi Üniversitesi.



1. Residential Spaces:

They include **gated apartment buildings** and **closed office properties** that are only open to **owners**.

Image 23: Access point of a backyard.

Reprinted from Atıl Yarı Özel Alanları Sahiplenmek: Yeldeğirmeni Mahallesi'nde Arka Bahçeler (p. 137), by Anker, E., 2019, İstanbul Bilgi Üniversitesi.



2. Semi-Private Spaces:

Spaces like **courtyards within clusters of apartments** according to a system of **shared access, use, and maintenance** among the residents.

Image 24: Utilized backyard.

Reprinted from Atıl Yarı Özel Alanları Sahiplenmek: Yeldeğirmeni Mahallesi'nde Arka Bahçeler (p. 137), by Anker, E., 2019, İstanbul Bilgi Üniversitesi.



3. Commercial Spaces:

They may include **local businesses**, or **service spaces** that allow public access and use without obligation of purchase. Many of these spaces are **owned and maintained by residents of Yeldeğirmeni**, Therefore, making them socially integrated spaces.

Image 25: Arcaded commercial spaces.

Photo by the author, 2024.

Graphic 21: *Public spaces.*



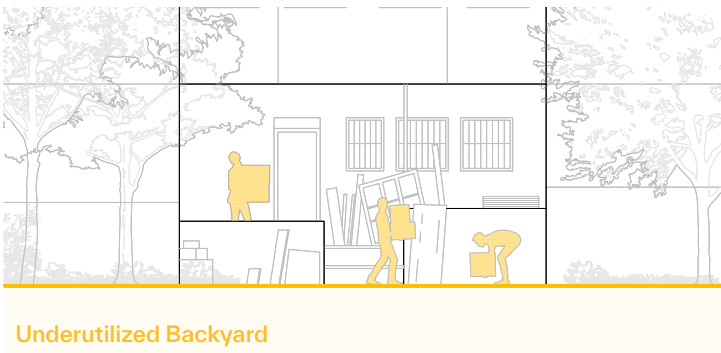
Public Park

Graphic 22: *Semi-public spaces.*



Unmonitored Cafe

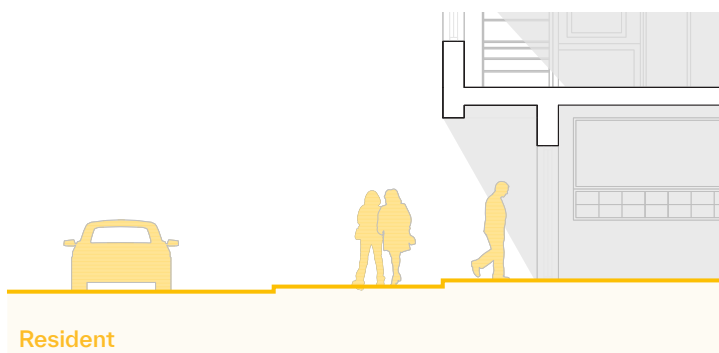
Graphic 23: *Potential public spaces.*



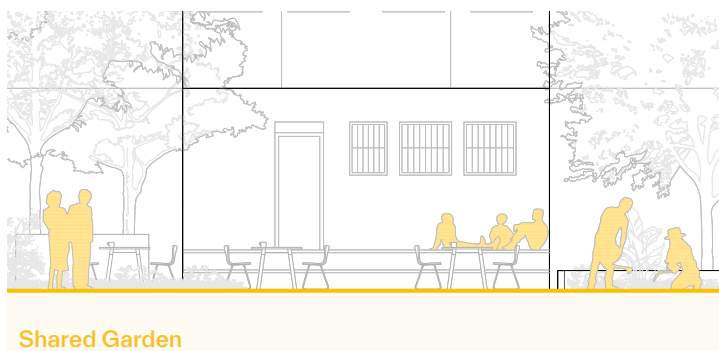
Underutilized Backyard

Source: Author's drawing, based on a diagram in Sim (2019, p. 33).

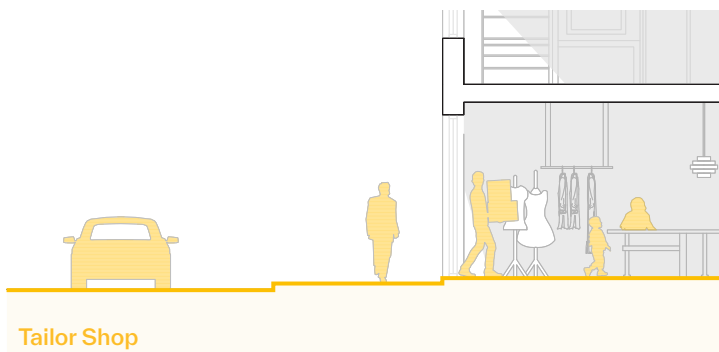
Graphic 24: Residential spaces.



Graphic 25: Semi-private spaces.



Graphic 26: Commercial spaces.



1.3.1 Ambiguous Urban Spaces and Their Role:

The Intersection of Ownership and Use

After examining the spatial matrix of the public-private space typology (see p. 62-65), which is structured around legal categories of public and private spaces, an additional dimension might be considered because not all spaces **fit neatly into public or private categories**. Many function as **ambiguous spaces**, where accessibility is shaped by **social norms, economic factors**.

In these cases, the spaces can be specified under three typologies: **POPS (Privately Owned Public Spaces, PRPS (Privately Reclaimed Public Spaces), and RPS (Regulated Public Spaces)**.

Although the spaces may seem open, they often subject to **subtle form of control**, and thus, these concepts play an important part to discuss the tension between **legal ownership** and **actual use** (Zukin, 2010).

1. Privately Owned Public Spaces (POPS)

POPS were first conceptualized in urban planning policies, through New York City's 1961 Zoning Resolution, which allowed private developers to build structures in exchange for integrating **publicly accessible spaces** into the projects (Kayden, 2000). While **spaces are required to provide public access, they remain under private control, enforcing hidden restrictions on use, and accessibility** (Zukin, 2010).

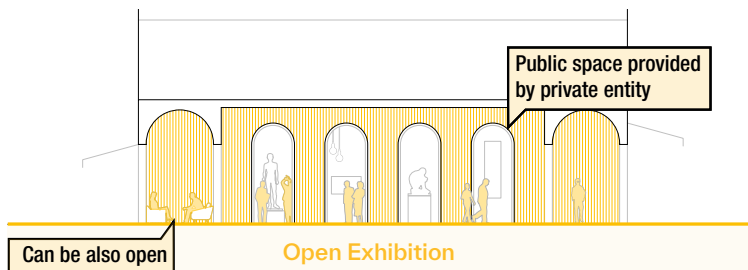
"Public spaces are in retreat in favour of private ones."

(Kohoutová, 2024, p. 22)



Image 26: Privately owned public spaces.
Photo by the author, 2024.

Graphic 27: Privately owned public spaces (POPS).



2. Privately Reclaimed Public Spaces (PRPS)

While not a formal policy term like POPS, This study uses the term PRPS to refer to **spaces that were once public but have been gradually repurposed or enclosed for private interests**. It might be seen more linked to discussions like gentrification and commercialization. Therefore, PRPS is increasingly used in critical urban studies to describe the **symbolic and functional privatization of shared environments**. Furthermore, the thesis will investigate in order to illustrate **how privatization limits the porosity of once communal spaces** (Low, 2006).

Image 27: Privately reclaimed public spaces (PRPS).
Photo by the author, 2024.



Graphic 28: Privately reclaimed public spaces (PRPS).



3. Regulated Public Spaces (RPS)

RPS are spaces that are **owned by a public entity and used by the public**. However, unlike the traditional public space function, they are subject to specific **restrictions** through **operating hours, security, or behavioral regulations**. As an example, when publicly owned spaces, such as squares and public parks, function differently at certain times, they are considered as RPS. Therefore, they are often confused with the concept of **Privately Owned Public Spaces (POPS)**. Both spaces are **controlled spaces**, but one belongs to the **private**, and the other belongs to the **public**. (Mitchell, 1995).

Ownership-Use Matrix		
Space	Ownership	Use
Public	Public	Public
Semi-Public	Public	Public
Potential Public	Private	-
Residential	Private	Private
Semi-Private	Private	Public
Commercial	Private	Both
POPS	Private	Public
PRPS	Private	Public
RPS	Public	Public

1.4 | Degrees of Permeability in Spatial Patterns

Their Role in Structuring Public and Private Realms

The variation in **boundary conditions** results in **different degrees of permeability**. Permeability operates on a spectrum, ranging from **fully open** and **unrestricted environments** to **highly enclosed** and **controlled spaces** (Gehl, 2010).

“The extent to which an environment allows people a choice of access through it, from place to place. We have called this quality permeability.”

(Bentley et al., 1985, p. 12)

1. High-Permeable Spaces: Open and Fluid Spaces

These areas are characterized by unrestricted accessibility and dynamic social interaction. In Yeldeğirmeni, high-permeability zones include **primary streets** and **pedestrian routes**, such as Karakolhane Caddesi, and the **public park**.

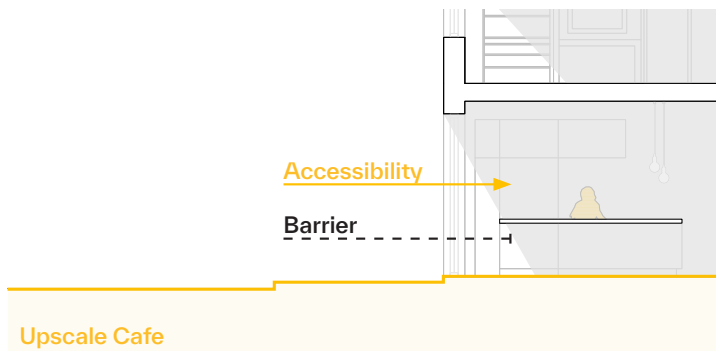
Graphic 29: High-permeable spaces.



2. Semi-Permeable Spaces: Transitional and Controlled Accessibility

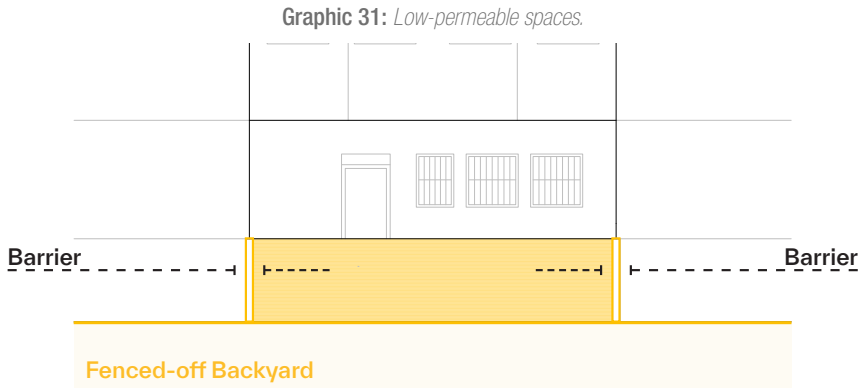
These spaces exhibit **moderate permeability**, where accessibility depends on time, social norms, or economic conditions. **Ground-floor commercial spaces** with open facades, for instance, cafes or co-working spaces may open to the public but need to be accessed through **purchase-based participation**.

Graphic 30: *Semi-permeable spaces,*



3. Low-Permeable Spaces: Enclosed and Restricted Spaces

At the lowest end of the permeability spectrum are spaces that are physically or socially enclosed. These spaces with **fenced-off backyards** and **gated commercial properties** establish firm boundaries between public and private realms (Alexander, 1979).



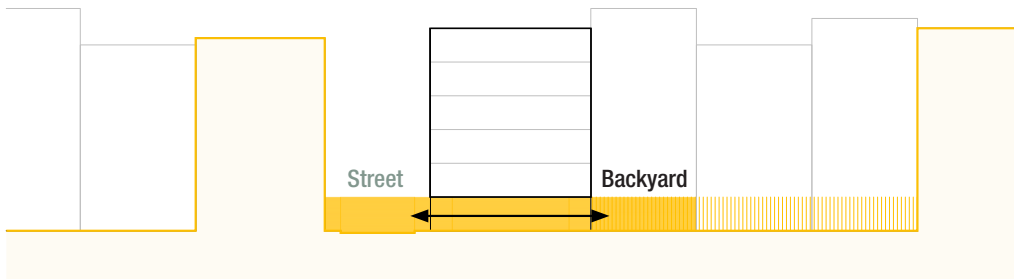
Furthermore, **varying degrees of permeability** significantly influence and alter the experience of daily life for the locals, business owners, and visitors within the neighborhood. As observed in the **boundary typology** analysis (see p. 44-59), **semi-permeable and low-permeable spaces are the most common in the neighborhood**, and therefore, opportunities of flexible interactions between users decrease.

All in all, for these reasons, the **spatial structure** of Yeldeğirmeni is shaped by **how ownership, boundary type, and use define permeability**. Hence, in these spaces, these dynamics decide **who can access, participate, and to what extent**.

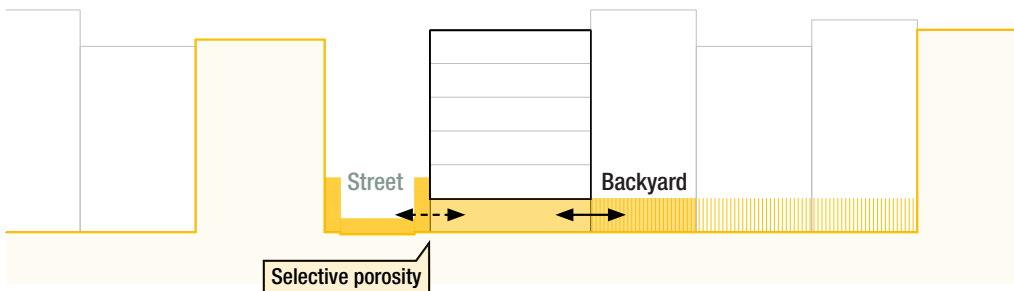
The following chapter will explore **how spatial patterns have been reshaped under neoliberal interventions**, which refers to a transformation that prioritizes the attraction of the **creative class, investors, and external consumers**, rather than addressing the needs of existing inhabitants.

Inclusive Access vs Exclusive Access

Graphic 32: *Semi private courtyard that allow access for the residents.*



Graphic 33: *Inner courtyard cafes that cater only for selected type of public life.*



People may vary, and the activities may vary. Therefore, they require different spaces to spend time in. As Alexander (1977) argues, **the spatial organization of spaces must consider these varying patterns in the light of permeability and layered use.**

“How we organise space into configuration is the key both to the forms of the city, and how human beings function in cities.”

(Hillier, 2007, p. 113)

**THE SPATIAL TRANSFORMATION OF
PUBLIC-PRIVATE SPACE**

FROM POROUS SOCIAL NETWORKS TO FRAGMENTING BORDERS IN
YELDEĞİRMENİ

02



Privatized Space



Image 28: Exclusive public space.
Reprinted from Altkat Coffee, by Naif Design, 2021.

2.1 | Shifting Patterns of Everyday Life

From Collective Use to Selective Access

“Formal public organizations in cities require an informal public life underlying them. Mediating between them and the privacy of the people of the city.”

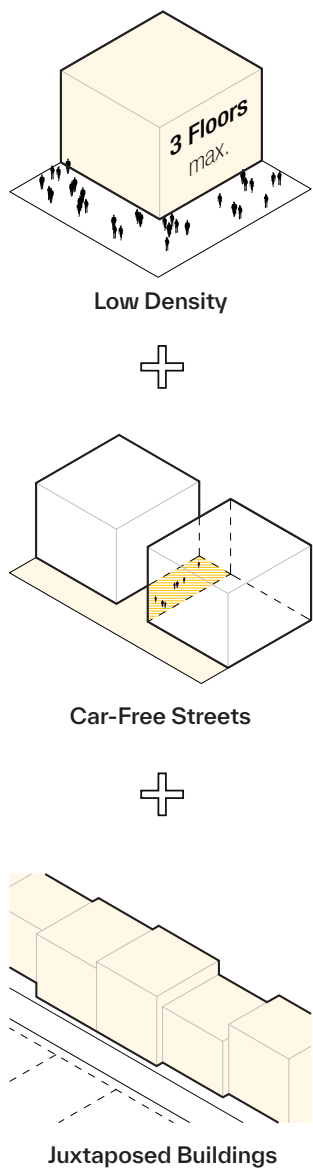
(Jacobs, 1961, p.57)



Image 29: Yeldeğirmeni between 1960-1990. Reprinted from “İstanbul Anadolu Yakası’nın İlk Apartman Senti: Yeldeğirmeni,” by S. Sevin, 2018, TRT Haber. Copyright 2018 by TRT.

Yeldeğirmeni has long represented the emphasis of “**neighborhood**,” not just as a built environment, but as a **lived, collective rhythm**. Formed between the late 18th and early 19th century, mostly with migration. Like every other historical settlement, it defined a network of streets to **link public-private spaces**. However, **social bonds** form the **sense of neighborhood** (Rossi, 1982). These connections developed around **low-rise buildings, car-free streets, and juxtaposed buildings**. This layout made the experience of daily life easier through **spontaneous encounters, shared routines, and overlapped uses**. (Atılğan, 2017; Karataş, 2019; Şendur, 2010).

Graphic 34: *The built environment of Yeldegirmeni.*



But this **sense of neighborhood** started to **change** as larger urban forces began to **reshape the city**. The subsequent declaration of the Turkish Republic, population exchanges, post-war migrations, and waves of suburbanization **transformed the demographic and spatial composition** of the neighborhood. Beginning in the 1950s, the new apartment buildings **displaced many of the outdoor spaces and semi-public courtyards**. By the 1980s, however, even though it had been declared a **conservation zone**, Yeldeğirmeni's physical integrity had been damaged by decades of **minimal maintenance and policy neglect** (Atılğan, 2017).

Before formal revitalization efforts began, these shifts were already underway. The most significant changes have come **not through demolition**, but **through use** (Harvey, 2008).



Image 30: Lack of maintenance.
Photo by the author, 2024.



Sense of Neighborhood Shared Routines

Image 31: Collective street life.
Photo by the author, 2024.

2.2 | The Turning Point of Transformation

Revitalization, Creative Economies, and Changing Boundaries

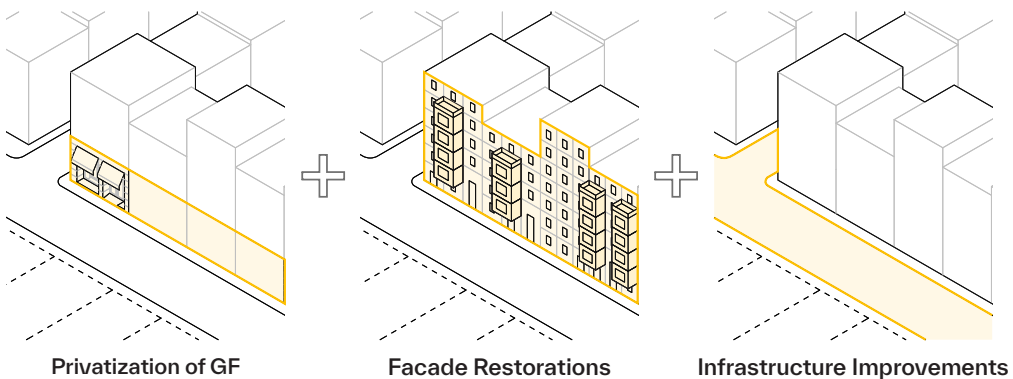
The efforts gained formal momentum in 2011, and something hopeful began in Yeldeğirmeni. The Kadıköy Municipality and the ÇEKÜL Foundation launched the **Yeldeğirmeni Neighborhood Revitalization Project** (YNRP). Designed as a **bottom-up, participatory process**. Promised not a top-down change, but a **renewal of the neighborhood's physical and social identity** (ÇEKÜL, 2011). **Facade restorations, infrastructure improvements, and activation of public spaces were aligned with neighborhood activities and the use of local businesses** (Atasoy, 2011).

Some streets, including Karakolhane, emerged as a “**revitalization corridor**” and thus reclaimed **visibility** and plan to **draw both long-term residents and new users**. Over a short period of time, Yeldeğirmeni turned into a red-light district. (Arisoy, 2014; Ariker, 2019).

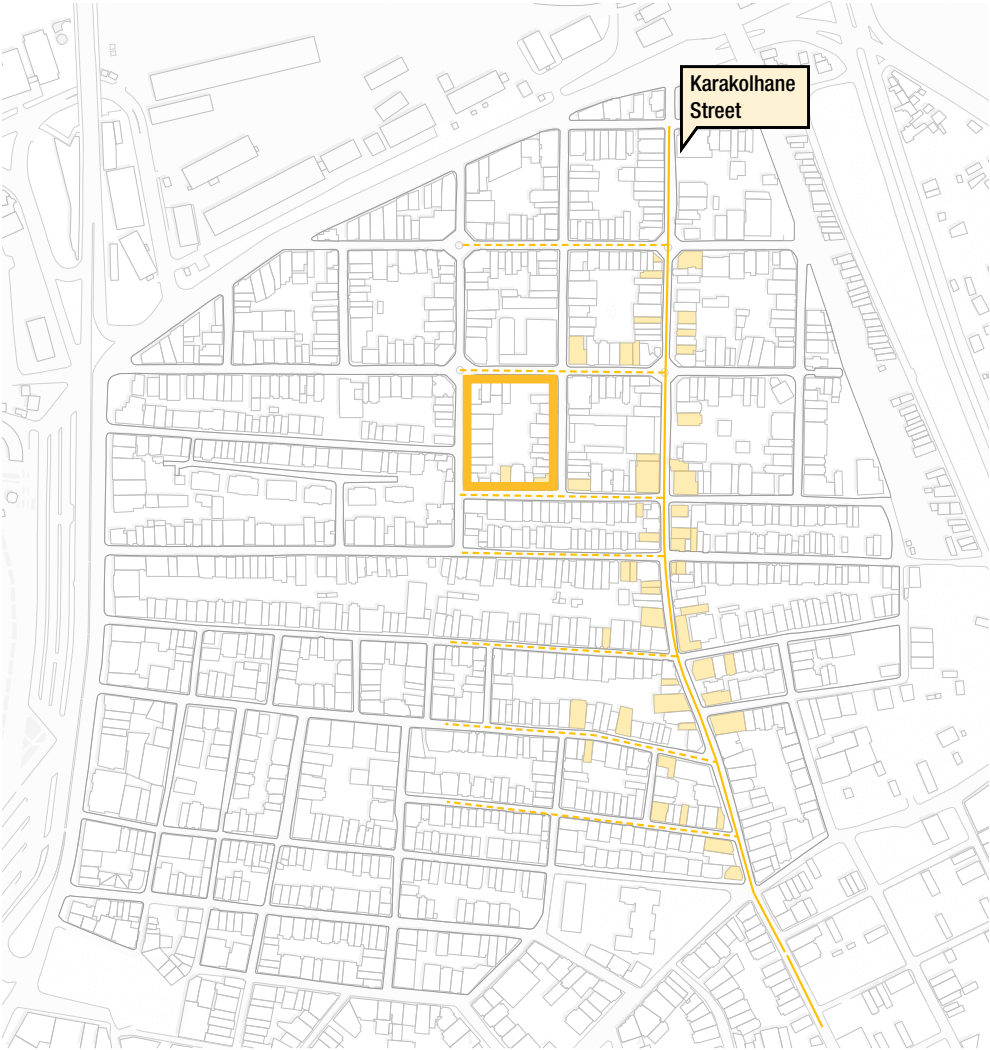
“These changes are not only visible; they reshape our everyday routines.”

(Zukin, 2010, p. 7)

Graphic 35: Transformation of the neighborhood's physical and social identity.



Revitalisation Corridor



Revitalisation Corridor Frontage Commercials Proposal Site

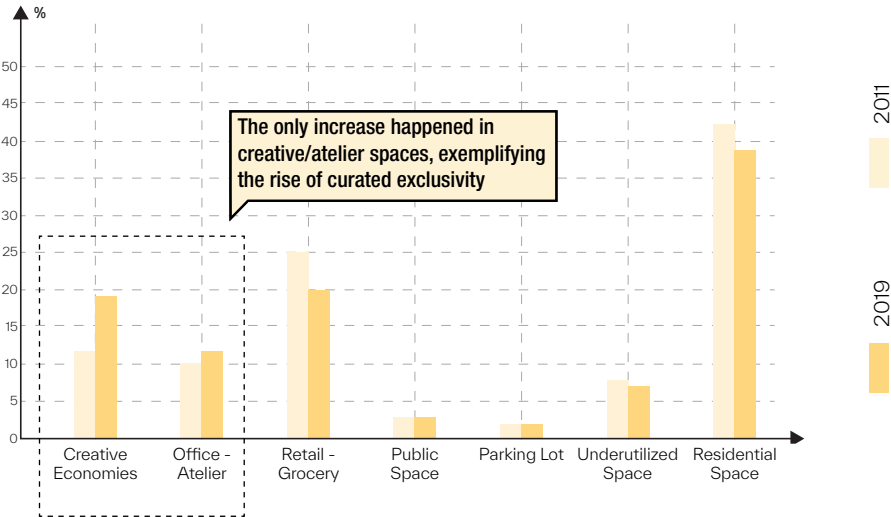
Graphic 36: Creative industries alongside the revitalization corridor.
Source: Redrawn by the author using base map of Kadıköy. Retrieved from Kadıköy Belediyesi, İmar Müdürlüğü, 2023

ÇEKÜL (2011) referred to it by using Lerner’s (2014) concept of “**urban acupuncture**” to describe the revitalization process, which adopted a small **series of targeted, site-specific interventions** instead of following a **comprehensive redevelopment strategy**.

Creative economies reshaped ground floor logic. Shared-use spaces were replaced by modern consumer spaces, such as boutique shops and cafes. Therefore, **access shifted from a legal right to a behavioral right**. The use of these spaces became a matter of **taste, consumption, and profit** (Smith, 1996; Yücel, 2015).

Consequently, the neighborhood drew external visitors and **displaced the actual residents**. As a result, what initially started as a **form of cultural preservation to empower the local community ended up, quietly and gradually, as an artistic transformation and led to curated exclusivity** (Arıker, 2019; Zukin, 2010).

Graphic 37: Comparison of land use in Yeldeğirmeni between 2011–2019.



Source: Karatas, E. (2019). Reflections of the Changes in Physical Environment on Urban Identity: The Case of Yeldeğirmeni Neighborhood (Master's thesis, Istanbul Technical University).

Urban Form Follows Control

"The tastes behind these new spaces of consumption are powerful because they move longtime residents outside their comfort zone, gradually shifting the places that support their way of life to life supports for a different cultural community."

(Zukin, 2010, p. 4)

2.3 | The Reconfiguration of Courtyards, Voids and Residual Spaces

Reframing Idle Spaces

Although gentrification changed Yeldeğirmeni's facades, streets, and social structure, many **empty** and **idle spaces**, or fragmented lots caused by **unplanned demolitions** and **years of neglect**, were not activated. These places are not intentionally "**leftover**" but instead originated as **residual spaces** that lost land and abandoned progress. In a neighborhood otherwise praised for continuity and charm, these absences create a **visible contradiction** (Trancik, 1986; Ariker, 2019).

Due to these leftover areas remaining untouched, they are neither **publicly opened** nor **privately reclaimed**. They lack clarity of ownership and a defined use. Fenced off or simply occupied informally, they exist as a physical being without any program inside. Thus, they behave as an alienated space from living life. That means they no longer coincide with its patterns of use. Consequently, they become "**lost spaces**" (Trancik, 1986; Boz, 2016). Because urban voids are not merely **underutilized** but are deliberately **detached from the experience of community life**.

Graphic 38: Formation of leftover spaces.

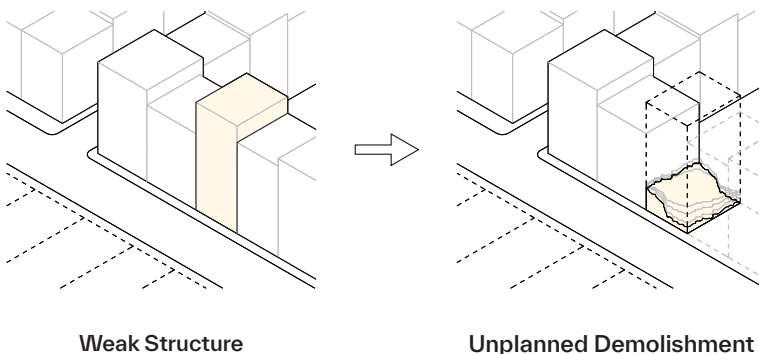




Image 33: Unplanned demolition.
Source: Photo by the author, 2024.

Their emergence shows a tension between **protection** and **transformation**. Even though laws were in place to protect Yeldeğirmeni's architectural heritage, many buildings, especially those that were deemed structurally unsound, were torn down without a vision of how to proceed. The effect was a scattering of private parcels left undeveloped: **open in theory but inaccessible in practice** (Zukin, 1995; Cremaschi, 2019).

Not every space needs a gate to become a boundary

Consequently, they now function as **silent spatial barriers** that restrict potential interaction and **enhance the gap between revitalized and untouched territories.**

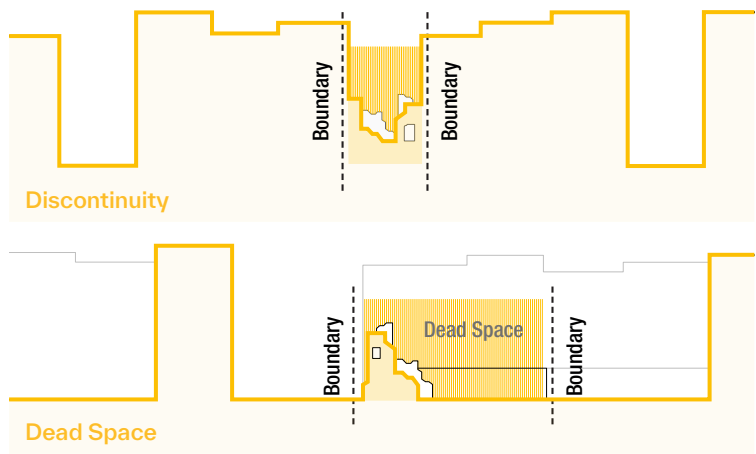
Although they have the potential for development, these spaces are mostly perceived as potential micro-scale commercials that further exclude residents. If left unaddressed, they can't become inclusive spaces for the community but rather remain as **symbols of inaccessibility** (Harvey, 2008; Krivý, 2024).

“The city is made up of uninhabited and even uninhabitable spaces: large or small voids. It is so true that ‘habitat’ does not make up the city and that it cannot be defined by this isolated function.”

(Lefebvre, 1996, p.112)

How Unplanned Demolishment Becomes a Boundary?

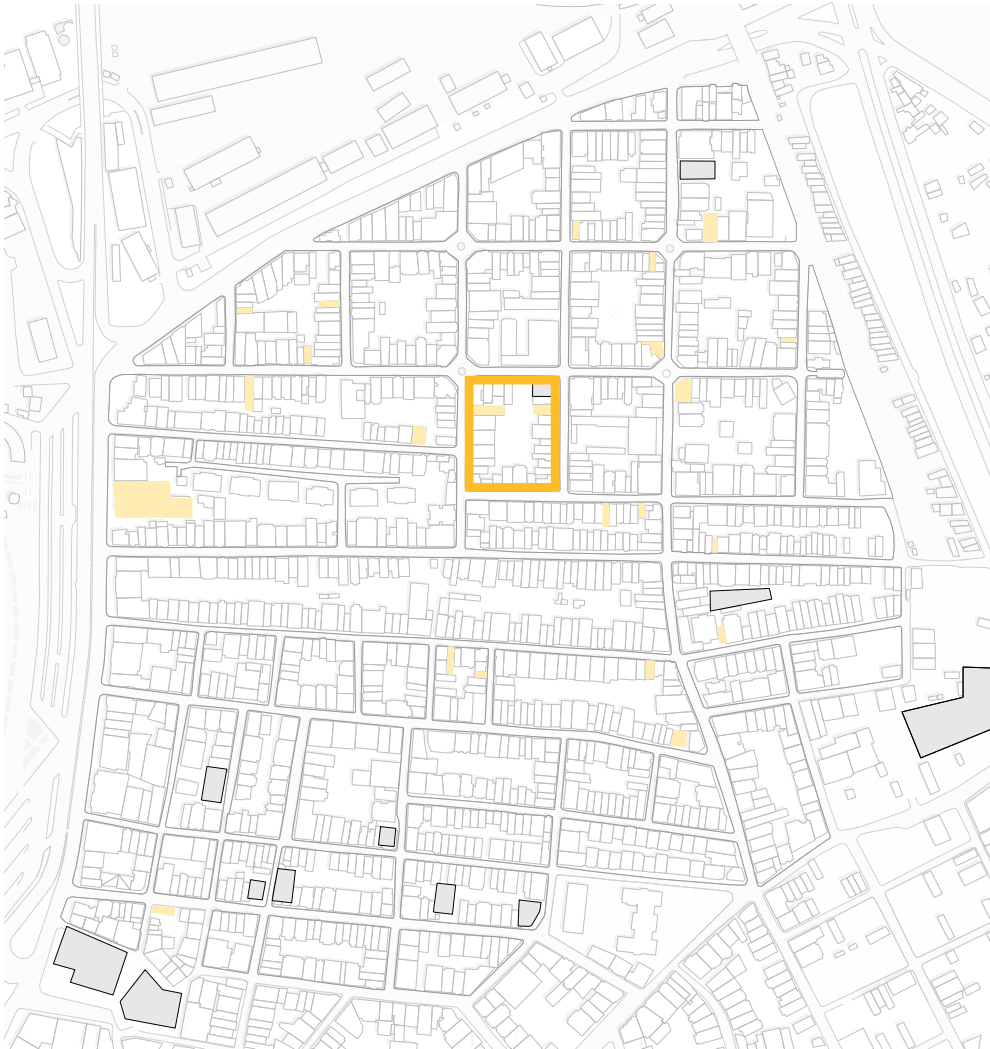
Graphic 39: Unplanned demolition as boundary.






Leftover Spaces in Yeldegirmeni

Potential public spaces



 Underused Spaces

 Parking Lots

 Proposal Site

Graphic 40: PPS and leftover spaces in Yeldegirmeni.
Source: Redrawn by the author using base map of Kadıköy, Retrieved from Kadıköy Belediyesi, İmar Müdürlüğü, 2023

Image 34: Neglectence.
Photo by the author, 2024.



Leftover Spaces in the Neighborhood



Image 35: Private parking lot.
Photo by the author, 2024.



Image 36: Underused space.
Photo by the author, 2024.

2.4 | Spatial Consequences of Transformation

Fragmentation, Exclusion, and Symbolic Boundaries

The transformation of Yeldeğirmeni's spatial logic has produced two critical outcomes: the **commercialization of ground floors** and the **persistence of idle spaces**. These phenomena are not isolated. They represent the two ends of a spectrum where spatial value is increasingly defined by visibility and aesthetic function.

Ground floor spaces, once platforms for communal interaction (Erturan, 2011), now operate as curated zones of consumption. Meanwhile, during the revitalization process, no effort was made to repurpose the neglected spaces. Thus, they contribute neither to **permeability** nor to **inclusivity** (Ariker, 2019; Cremaschi, 2019).

Moreover, these outcomes reflect **fragmentation**. The neighborhood's spatial continuity is broken not just by fences or gaps in development but by **shifts in accessibility**. **Permeability is no longer defined by form but by social alignment**. Thus, participation in public life is mediated through aesthetics, and consumption (Koolhaas & Mau, 1995).

Urban form no longer follows function; it follows control.

(Zukin, 2010; Madanipour, 2003)

In the end, the revitalization had accomplished many of its goals, such as providing visibility and participation. But in doing so, it laid the groundwork for a new type of exclusivity, one not enforced by walls but by symbolic filters (Atasoy, 2011). Hence, what began as a **collective renewal of neighborhood identity** gradually transformed into a landscape of **selective access** (Krivý, 2024; Gezer, 2019).

Life On The Ground Level



Image 37: Life style.
Photo by İdun T., 2019.



Image 38: Selective accessibility.
Reprinted from AltKat Coffee, by Naif Design 2021.

HOW PATTERNS REPURPOSE LIFE

LEARNING KEY SPATIAL STRATEGIES THAT RESHAPE PUBLIC-PRIVATE
RELATIONSHIPS

03

As discussed in the previous chapters, **how space is accessed, inhabited, and negotiated** is one of the key determinants of public and private spaces. Thus, they can be defined by both legal ownership and everyday use (Lefebvre, 1991; Madanipour, 2003). Building on this, Chapter 3 focuses on how spatial design can repurpose these relationships through strategies that **reclaim, regulate, or reconfigure boundaries between public and private realms**.

Moreover, the chapter aims to examine a set of case studies that employed different approaches to achieve similar results when transforming **underutilized, residual, or enclosed spaces**, such as those in Yeldeğirmeni, into **active and layered environments**. Furthermore, a pattern-based understanding was adopted to analyze each case, with specific attention to **accessibility, adaptability, and varied usage** (Alexander, 1979; Sim, 2019).

The aim is to observe **how public and private uses can coexist and overlap through spatial strategies**, such as **reprogramming or modular adaptation**.

Method of Selection:

- **Diversity of Ownership:** They demonstrate various ownership models from public, private, and hybrid to compare how control factors influence access, use, and maintenance.
- **Alignment with Identified Spatial Patterns:** Each case showcases similar public-private patterns that were introduced in the early chapters, such as porous thresholds or regulated use.
- **Application of Different Timeframes:** Some of the projects have been planned as long-term public policy projects (e.g.,

Superblocks), while others have taken place as temporary, fast, and modularity interventions (e.g., Mazatlán). Moreover, others have been formed with informal everyday practices (e.g., Dronningensgade).

- **Contextual Relevance:** All the cases are within dense urban tissues, similar to Yeldeğirmeni in terms of **courtyard typologies, perimeter block types, and ground-level uses**. Therefore, **this enhances the adaptability of their lessons to the Yeldeğirmeni context**.

Contribution to the Thesis:

Each of those case studies is not meant to replicate but a **spatial strategy to learn from**. In combination, they highlight how different actors, including **public municipalities, private developers, or residents**, mediate the relationship between ownership, use, and accessibility through design actions (Zukin, 1995; Gehl, 2010). Hence, the chapter constructs an inventory of methods for **transforming public-private boundaries to lead to the reinterpretation of the proposed site at Yeldeğirmeni**.

Chapter Structure:

The narrative begins by examining spaces that were considered **residual or leftover** and **repurposed into socially beneficial territories with varying degrees of permeability and control** (Sim, 2019). Moreover, it explores interventions through **ambiguous or enclosed** urban layouts; **the boundaries are defined by spatial negotiation and social behavior**.

All in all, for these reasons, every case study ends with a diagrammatic reading of **ownership-use-accessibility** relations, paving the way for strategies to be developed in Chapter 4.

Jardins Agustí Centelles Courtyard Recovery





Image 39: Public use of reclaimed space.
Reprinted from Recuperació del Pati Macaya, by Estudinao, 2020.

3.1 | From Leftovers to Living Grounds

Privately Reclaimed Public Spaces

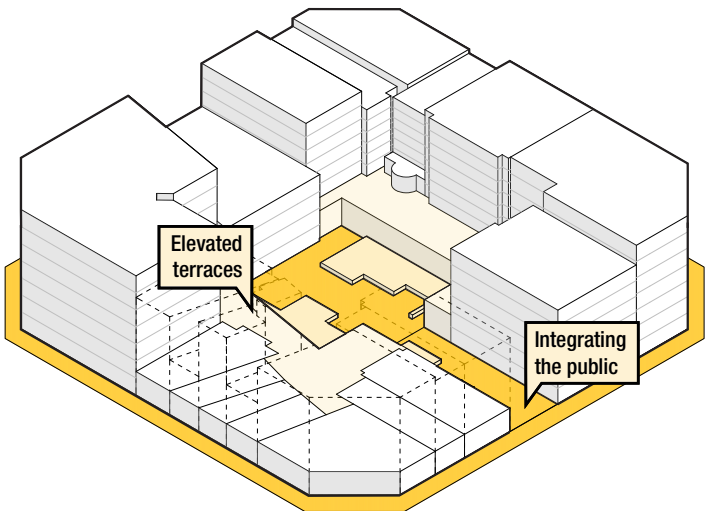
3.1.1 Jardins Agustí Centelles Courtyard Recovery

Eixample, Barcelona (Estudi Nao, 2020)

- Challenge:** Underutilized courtyard
Strategy: Courtyard activation and regulation of use
Ownership: Public (Municipality of Barcelona)
Use: Regulated
Accessibility: Layered accessibility with night filtering

Located in the Eixample district, carried out under the initiative of Pro Eixample.

Moderating the tension between the needs of residents and the preservation of heritage, the project reclaims a previously **enclosed inner block** and **opens it to the city**. It is, at its core, a **modular, porous, soft-threshold transitioner public space recovery effort** (Estudi Nao, 2020).



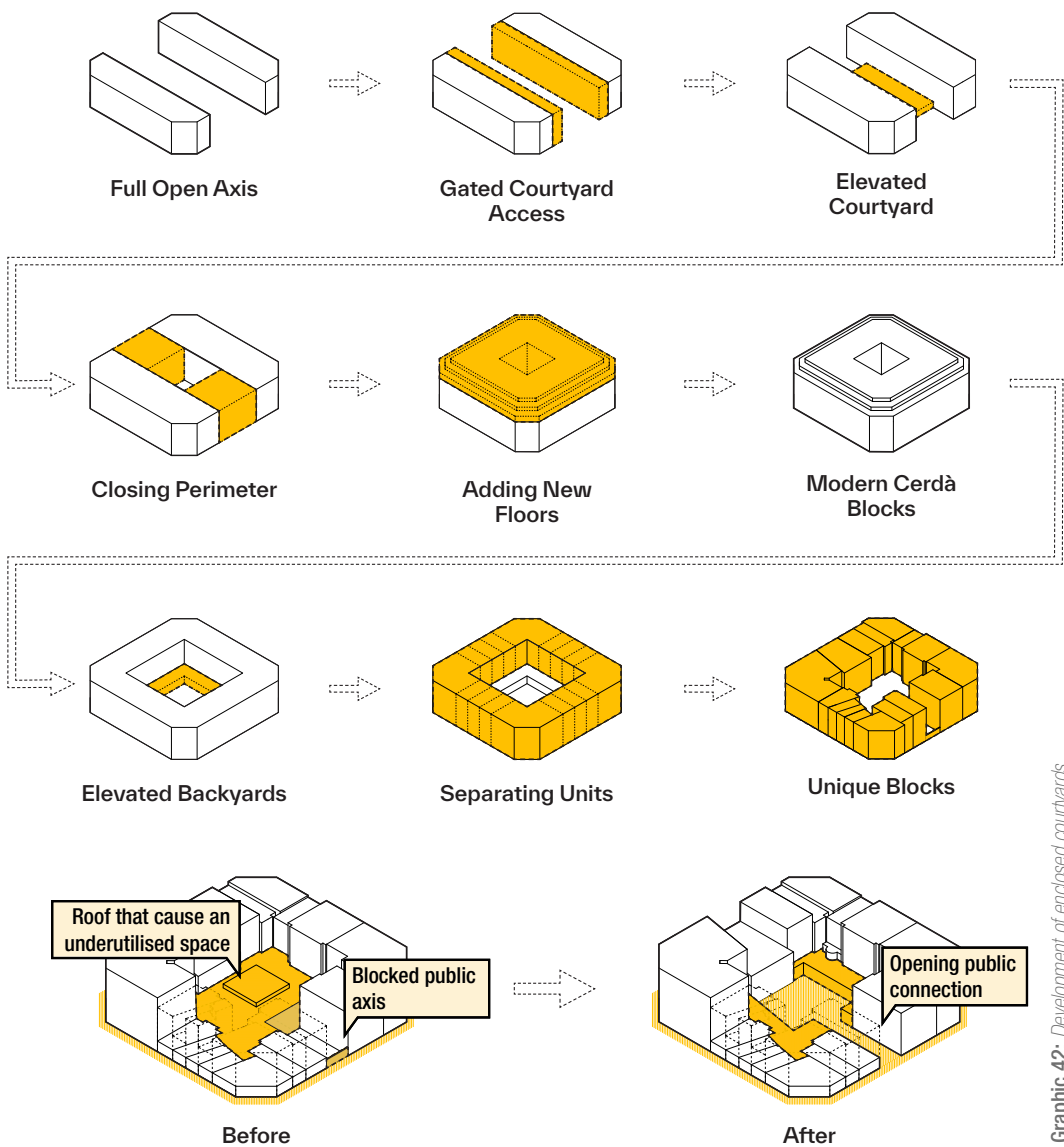
Graphic 41: Axo view of layered spaces.
Source: Redrawn by the author combining a visual reference from Estudi Nao (2020), and current spatial context from Google Maps (2024).

 Semi-Public Space  Private Space  Shared Semi-Private Space

Patterns of Space: Development of Enclosed Urban Islands

Development Typical Cerdà Block

Development Jardins Agustí Centelles Block



Graphic 42: Development of enclosed courtyards. Source: Redrawn by the author combining historical diagrams from Construcción de la Ciudad, No. 0 (1972), and current spatial context from Google Maps (2024).

Spatial Challenge & Urban Condition:

Barcelona's urban planner Cerdà's original conception of the Eixample district was that the inner block courtyards become **accessible public spaces** embedded in the residential fabric. But over the decades, these spaces were more and more **enclosed** and **fragmented for private or mono-functional purposes**, like car parks (Fernández Ordóñez et al., 1976, p. 141; Pallares-Barbera et al., 2011).

The car park had **occupied the courtyard** and **detached** it from public life. **Access was restricted**, and there was no usable **social infrastructure**. Moreover, there was a cultural potential through Palau Macaya, a historical building facing the courtyard, but had been **visually separated** from the city. The project thus faced challenges: **removing physical obstructions**, **reconnecting access points**, and **reactivating significant but neglected space** (Ajuntament de Barcelona, 2020).

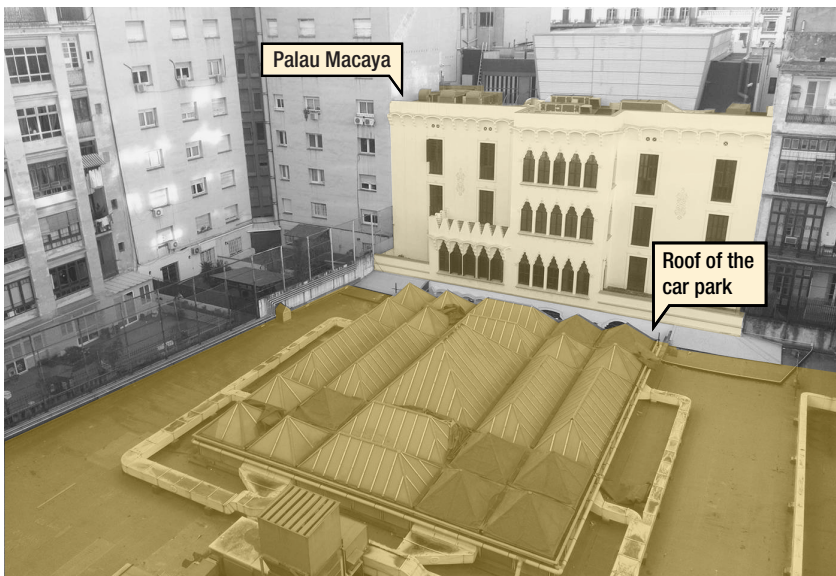
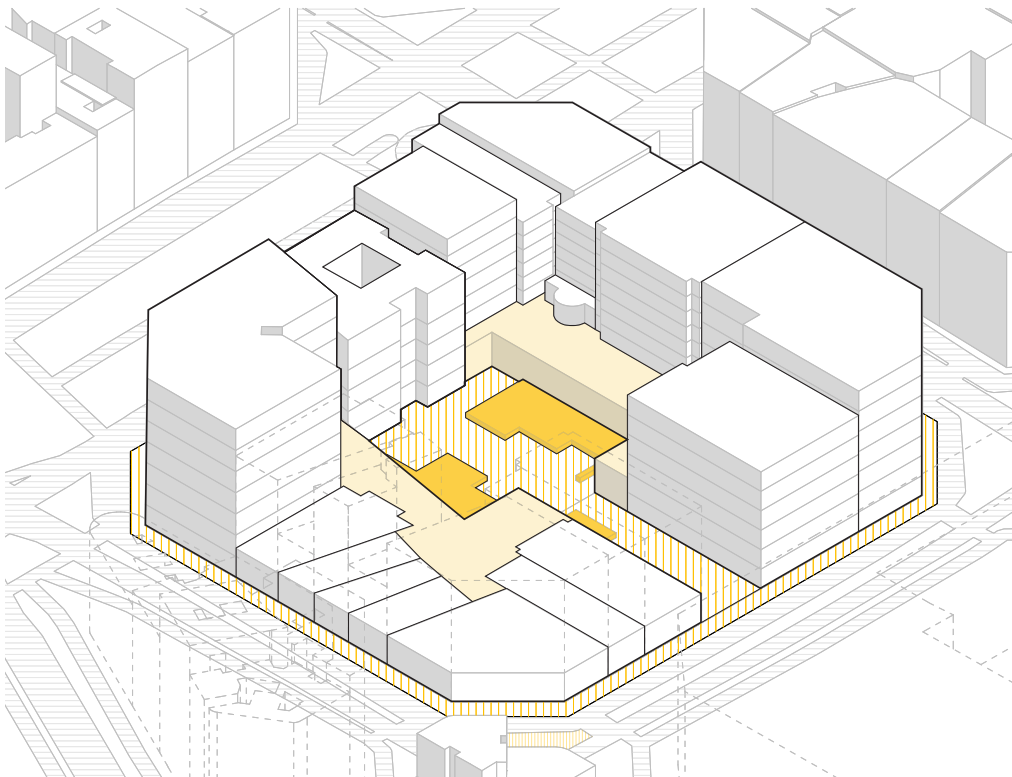
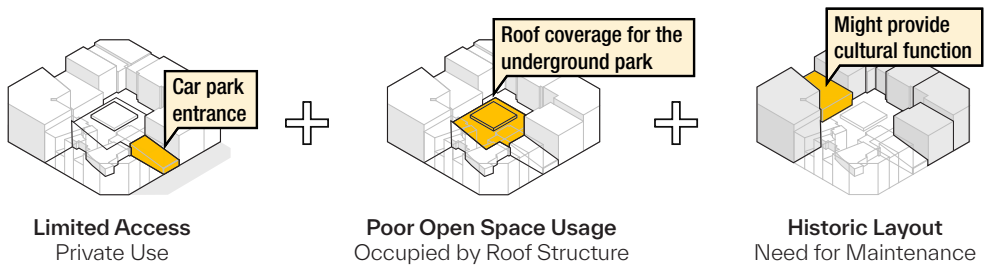


Image 40: Previous condition.
Source: Photo by Surroca J., del Río G. (2017)

Changed Spatial Condition: Transformation of Spatial Planning



Graphic 43: Transformation of spatial planning.
Source: Redrawn by the author combining a visual reference from Estudi Nao (2020), and current spatial context from Google Maps (2024).

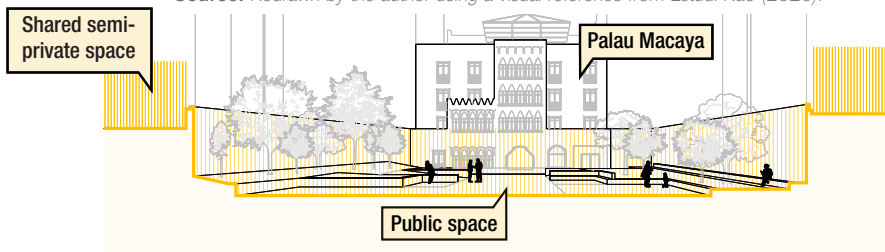
Interventions & Design Strategies:

The transformation began by removing the structural burden above the car park, allowing for a **walkable surface** to be introduced. The courtyard was **layered** with a combination of **green buffers**, **soft materials**, and **modular urban furniture** to ensure adaptability and ease of maintenance. Public access was negotiated through **controlled openings** along the perimeter and through **independent access** via the Palau Macaya building.

Palau Macaya was renovated with an open ground level to host **cultural programming** and **visual permeability**. That led to a place that acts as both a social anchor and a threshold.

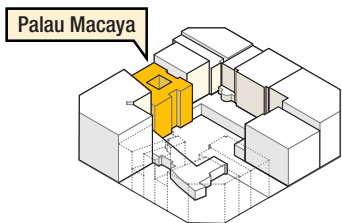
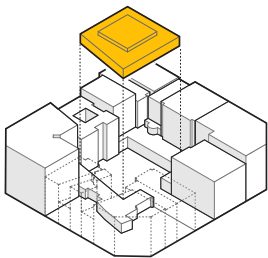
This access approach enabled different degrees of **permeability** for **public circulation** and for **semi-private use**. Moreover, the intervention emphasized **flexibility** not only in space but also in **function**, employing **modular** and **low-maintenance elements** to minimize future costs while accommodating **changing community requirements**. Lastly, the case shows **how a dense and private urban fabric can be reclaimed through different levels of permeability zones, cultural preservation, and modular construction strategies** (Estudi Nao, 2020).

Graphic 44: Section diagram from courtyard, distinction of spaces.
Source: Redrawn by the author using a visual reference from Estudi Nao (2020).



Strategies: Reclaiming Common Spaces

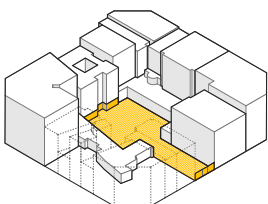
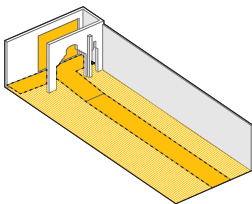
Adaptability



Removing Roof Structure
Repurposing as Public Structure

Preserving Historic Structure
Repurposing Cultural Center &
Restoring Inner Facades

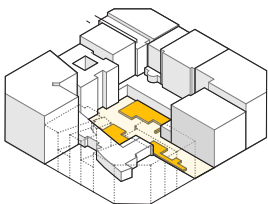
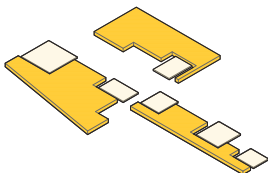
Accessibility



Independent Access
Reconfiguration Of Access Of
The Palau Macaya

Controlled Access
Connecting Courtyard with
Public Spaces

Use



Modular Approach
Using Temporary Structures

Activating Ground Floor
Enhancing Public Spaces

Graphic 45: Reclaiming common spaces.
Source: Redrawn by the author using a visual reference from Estudi Nao (2020).

Mazatlán Revitalization of Mazatlán's Vacant Spaces





Image 41: Public use of revitalized space.
Reprinted from Mazatlán District Vision Plan and Tactical Pilot, by Gehl Architects, 2019.

3.1.2 Mazatlán Revitalization Mazatlán's Vacant Spaces Mazatlán, Mexico (Gehl Architects, 2019)

Challenge: Leftover lands and lack of variety in use

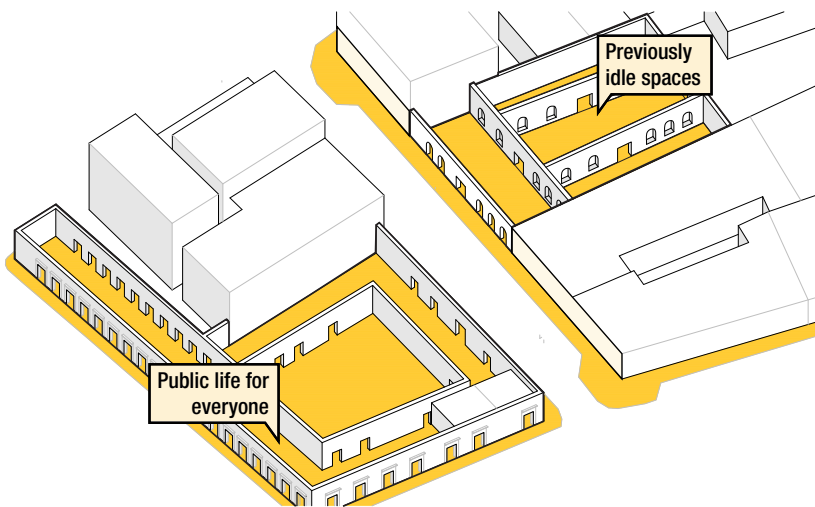
Strategy: Activation of public and program-based use

Ownership: Public (municipality)

Use: Public

Accessibility: fluid, changes by program & event

Mazatlán's intervention was the strategic activation of an **underused space** on **publicly owned land** in a dense urban neighborhood. Rather than taking on full redevelopment of the site, the project introduced **light installations** and **modular interventions** into the site to allow for **public** and **hybrid use**.



Graphic 46: Axo view of layered spaces.
Source: Redrawn by the author using a visual reference from Gehl Architects (2019).

Public Space Private Space

Everyday Life Porosity



Image 42: Porous public space.
Reprinted from Mazatlán District Vision Plan and Tactical Pilot, by Gehl Architects, 2019.

Spatial Challenge & Urban Condition:

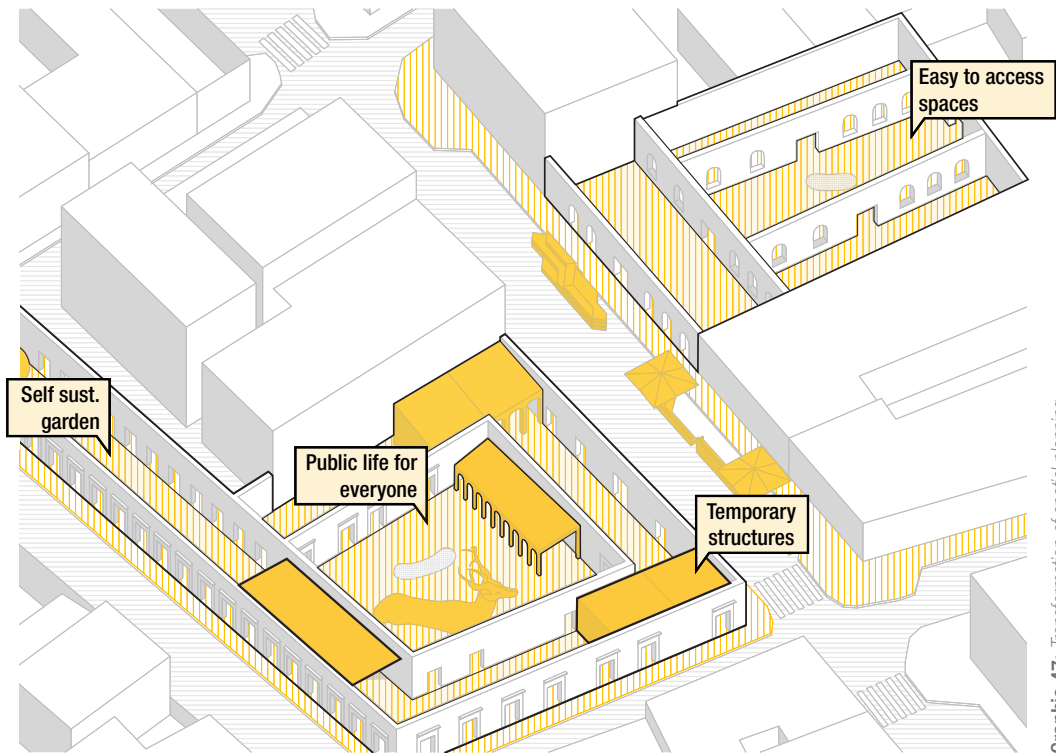
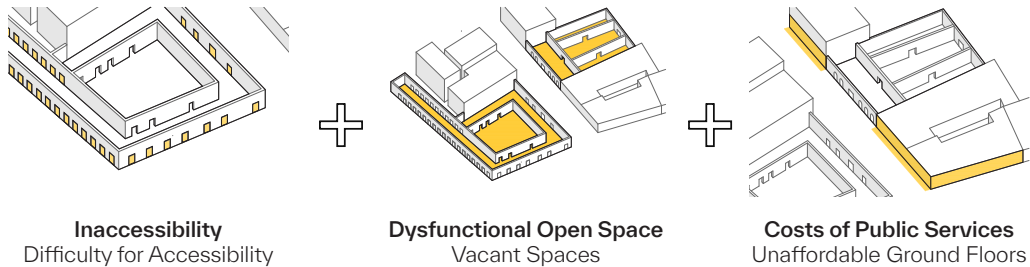
Publicly (by municipality) owned land had remained **fenced off** and **out of reach** in large sections of downtown Mazatlán, interrupting the **visual** or **physical continuity** of the urban landscape. These **underused plots** create **dysfunctional open spaces** that go to waste without **function, meaning, or public use**. As a result, surrounding ground floors remained **underutilized, inaccessible, and unaffordable**, which weakened the area's capacity to support vibrant street life (Gehl Architects, 2019).

Together, these factors created **obstacles to accessibility, discouraged community ownership**, and played a role in the **depopulation** of the city's core neighborhoods.



Image 43: Previous condition.
Reprinted from Mazatlán District Vision Plan and Tactical Pilot, by Gehl Architects, n.d.

Changed Spatial Condition: Transformation of Spatial Planning



Graphic 47: Transformation of spatial planning.
Source: Redrawn by the author using a visual reference from Gehl Architects (2019).

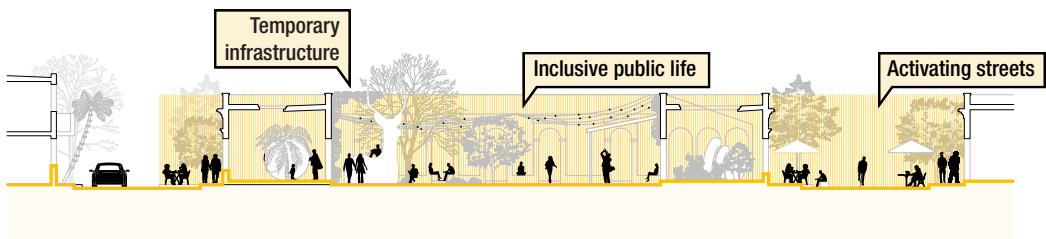
Intervention Strategies & Design Logic:

Partnering with the local government and community, Gehl Studios helped to activate Mazatlán's empty lots with a series of low-budget, tactical interventions. Easily **rearranged modular furniture**, **temporary shading**, and **flexible spatial configurations** allowed for **diverse activities** ranging from local markets to public programs and informal social gatherings. The intervention left existing walls intact, **respecting the existing urban traces**, and **layering flexible infrastructure** that reprogrammed them for **inclusive public life**.

Porosity was a central design logic: underutilized spaces were opened up, both physically and visually, to invite **movement** and **everyday access**. Permanent structures would have offered limited opportunity for a reappropriation of space that was, at least temporarily, immediate, low-barrier, time-limited, and low-cost to put in place. The spaces were developed using **modular elements** and **scalable activities**, which allowed the spaces to **dynamically adapt to the existing site in the long term**. Providing **resilience** for both **residents** and **local vendors** without sacrificing affordability (Gehl Architects, 2019).

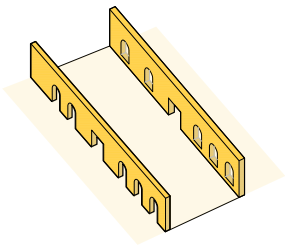
Graphic 48: Section diagram of reclaimed spaces.

Source: Redrawn by the author using a visual reference from Gehl Architects (2019).

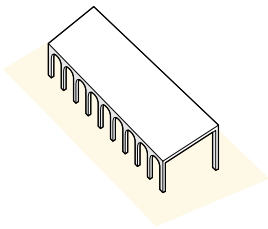


Strategies: Activating the Vacant Spaces

Adaptability

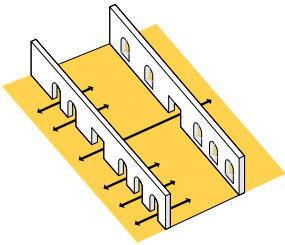


Preserving Existing Walls
Keeping Characteristics

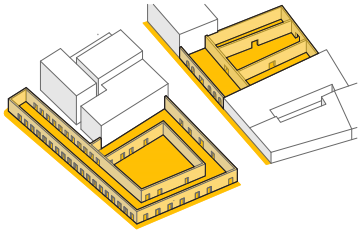


Temporary Units and Activities
Adaptability for the Use

Accessibility

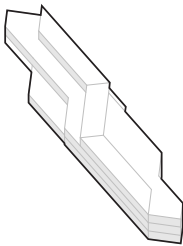


High Porosity
Providing Accessibility

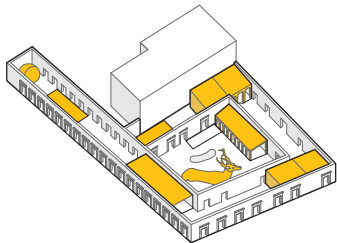


Activating Vacant Spaces
Reclaiming Public Life

Use



Modular Seating Units
Making it Easier to Use



Variety of Activities
Allowing Multifunctional Use

Graphic 49: Activating the vacant spaces.
Source: Redrawn by the author using a visual reference from Gehl Architects (2019).

Superblocks Street Revitalization Project





Image 44: Aerial view of Superblocks.
Reprinted from Superilla Sant Antoni, by Ajuntament de Barcelona, 2020.

3.2 | Permeable Edges and Everyday Negotiations

Designing Access in Publicly Owned Private Spaces

3.2.1 Superblocks Street Revitalization Project

Sant Antoni, Barcelona, (Leku Studio, 2019)

Challenge: Fragmentation & neglect, privatization through revitalization

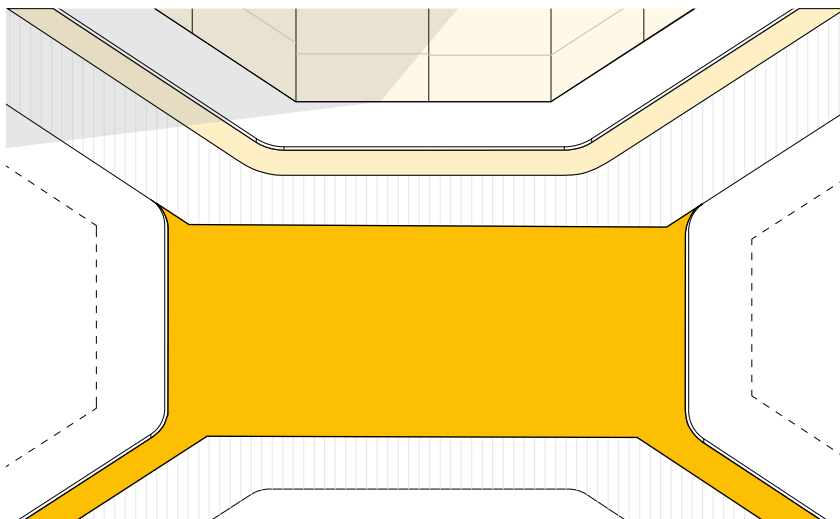
Strategy: Soft infrastructure, inclusive co-use

Ownership: Public streets and semi-private inner blocks

Use: Layered

Accessibility: Daytime oriented, low night use

Created by the Barcelona City Council and the Urban Ecology Agency, **nine-block clusters** in the Eixample district rearrange the streetscape for people instead of cars and restore **human-centered public life**. Realized in 2019 in neighborhoods such as Poblenou and Sant Antoni, the program relied on **light physical intervention** to reorganize space and encourage **shared, flexible uses**.



Private Space

Public Space

Shared Semi-Private Space

Everyday Life Flexible Use



Image 45: Nodal space of Sant Antoni.
Photo by Del Rio Bani, 2019.

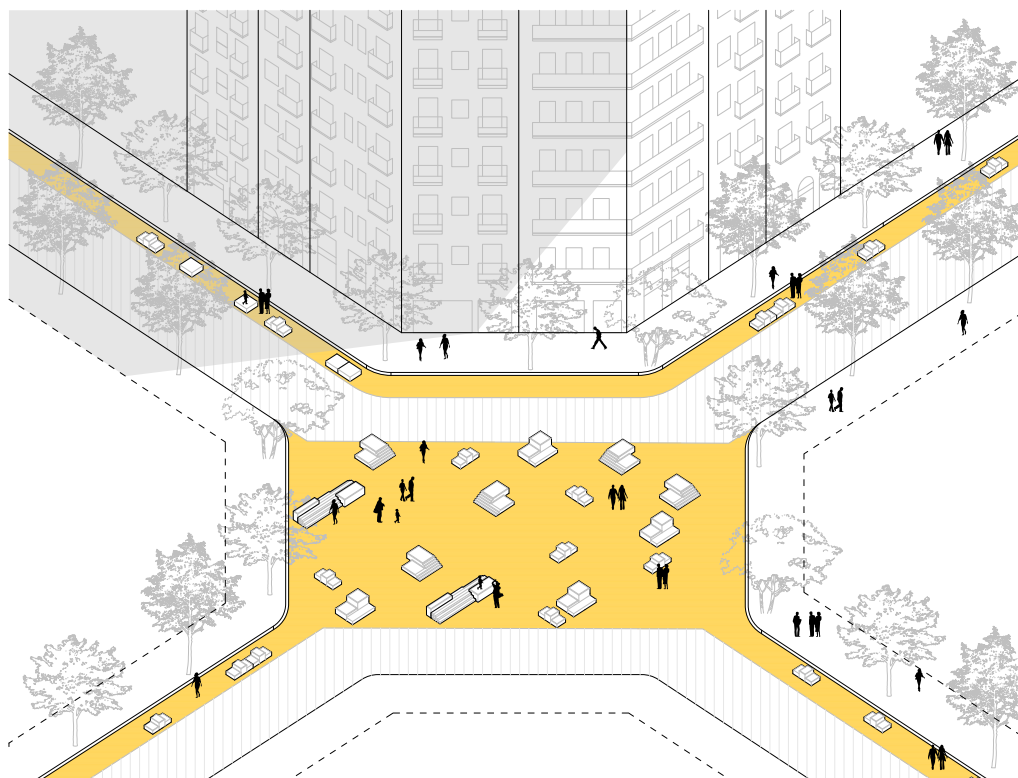
Spatial Challenge & Urban Condition:

Before the Superblocks program, the Eixample district design was **dominated by streets full of vehicles**, structured into a **rigid grid** that prioritized movement over communal gathering (Ajuntament de Barcelona, 2016). Cerdà's original plan, generous as it was in chamfered intersections, became compromised over time; these corners and the parallel streets like Sant Antoni were highly **visible** but **socially underutilized** (Roberts, 2019). Heavy vehicular traffic, near-constant noise, and pollution **diminished walkability** and **discouraged the permanence of users**. The lack of human-scale infrastructure, such as seating and shade, made them **inaccessible**, causing **forms of exclusion** (Rueda, 2019).



Image 46: Previous condition.
Photo by Del Rio Bani, 2019.

Changed Spatial Condition: Transformation of Spatial Planning



Graphic 51: Transformation of spatial planning.
Source: Redrawn by the author using a diagram by Leku Studio (2019).

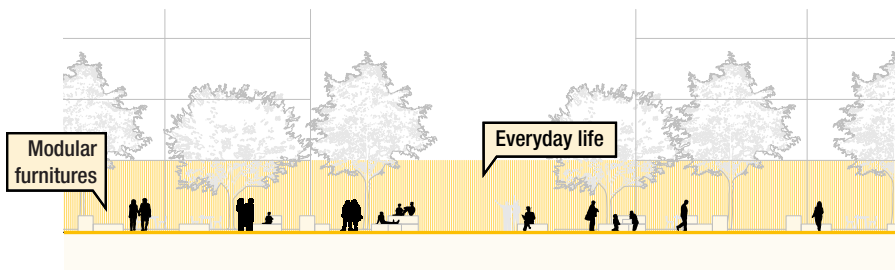
Interventions & Design Strategies:

In response to this, the Superblocks program implemented a range of people-oriented design interventions, transforming vehicle-dominated zones into **shared public spaces**. By utilizing tactical urbanism tools like **modular benches**, **movable planters**, and **flexible plaza surfaces**, the program created **adaptable environments that responded to changing needs** (Leku Studio, 2020; Ajuntament de Barcelona, 2016).

Instead of providing **rigid boundaries**, **flexible design elements** encourage **diverse public utilization** without overregulating activity. That's why adaptable actions took place, and **modular furniture**, **open thresholds**, and unity through design subtly guided **how spaces were shared** without restricting movement or behavior (Leku Studio, 2020). These interventions enabled **overlapping programming** such as **markets, play, sitting**, and sharing the same spaces, and showcased how, even with **low-cost, reversible interventions**, one can foster a more **inclusive** and **social urban life** (Lydon & Garcia, 2015).

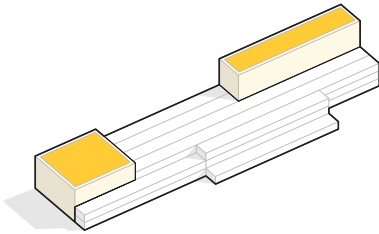
Graphic 52: Sectional perspective flexible plaza surface.

Source: Redrawn by the author using a drawing by Leku Studio (2019) as visual reference.

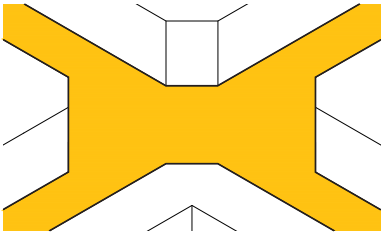


Strategies: Reclaiming Streets

Adaptability

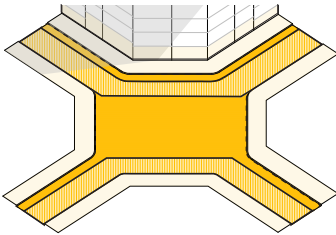


Modularity
Easy to Adapt

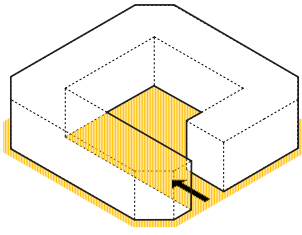


Reclaiming Chamfered Squares
Activation of Spaces

Accessibility

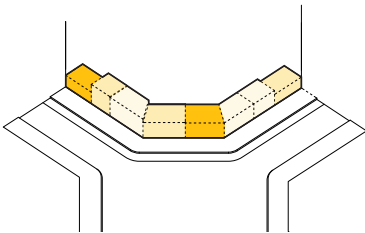


Pedestrianized Circulation
Accessibility for Everyone

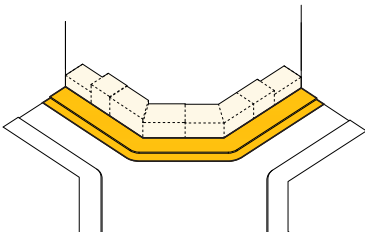


Accessible Courtyards
Reclaimed Spaces

Use



Variety of Ground Floor Function
Multifunctional Use



Extension of Commercials
Street Integration

Graphic 53: Reclaiming streets.
Source: Redrawn by the author using a diagram by Leku Studio (2019).

Caserne de Reuilly Rehabilitated Lives





Image 47: Courtyard use of Caserne de Reuilly.
Reprinted from Caserne de Reuilly, Visite Presse (Dossier) (p. 2), by Paris Habitat, 2019.

3.2.2 Caserne de Reuilly Rehabilitated Lives

Rue de Reuilly, Paris (H2O Architectes, Courtyard; MIR Architectes, Lot D-E; NP2F+OFFICE, Lot C, 2019-2021)

Challenge: Privatization of a privately owned courtyard

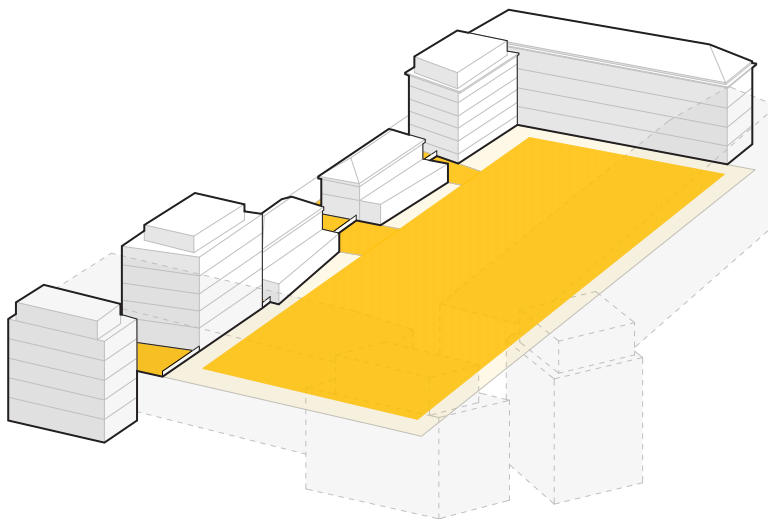
Strategy: Controlled publicness through clear spatial distinction

Ownership: Private

Use: Semi-Public

Accessibility: Regulated by defined hours & areas

The project transformed an underused 19th-century military barracks into a mixed-use residential complex with a large **shared courtyard**. This effort involved **social housing**, a range of **commercial spaces**, and **reuse of historical materials** as the basis for developing an **urban node** that would invite a wide range of users of the city to participate (Ville de Paris, 2024).



Semi-Public Space

Shared Semi-Private Space

Graphic 54: Aerial axonometric rendering of courtyard.
Source: Redrawn by the author using visual reference from H2O Architectes (n.d.).

Layered Spaces Regulated Use



Image 48: Distinction of spaces.
Photo by Huet H., 2019. In *La Caserne de Reuilly*
MIR Architectes.

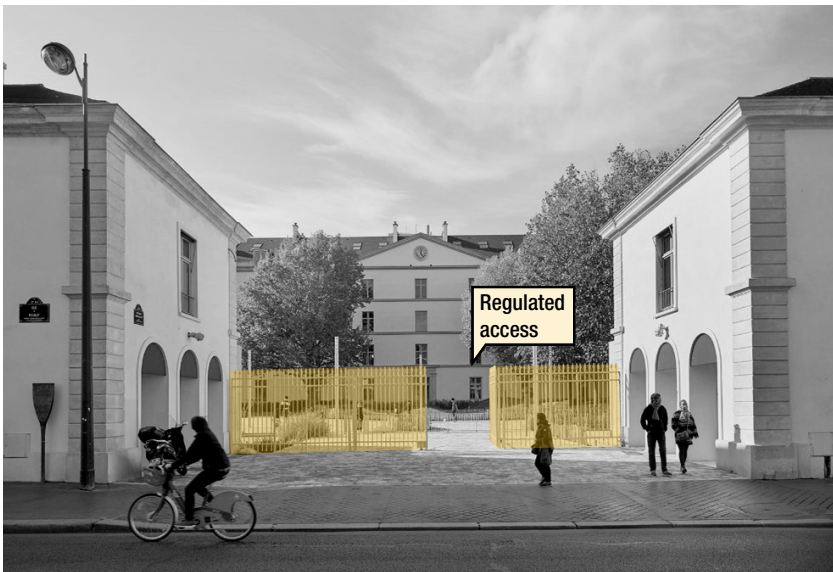


Image 49: Controlled access to public space.
Photo by Huet H., 2019. In *La Caserne de Reuilly*
MIR Architectes.

Spatial Challenge & Urban Condition:

It was originally a military compound, constructed as a self-contained and inward-looking site, with access strictly limited to military personnel. Its layout was monofunctional and rigid, serving institutional needs rather than community life, until 2014. The site was given over to circulation for vehicles and parking for private cars, ensuring it was disconnected from the urban landscape. The block therefore worked as a **wasteland** within the city, both **spatially** and **socially** (Paris Municipality, 2024).

Its revival required a restructuring of **access, use, and distribution to produce a shared, semi-public environment**, but also the implementation of residential and public programs that could coexist with its conserved heritage.

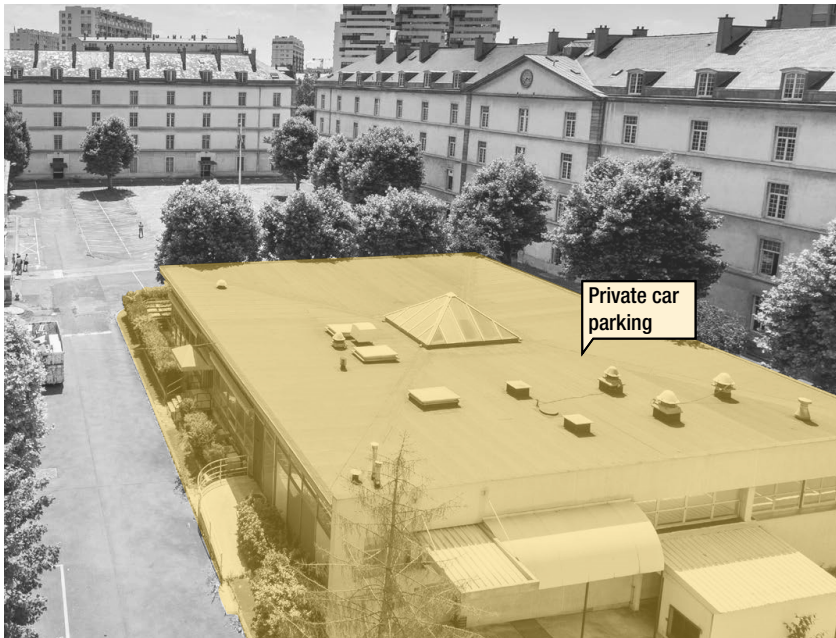
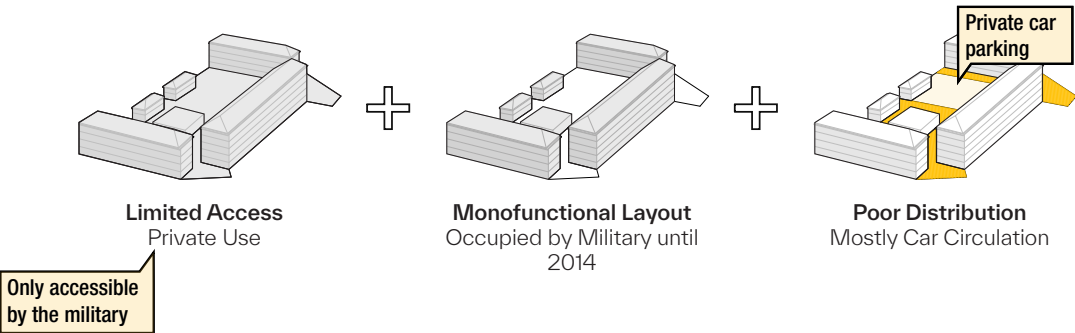


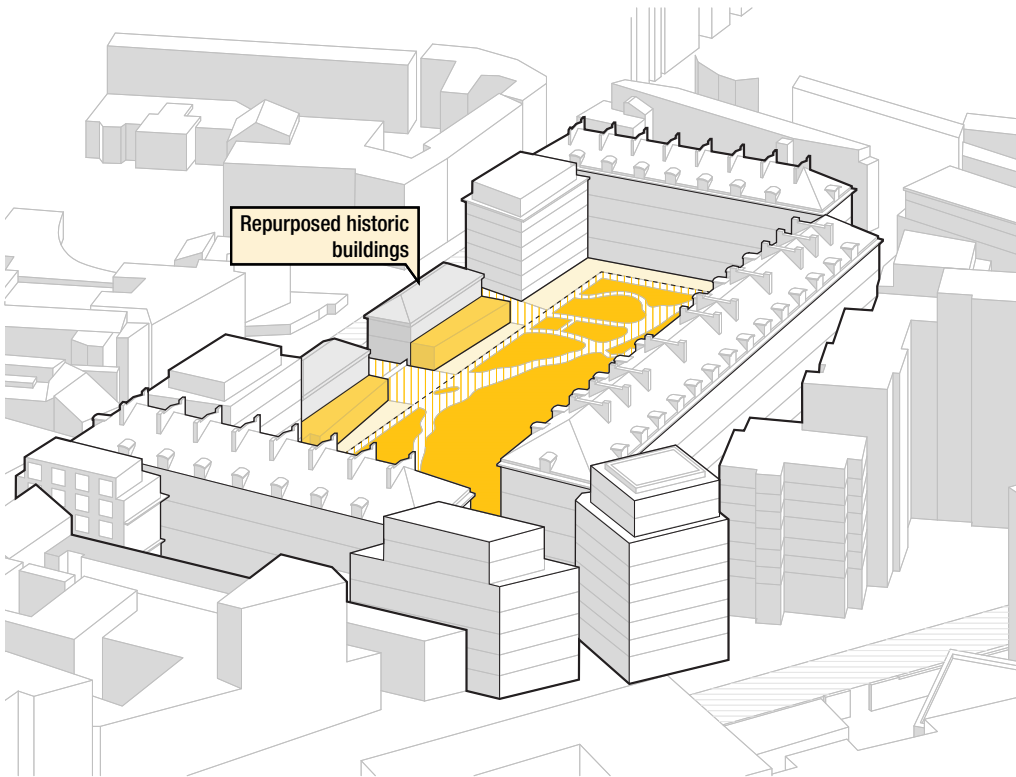
Image 50: Previous condition.
Photo by Bruneau C., 2015. In *Caserne de Reuilly, Visite Presse (Dossier)* (p. 4), Paris Habitat, 2019.

Changed Spatial Condition: Transformation of Spatial Planning

Challenges



Transformation



Graphic 55: Transformation of spatial planning.
Source: Redrawn by the author using visual reference from H2O Architects (n.d.).

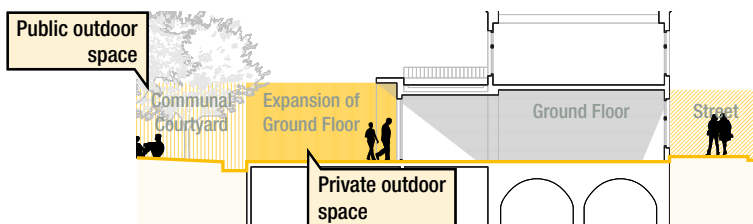
Interventions & Design Strategies:

Preserving the heritage without turning the site into a **leftover space** or an **exclusive space** was made possible through careful **repurposing of historic structures** for living and civic use, and through the retaining of the site's historic perimeter. Ground-floor units were **programmatically activated through mixed-use functions**, with cultural, commercial, and communal programs opening up the interior courtyard to diverse modes of public life.

New **landscaped paths**, **seating areas**, and **shared gathering places** were added to promote day-to-day use and **soften the old military enclosure**. Specific entries were established to **control public access**, and **time-based thresholds** at different points maintained an ongoing balance between **permeability** and **security**. By incorporating affordable housing, long-term **residential diversity** was held, and **socio-economic displacement was avoided** (Hubert, 2022; Paris Habitat, 2021).

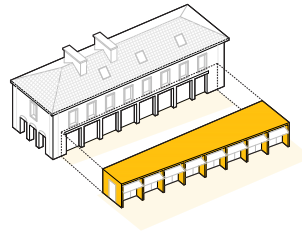
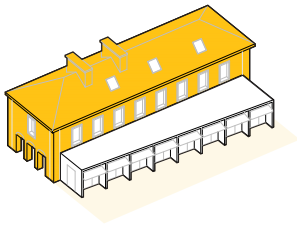
This set of strategies allowed for the development of a **multi-layered** and **adaptable transformation** that blends preservation work with **accessibility** and **everyday use**.

Graphic 56: Sectional perspective of Caserne de Reully courtyard housing. Distinction of spaces.
Source: Author's drawing, based on a reference by MIR Architectes (2019).



Strategies: Reclaiming Shared Spaces

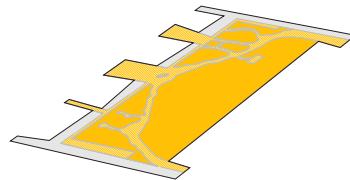
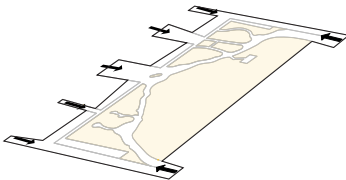
Adaptability



Repurposing Historic Structures
Living Heritage, Not To Be Museified

Scalable Retail and Cultural Spaces
Reducing Hierarchy

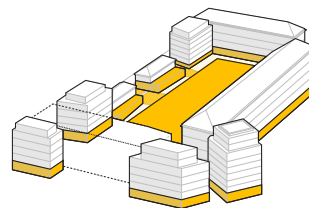
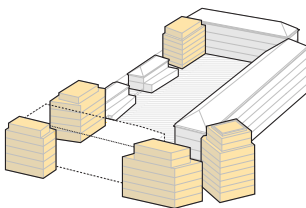
Accessibility



Ground Floor Activation
Enhanced Access

Public / Private Distinction
Distribution of Spaces

Use



Affordable Housing Projects
Reducing Displacements

Mixed-Use Development
Hybridization of Public Spaces

Graphic 57: Reclaiming shared spaces.
Source: Exploded axonometric of Lot D/E rehabilitation and aerial axonometric rendering of Caserne de Reuilly's courtyard. Redrawn by the author using schematic reference from MIR Architectes (2019) and visual reference from H2O Architectes (n.d.).

Dronningensgade Balance Within Enclosed Blocks





Image 51: Aerial view of Christianshavn neighborhood
Photo by Danilovich A., 2019.

3.2.3 Dronningensgade Blocks Balance Within Enclosed Spaces

Christianshavn, Copenhagen (Various Architects, 18th Century -)

Challenge: Ambiguity of use within enclosed spaces

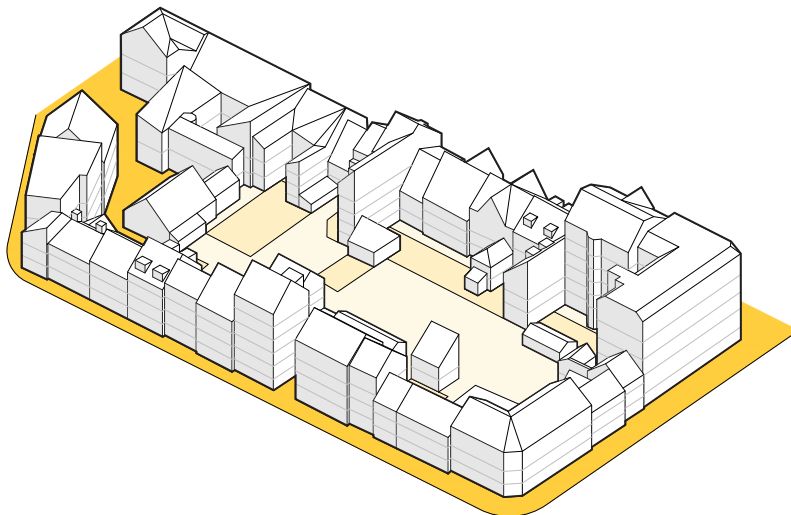
Strategy: Soft thresholds through everyday life

Ownership: Private

Use: Semi-Private

Accessibility: No explicit temporal control

Dronningensgade, a perimeter block, is located in the area of Christianshavn in Copenhagen. Unlike other cases, it is not a **formal intervention** but an **organically formed urban fabric** that provides an example of **soft public-private transitions** through everyday use.



Graphic 58: Spatial layering of spaces in the urban block.
Source: Redrawn by the author based on a diagram in Sim (2019, p. 31).

Public Space Semi-Public Space Shared Semi-Private Space



Image 52: Private backyard.
Photo by Local Landlord, 2021.



Image 53: Shared courtyard.
Reprinted from Soft City: Building Density for Everyday Life (p. 54), by Sim D., 2019, Island Press. Copyright 2019 by Island Press.

Changed Spatial Condition

The residential block at Dronningensgade was therefore initially defined by **enclosed courtyards** corresponding poorly in spatial layout or clear programming. Access to these spaces was **limited**, adding to their **disuse**. However, over the years, the courtyard was transformed into a **semi-open public area** that was maintained by residents collectively.

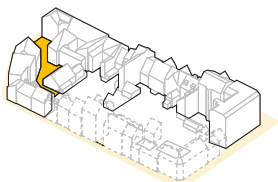
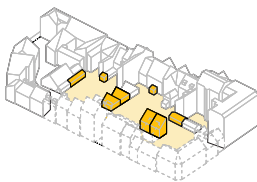
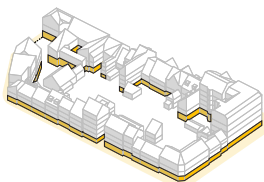
After the change, the buildings surround a **layered courtyard system** with **several entrances** from surrounding side streets and pedestrian corridors. **Visual** and **physical boundaries** are few and far between, but **spatial clarity** has improved via slow reorganization and vernacular design strategies like **garden edges**, **seating**, and **micro-landscaping**. These quiet interventions, alongside social governance, provide **high permeability** and **collective ownership** for the residents, achieved through **habit**, **trust**, and **mutual care** (Sim, 2019).



Image 54: Layered space through height difference. Reprinted from *Soft City: Building Density for Everyday Life* (p. 54), by Sim D., 2019, Island Press. Copyright 2019 by Island Press.

Changed Spatial Condition: Transformation of Spatial Planning

Challenges

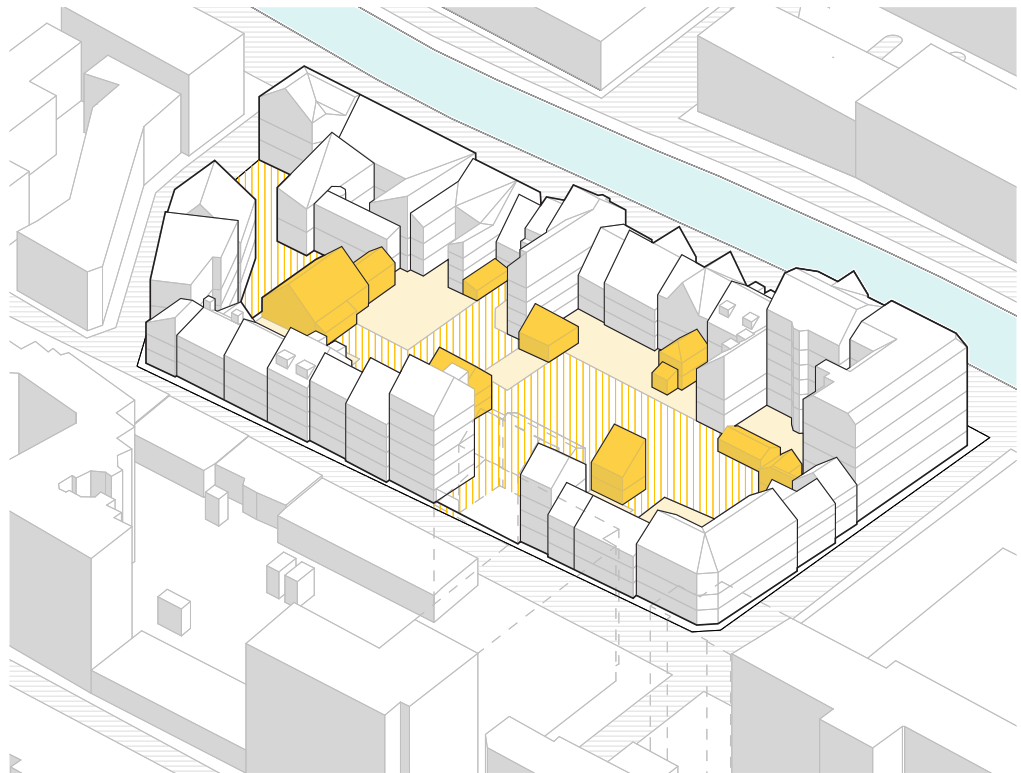


Fully Enclosed Spaces
Lack of Functional Variety

Dysfunctional Courtyard
Lack of Spatial Organization

Difficulty of Access
Lack of Utilization

Transformation



Graphic 59: Transformation of spatial planning.
Source: Redrawn by the author based on a diagram in Sim (2019, p. 31).

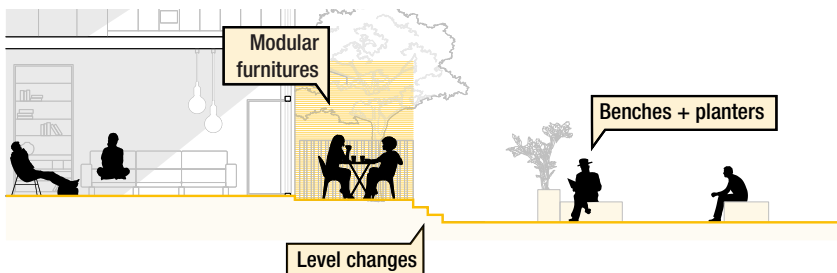
Key Spatial Logic

The courtyard space is filled with **overlapping layers of access, transitioning from private decks and gardens to semi-shared spaces to a large, common green field at the center of the block.** This stacked organization allows for a nuanced **differentiation of public, semi-public, and private uses** without relying on strict design controls.

Access to the community is achieved through networks of **public and resident-only paths.** Small-scale buildings for storage and bicycles help define **zones of use** while providing utility and rhythm to the composition. These soft thresholds, such as **planters, level changes, and benches,** create **informal spatial contracts of access and privacy.**

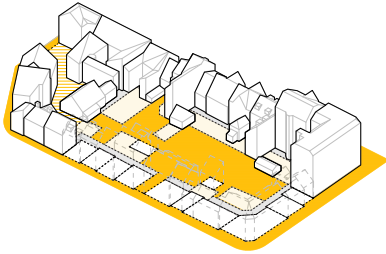
Significantly, the project holds onto **existing structures and spatial habits** while **minimizing renovation costs,** which can be critical to **preserving affordability for long-term residents.** The result is a model in which public–private coexistence is not enforced by architecture but sustained through **continual maintenance and embedded community use** (Sim, 2019).

Graphic 60: Sectional perspective of layered use. Distinction of spaces.
Source: Author's drawing, based on a diagram in Sim (2019, p. 33).

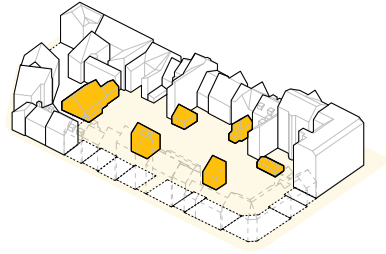


Strategies: Balance Within Enclosed Spaces

Adaptability

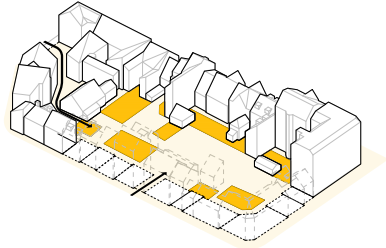


Public / Private Distinction
Distrubition of Spaces

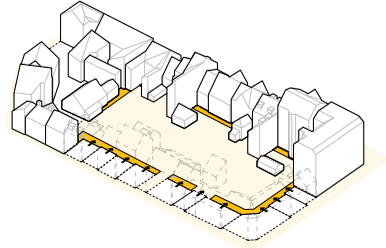


Preserving Beneficial Small Scale Structures
Distrubition of Activities

Accessibility

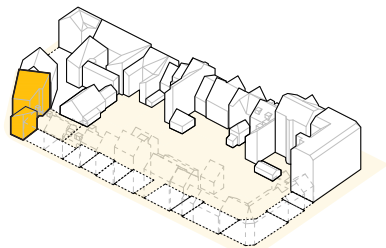


Public Accessibility
Privately Held but Informally Accessible

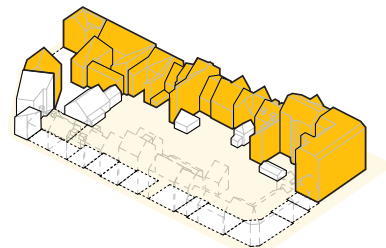


Direct Access For Residents
Soft Buffers of Semi-Private Spaces

Affordability



Affordable Housing Units
Integrated With Courtyard



Retaining Existing Structure
Avoids High Renovation Costs

Graphic 61: Balance within enclosed spaces.
Source: Redrawn by the author based on a diagram in Sim (2019, p. 31).

3.3 | Comparative Reflections in Transition

Ownership–Use Relationships Across Case Studies

Across the five case studies, a recurring tension emerges between **openness** and **inclusivity**. Although each intervention deals with underutilized spaces, their approaches reveal varying degrees of **ownership** and **use negotiation**. Therefore, they have different **behavioral control** and **levels of accessibility** (Zukin, 2010).

Jardins Agustí Centelles (Barcelona):

Although **legally public**, the courtyard operates through **clear spatial hierarchies** and **behavioral patterns**. Pathways, fencing, and vegetation subtly delineate zones, leading users toward specific actions. As a result, the space behaves **semi-privately**, favoring nearby residents and specific age groups.

Mazatlán (Mazatlán):

Mazatlán takes a more flexible approach, activating vacant plots with **minimal design** and **porous boundaries**. Here, there is no formal control **over space**, and accessibility is not only physical but also **socially inclusive**, welcoming varied user profiles without **economic** or **functional constraints**. In the end, legitimacy is established through use, not regulation.

Superblocks (Barcelona):

While Superblocks offer **high physical permeability** by removing vehicular dominance, they influence how people use the space through planned activities and design cues. Hence, ownership remains **public**, but the right to stay is **use-dependent**, favoring certain forms of inclusivity rather than full openness.

Caserne de Reuilly (Paris):

This courtyard redevelopment demonstrates **formal spatial and temporal control**. Access points are gated and open only at **specific hours** or **under supervised conditions**. This is a case of **privately owned public space** (POPS), where **time** becomes a **regulatory device** to arrange who can access it, when, and how. Therefore, publicness becomes both **owner-dependent** and **predictable**.

Dronningensgade (Copenhagen):

In this example, there are no gates and no official rules in order to use the courtyard. Moreover, boundaries between public and private are **blurred** and maintained through a trust-based system. This type of application encourages **gradual transitions** between private, shared, and public zones. All in all, ownership and use align through **community habits, not enforcement**.

Case Studies	Spatial Openness	Controlled Accessibility	Type Of Regulation
Jardins Agustí Centelles	Medium	High	Municipal Rules
Mazatlán	High	Low	None, Fully Open
Superblocks	High	Medium	Traffic Rules
Caserne de Reuilly	Medium	Very High	Time-Based Gating
Dronningensgade	High	Very Low	Community Monitoring

3.4 | From Cases to Strategies

Lessons for Yeldeğirmeni

The case studies presented in this chapter demonstrate a **diversity in the spatial layout** and the **fragmentation of urban life**. Some work through **soft transitions, modular design, or temporary activation**, while others define public-private tensions through more systemic design logic such as **regulation of usage**. But these interventions are context-specific. That means they respond to **unique spatial layouts, property ownership patterns, and the everyday social behavior of their communities**, making them hard to apply without adjustment.

Going further, what is revealed is that the transformation of space is not merely a **physical project**. It is also based on the behaviors of users. In many cases, ownership and use **rarely overlap**, and some spaces intended as “**public**” can function as “**private**”. Others, while “**legally private**”, become “**public**” through everyday routines. This disconnection imposes the core challenge of these neighborhoods, which is **how to achieve shared, flexible use that doesn’t solely rely on legal definitions while enabling regulation through adaptable spatial tools**.

Instead of proposing definitive solutions, the following strategies offer **spatial frameworks**, which are tools for **remapping boundaries, activating residual spaces, and regulating access**. These trajectories are not only based on the built outcomes of the case studies themselves but also on the **underlying spatial patterns of the thesis context**. Thus, building on the learnings from case studies, Chapter 4 will emerge from **reframing spatial issues as opportunities for collective use, adaptable infrastructure, and everyday negotiation**.

1. Repurposing Underutilized Spaces

Learning From: Mazatlán, Jardins Agustí Centelles, Caserne de Reuilly

Residual, vacant spaces interrupt neighborhood continuity. As these case studies illustrate, **temporary** and **shared uses** can also be reactivated without **legal transformation**. This strategy reconceptualizes idle spaces as hidden common areas that are engaged by **permeable space programming** (Campobenedetto & Robiglio, 2019).

2. Redefining Boundaries

Learning From: Superblocks, Dronningensgade

When a space has fixed boundaries, they are excluded; when it has flexible ones, it is a publicly invited space. In both case studies, edge conditions impact usage. These examples show that **spatial divisions don't need to be definitive to have spatial clarity**. They can be adjusted through everyday usage. This strategy supports **modular, permeable edges** that **change based on time and use** (Cremaschi, 2019; Sim, 2019).

3. Regulating Use

Learning From: Caserne de R., Jardins Agustí Centelles

Two design actions can be discussed from the conceptualization of such a strategy: **the need for a gradual transition between public and private** and the **regulation of accessibility through time and use**, supporting **safety** and **inclusive use** over time in such urban spaces (Cremaschi, 2019; Zukin, 1995; Gehl, 2010).

TRANSFORMING PATTERNS

APPLYING KEY SPATIAL STRATEGIES FOR RECLAIMING THE EVERYDAY
LIFE IN THE INTERVENTION SITE

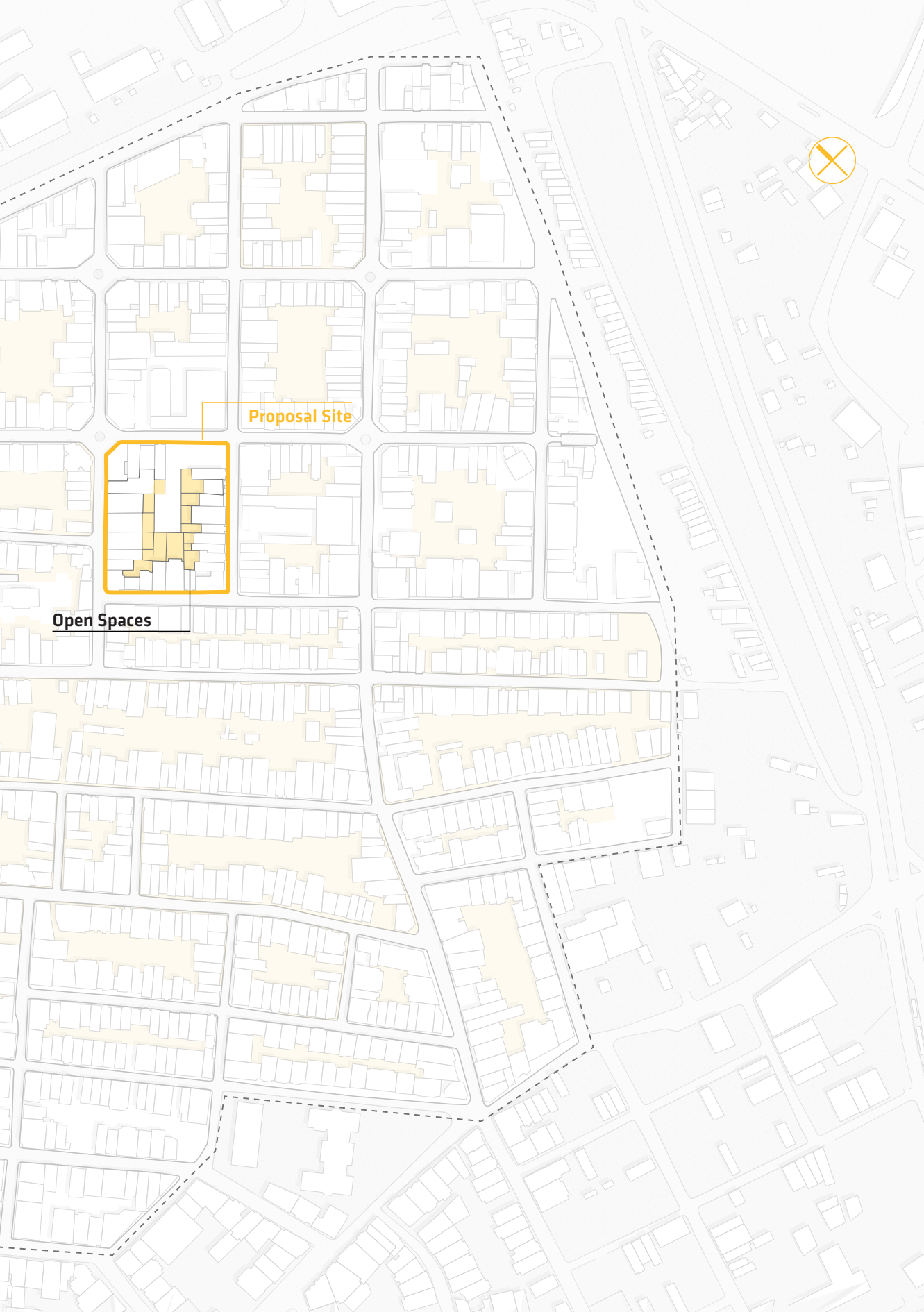
04

Proposal Site Location

**Yeldeğirmeni
Neighborhood**

Graphic 62: Location of proposal site.

Source: Redrawn by the author using base map of İstanbul from Kadıköy Belediyesi, İmar Müdürlüğü, 2023.



Proposal Site

Open Spaces

4.1 | Grounding the Intervention

Challenges and Strategic Directions

This chapter introduces the proposed design strategies based on the **learnings from case studies** and **conditions learned from the first two chapters** for a selected urban island in Yeldeğirmeni. Rather than presenting a fixed solution, it constructs **a scenario**:

“An **optimum condition**, which accepts **full collaboration across fragmented ownerships**, where they could enhance spatial coherence (Healey, 1997). Thus, all design drawings are **based on this scenario**. The aim is to address **access, control, and everyday use of the selected spaces**. Additionally, the selected site serves as **a test case** because it concentrates on nearly all the **spatial, legal, and social situations** present in the broader neighborhood.

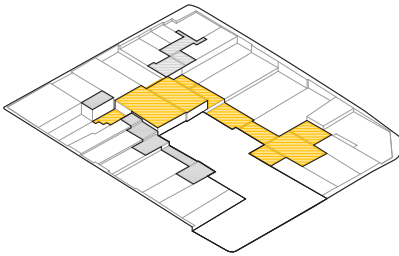
Within this block, as mentioned earlier, **underutilized backyards remain enclosed and isolated**, generating spaces, yet **these areas can't be used in a communal sense**. Thus, they prevent **potential access**. Moreover, the whole island is broken down by **three leftover parcels**: two as **spatial remnants** and one as a **private parking lot** (legally part of the public park). At the time of 2025, they cause many contradictions due to the **misalignment between legal rights and rightful use**.

The site is dominated by **parcel walls** and **rigid borders**, emphasizing **separation** and **privatization**. Even where access is technically legal, **economic constraints** or **the aimed user profile limit use**.

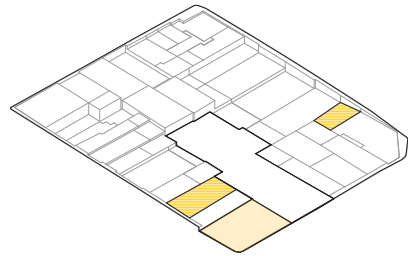
Meanwhile, these ground-floor patterns are also **monofunctional**, with little flexibility for **collective use** or **local programming**. Therefore, **the block contains almost every previously analyzed morphological and socio-economic bad pattern and constraint in a condensed way**.

Challenges

Spatial

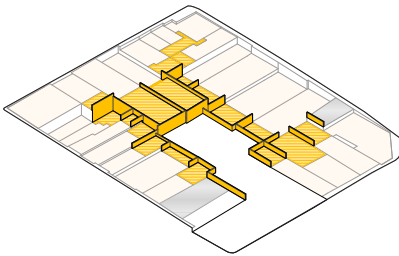


Underutilized Backyards
Inaccessible Shared Spaces

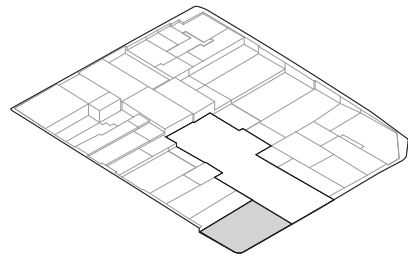


Vacant Parcels
Leftover Spaces

Spatial

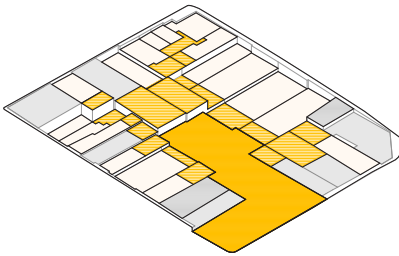


Rigid Parcel Boundaries
Limited Interaction

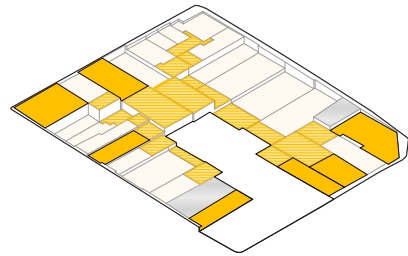


Misalignment Of Ownership And Use
Parking Lot Invasion

Socio-Economic



Monofunctional Layout
Lack Of Programmatic Clarity In Shared Spaces



Profit Driven Spaces
Economic Constraints

This chapter presents three overlapping possible strategies for intervention: **reclaiming idle spaces**, **redefining parcel boundaries**, and **regulating use**. However, there is a major and realistic challenge when reimagining the space dynamics of the site. That is the **possibility of user refusal**. **What happens if even a single resident decides not to participate?**

For this reason, as discussed early in the introduction part, the thesis **does not seek to offer any fixed proposal, only offers tools of participation**. These tools are designed to **preserve spatial and social coherence even under partial implementation by highlighting flexibility**.

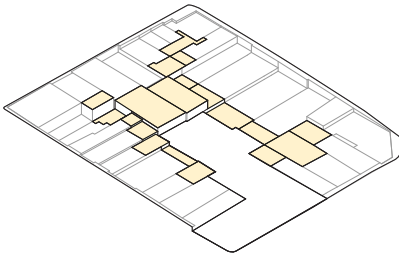
This chapter doesn't propose shared goals for each user. Thus, it realizes the need to identify **the key actors**. Furthermore, framing their likely roles, capacities, and motivations. As a result, each intervention thinks not only about spatial organization but also about socio-economic negotiations by **responsibility, willingness, and trust**.

Ownership–Use Matrix

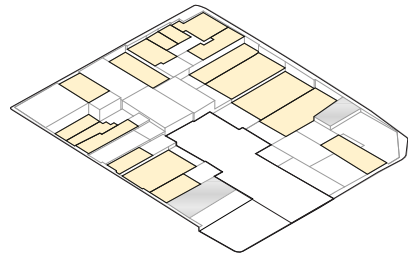
Space Type	Owner	Used By
Backyards	Private Homeowners	Not Usable
Vacant Lots	Private Owners	Not Usable
Parking Lot	Municipality	High School Board
Public Park	Municipality	Public
Commercial	Private Businessowners	Semi-Public
Residence	Private Homeowners	Private

Identification of Actors Owners of Spaces

Individual
Homeowners

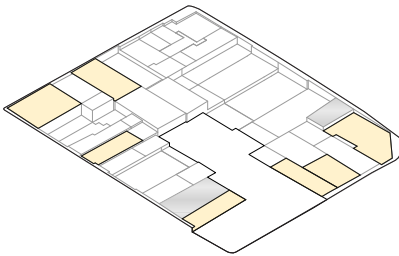


Inner Backyards
Private

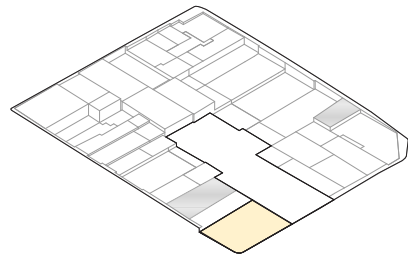


Ground Floors
Private

Third-Party
Facilitators

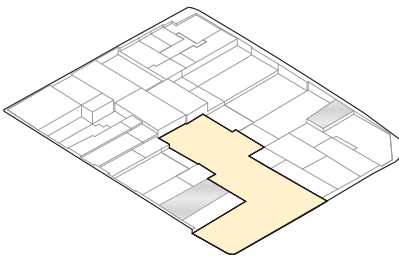


Ground Floors
POPS

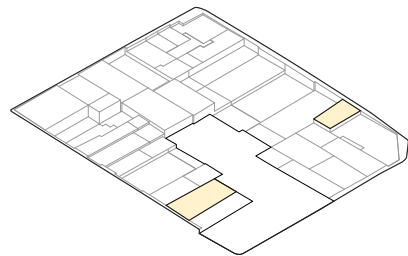


Parking Lot
PRPS

Municipal Government



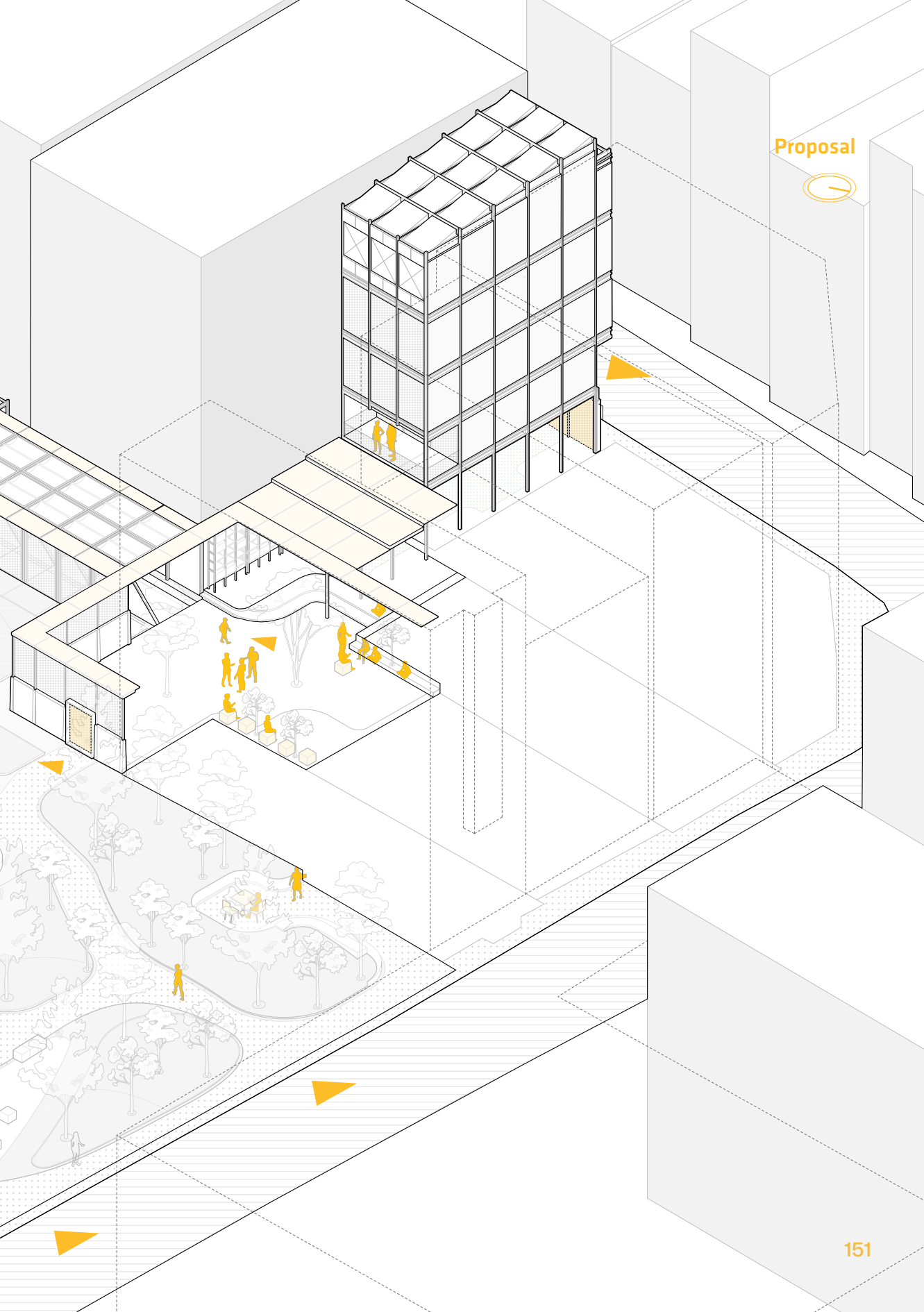
Public Park
Public

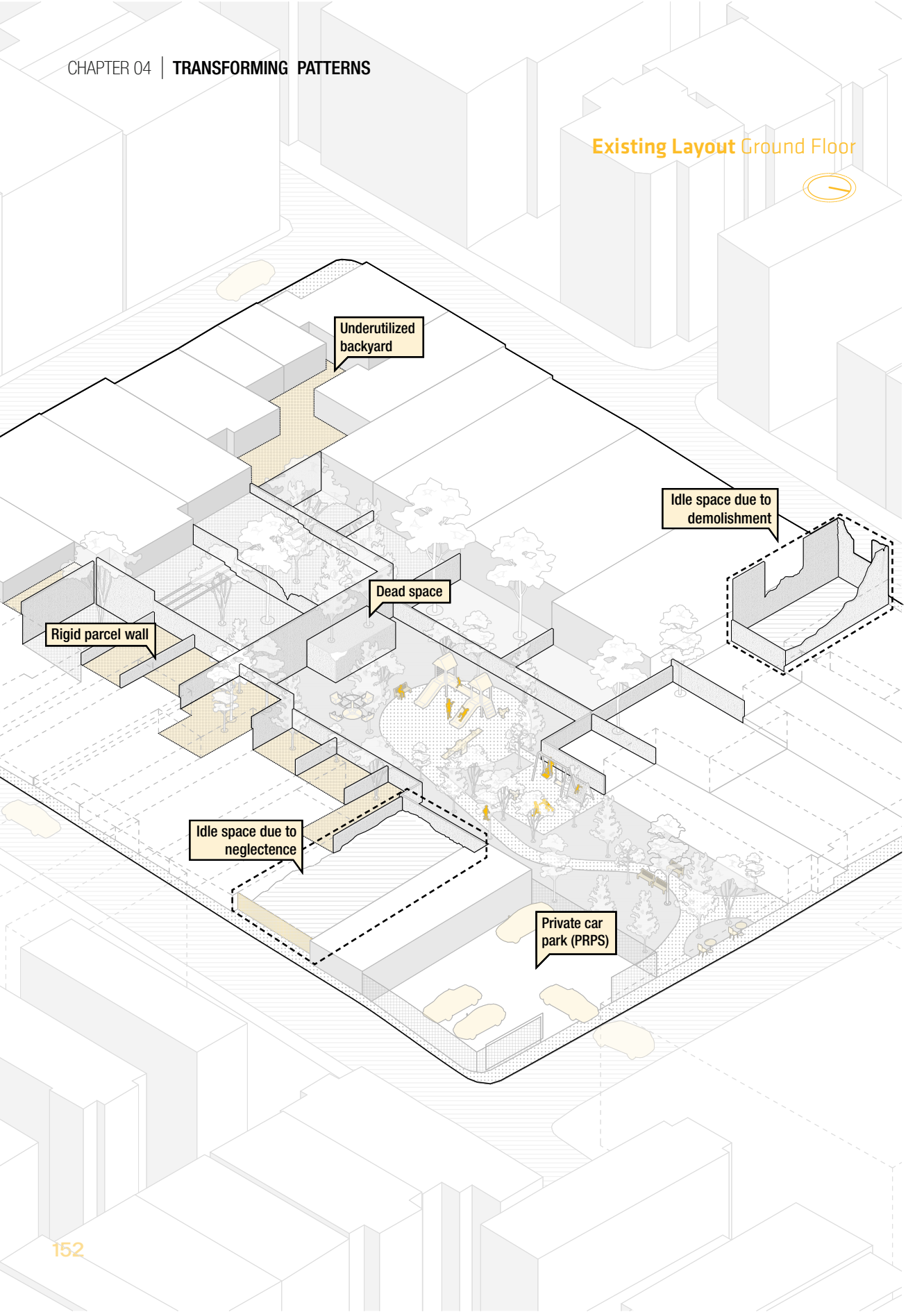


Idle Spaces
Private



Proposal





Existing Layout Ground Floor

Underutilized backyard

Idle space due to demolition

Dead space

Rigid parcel wall

Idle space due to neglectance

Private car park (PRPS)

Proposal Ground Floor



Modular design for storage / tool-shed

Residents' access point

Activated backyard

Shared backyard

Activated idle space

Activated private car parking

4.2 | Reclaiming Fragmented and Underutilized Spaces

Spatial Continuity and Collective Use

Problem: Spatially disconnected, fenced, or leftover spaces that are no longer providing an active use.

The first intervention emphasizes the existence of fragmented, underutilized spaces. According to what the thesis has discussed and analyzed so far, these spaces interrupt the spatial and social continuity of the block (Gehl, 2010). Hence, instead of completely transforming them, this strategy seeks to **reactivate and reclaim their potential**. To achieve that, there are some design actions through **modular elements** that enable **flexible usage**. These actions aim to highlight even the smallest pieces of the built environment can **foster a community** when treated with **flexibility** and **adaptability** (Sim, 2019).

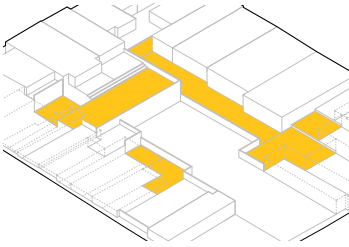
4.2.1 Main Design Actions:

Activating Backyards: The removal of dividing fences or walls is redefined with modular panel walls. Consequently, the action aims to provide tenants **with accessible shared spaces** where they support collective needs and a visual link between adjacent lots.

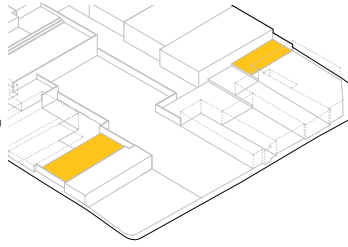
Revitalizing Leftover Spaces: **Prefabricated units** are placed on potential spaces to allow residents to claim needed activities. Stacked on top of each other, this hub can host multiple uses that ground level lacks. It can easily be **built, dismantled, or rebuilt** to **adapt to different conditions and times**.

Reclaiming the PRPS (Parking Lot): Reimagined as a **time-based shared space**. Instead of changing its use completely, the proposal introduces a **temporal use model**: it might continue to serve as school parking during working hours but open to **public use** and host different activities during non-school hours.

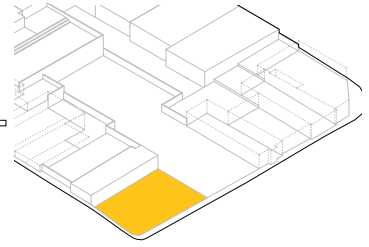
Design Actions



Activating Backyards
Removing Inner Walls

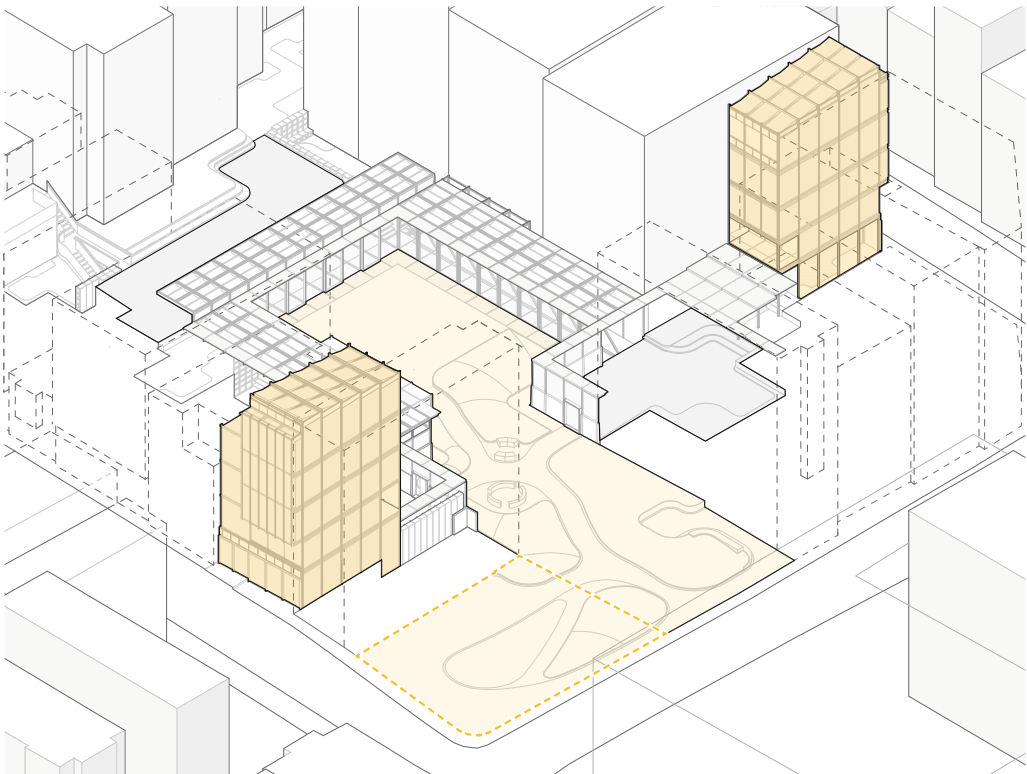


Revitalizing Leftover Spaces
Providing Community Use



Reclaiming PRPS
Integrating Car Park

Activated & Reclaimed Spaces



 Community Center

 Public Park

 Reclaimed Space

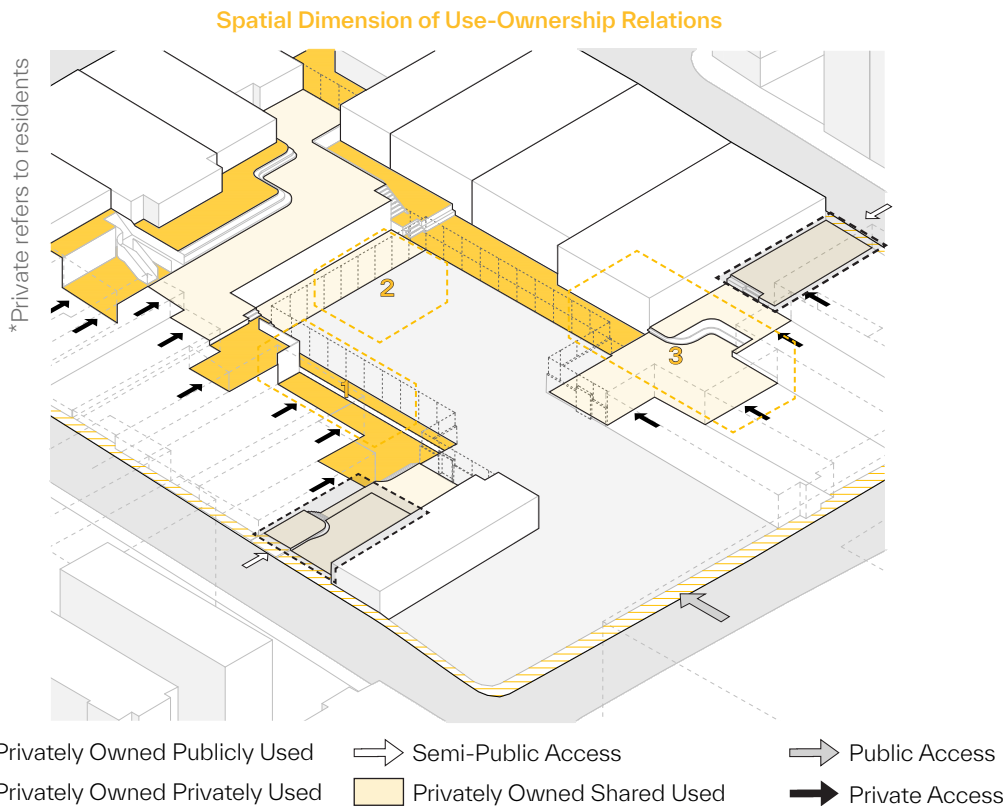
 Shared Garden

4.2.2 Ownership–Use Configurations

Layered Spatial Conditions

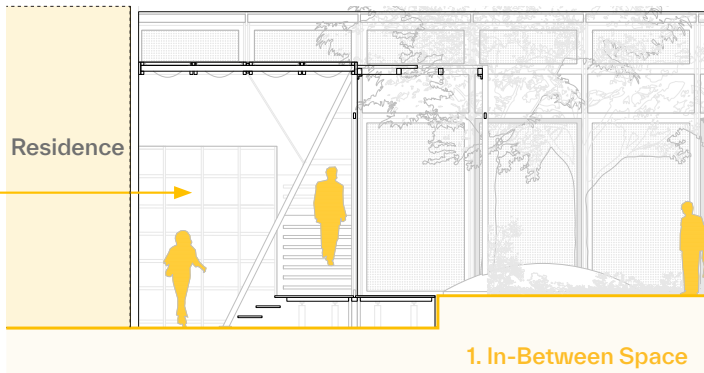
Spatial arrangements to create different layers of use-ownership definitions.

- Private Backyards:** Individual backyards for residents’ use.
- Semi-Private Backyards:** Shared backyards between adjacent buildings’ residents to use.
- Semi-Public Reclaimed Zones:** Open for both residents and the public for different uses at different times.
- Public Park:** Fully public space with clear connectivity to backyards.



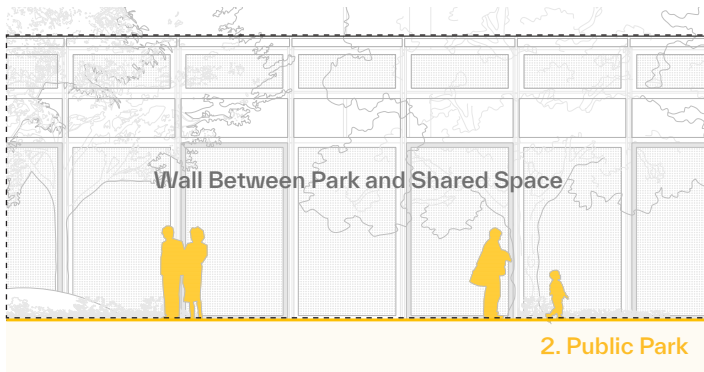
Spatial Organization

Exclusive Use
Private Backyard

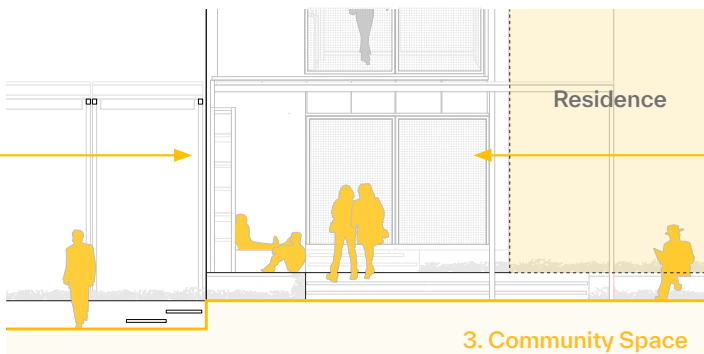


Wall Between Park and Shared Space

2. Public Park



Exclusive Use
Semi-Private
Backyard

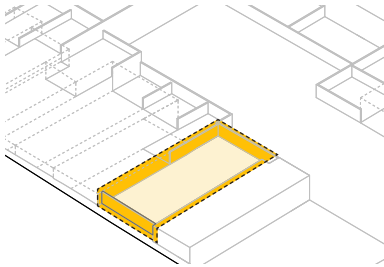


Inclusive Use
Semi-Public
Backyard

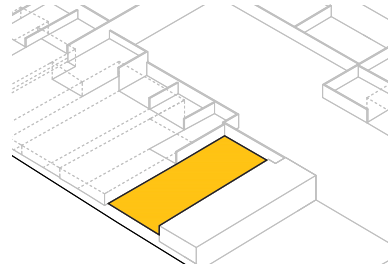
4.2.3 Patterns of Use: Spatial Flexibility

1. Community Hub: The modular community center is designed as an **alternative space for public programs**, where the monofunctional existing ground floor patterns are **not enough to cover the needs of the community**. To be more clear, the aim is to identify **social, cultural, or economic functions** that are absent within the neighborhood and try to **provide a space where those functions can show up**. The strategy proposes to use vacant parcels' potential as an opportunity for collective, adaptable programming (see Chapter 2).

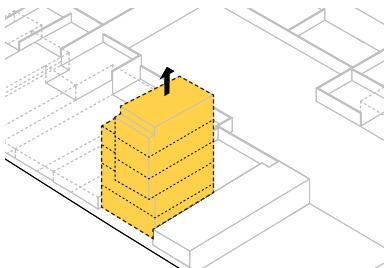
Buildup Diagram of Community Hub



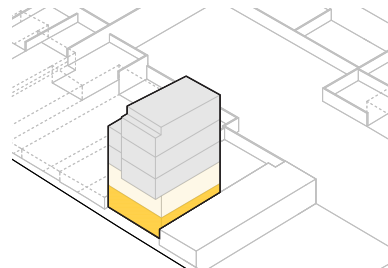
1. Finding Lefover Space/s



2. Cleaning Space + Removing Walls



3. Adding Modular Units



4. Defining Multifunctional Spaces

Programmatic Layout

Roof Level

- Green House
- Resting
- Storage/Amenities
- Core

Vertical Circulation

Possible Additional Unit

Multi-Functional Space

Level 3

- Multi-Functional Space
- Resting
- Storage/Amenities
- Core

Level 2

- Multi-Functional Space
- Resting
- Storage/Amenities
- Core

Open Space

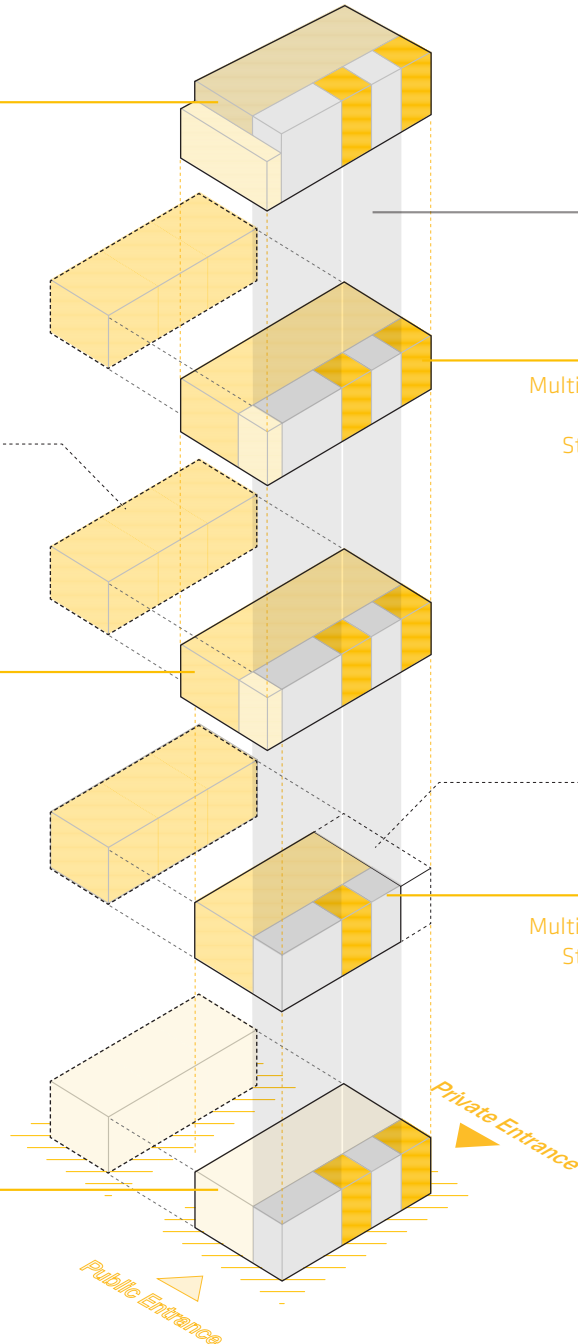
Terrace

Level 1

- Multi-Functional Space
- Storage/Amenities
- Core

Level 0 Ground

- Circulation Space
- Storage/Amenities
- Core

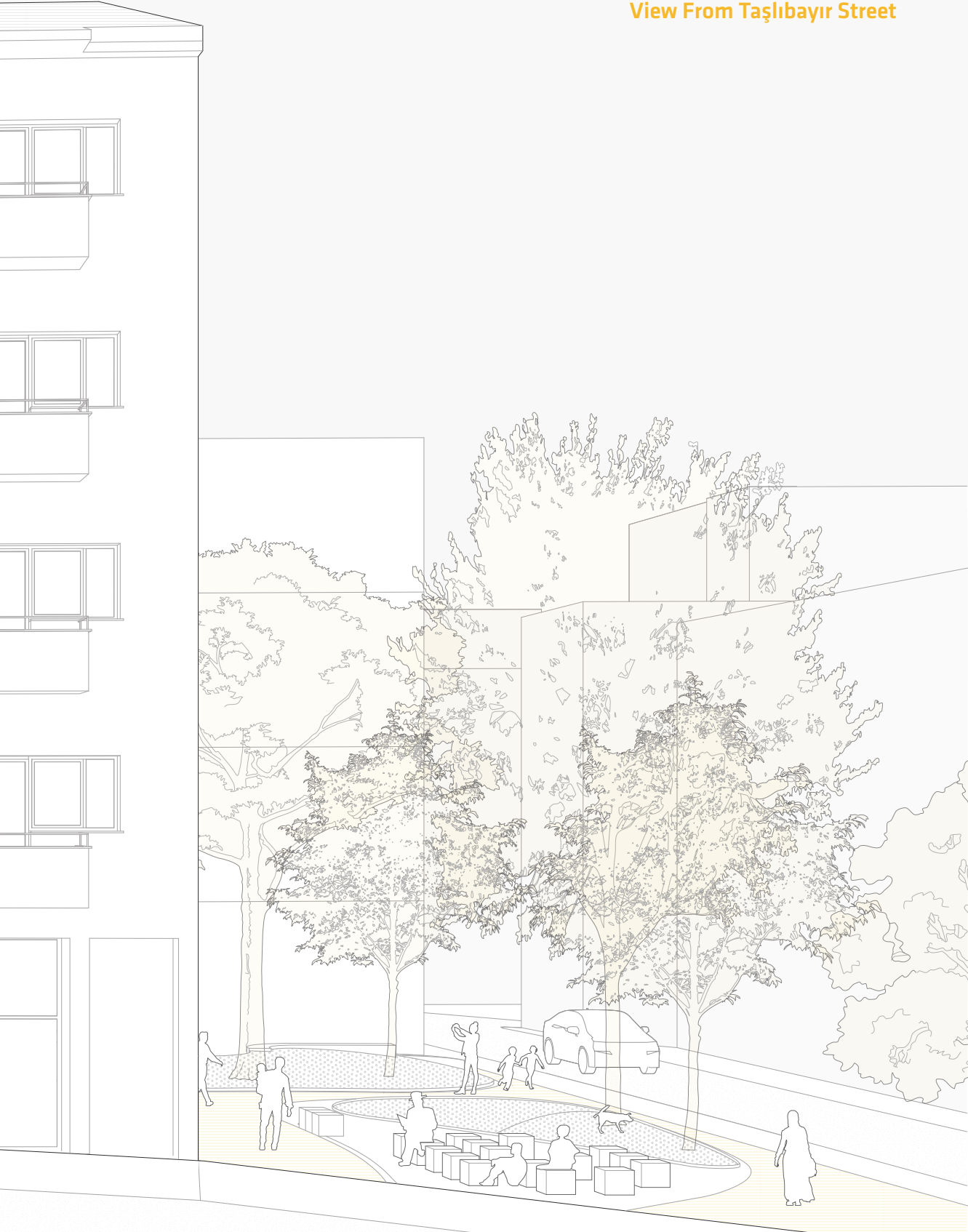






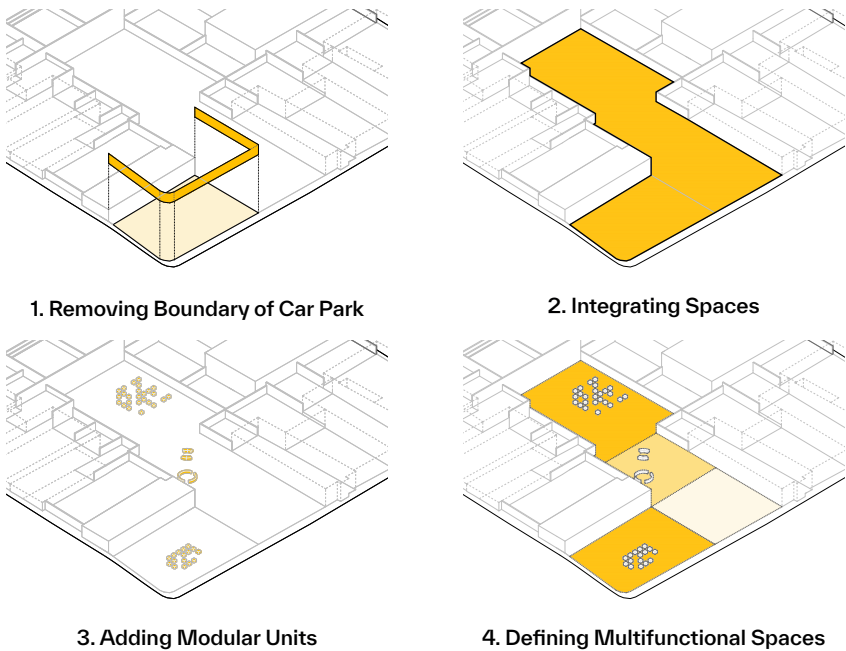


View From Taşlıbayır Street



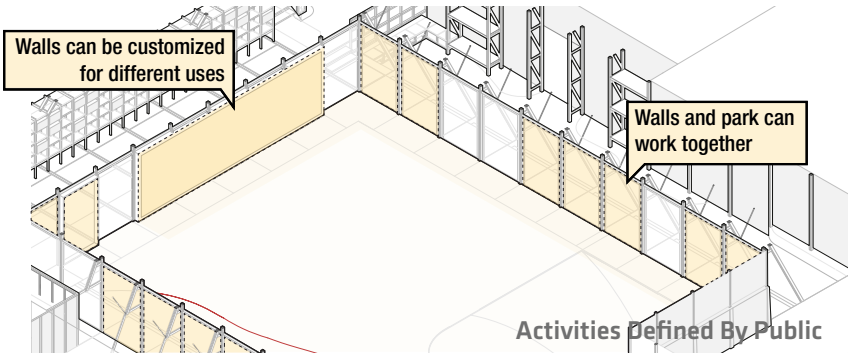
2. Public Park: This space is the only space that doesn't need to reclaim its use in a legal or functional sense. While its current use as a park aligns with its intended purpose, **the park is one of the few completely public open spaces in Yeldeğirmeni.** Hence, it also represents an **opportunity to host society-centered various activities.** That's why the park could be reprogrammed to become more integrated with the adjacent spaces. Using **flexible elements** like the example of **"Mazatlán or Superblock"** (see Chapter 3, 3.1.2 and 3.2.1), such as shading canopies and modular furniture. Through this organization, the park can accommodate multiple uses like local markets, meetings, performances, or just informal community resting.

Buildup Diagram

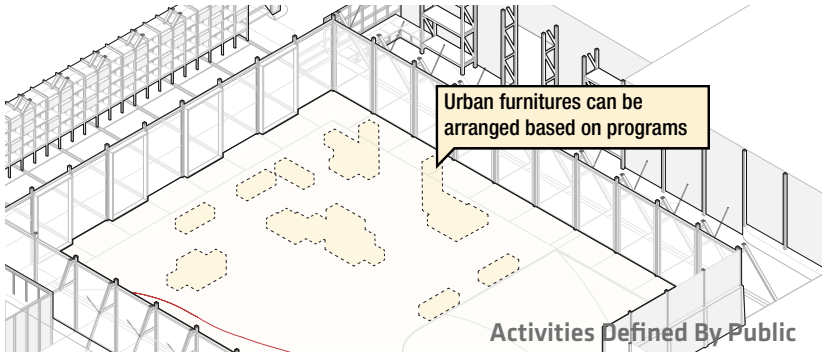


Spatial Flexibility

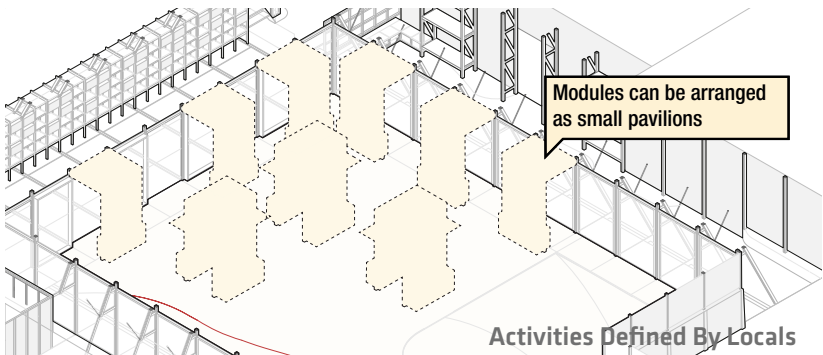
Public
Integration with Walls



Public
Urban Furniture Usage



Semi Public
Module Use



4.3 | Redefining Boundaries

Adaptive Interfaces for Coexistence

Problem: Rigid Enclosure and Over-Privatization of Ground-Floor Edges

While repurposing of underused spaces brings new possibilities for shared use, its promise cannot be realized if **the surrounding edges are still closed**. So, this strategy is concerned with the **hard parcel boundaries** that dominate the blocks through walls, fences, and elevation changes that cut from one parcel to the next. And where adjacent owners might be willing to engage in shared use, the design of the edge prevents it. As a result, it highlights those divisions with a series of spatial interventions, just like other strategies (Madanipour, 2003; Gehl, 2010; Stavrides, 2016).

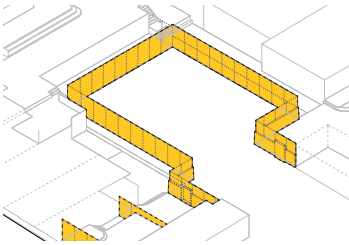
4.3.1 Design Actions:

Modular Boundary Walls: A single repetitive modular unit is introduced as an alternative to the solid parcel walls (Alexander, 1979). This element forms a soft interface between the private gardens and the collective space, and facilitates a gradient of **openness, visual connectivity, or enclosure** (Sim, 2019).

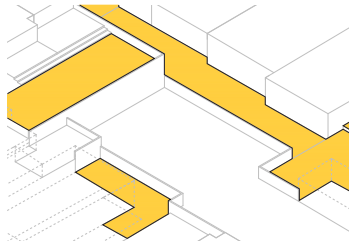
Topographic Transition Zones: The division of parcels adapts to **elevation changes**, and the addition of stepped platforms and landscape buffers allows for both visual and physical connection. These facilitating areas help **soften hard boundaries** (Sim, 2019), **where level access and interaction can define themselves**.

Visual Filtering & Porous Materials: Rather than complete enclosure, certain edge conditions are addressed with mesh fencing or vegetated buffers that preserve privacy while allowing daylight, views, and a sense of adjacency. These tools simply show the **possibility of access without forcing it**.

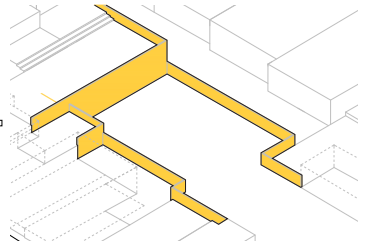
Design Actions



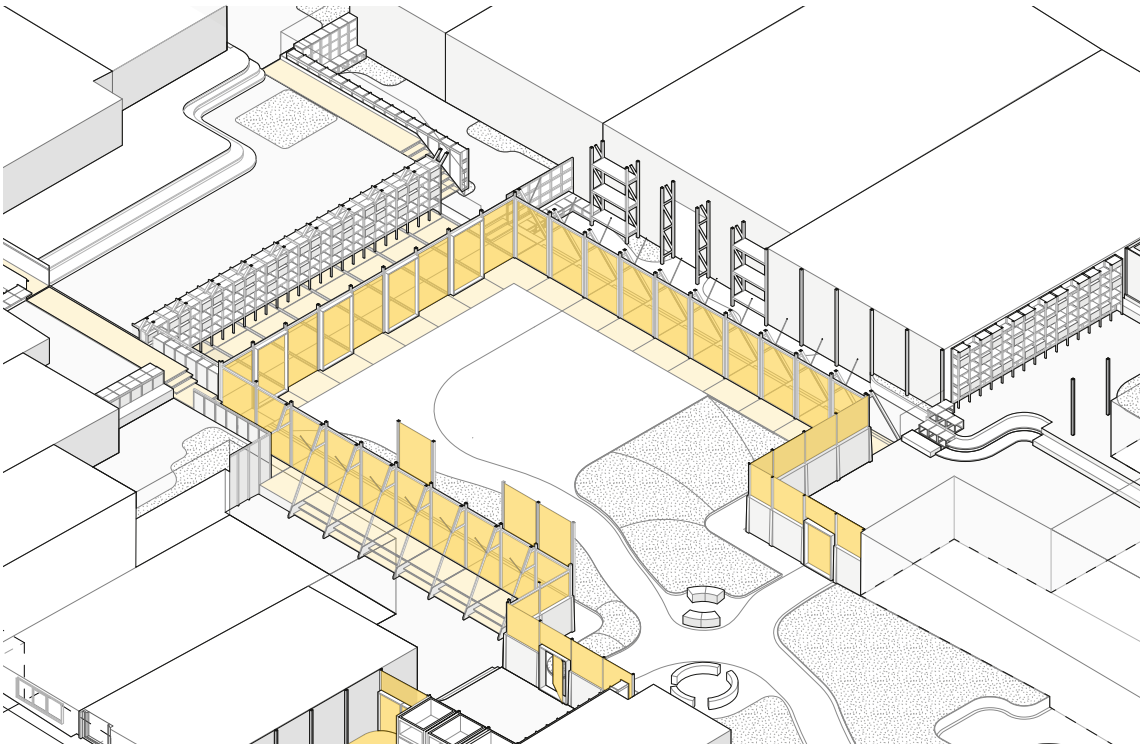
Modular Boundary Walls
Applying Retractable Units



Topographic Transition Zones
Utilizing In-Between Zones



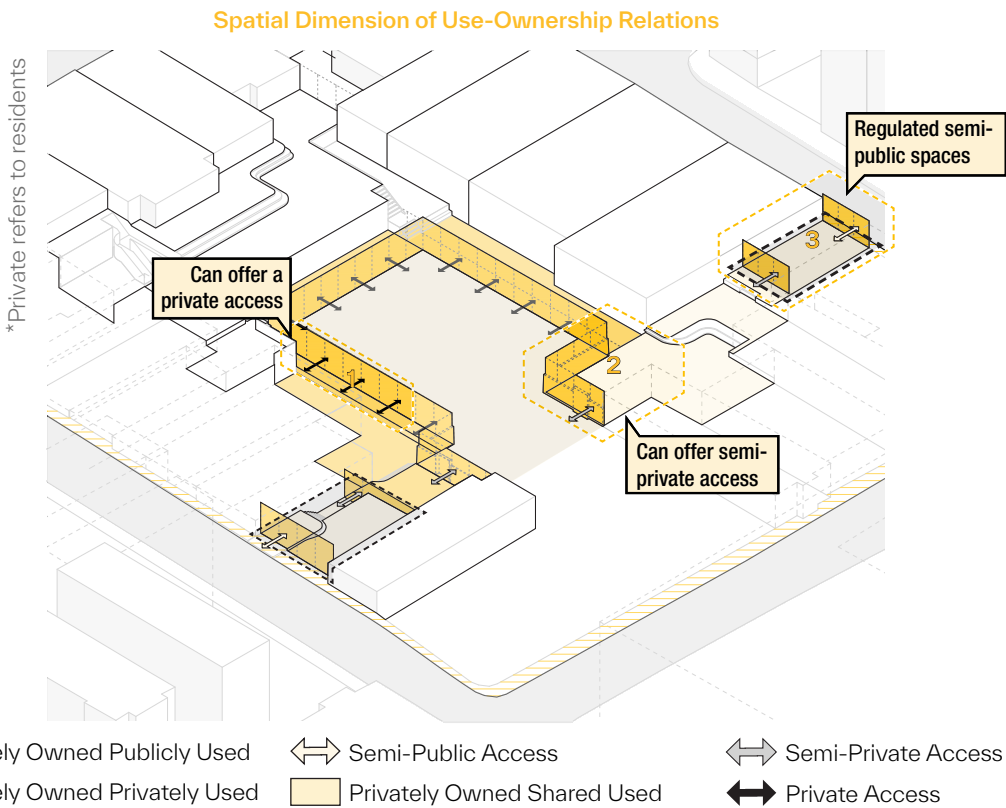
Visual Filtering & Porous Materials
Redesigning Edge Conditions



4.3.2 Ownership–Use Configurations
Adaptive Boundary Conditions

Boundary arrangements to create multiple layers of use-ownership definitions.

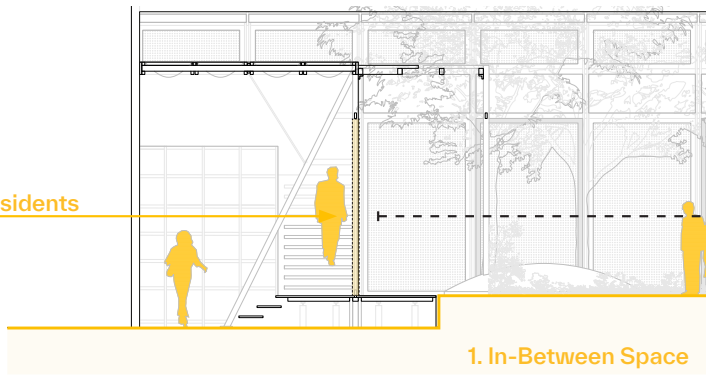
- Private Backyards:** By using mesh panels, allowing visual connection while **access remains resident-only**.
- Semi-Private Backyards:** Inhabitants can choose to **open inner boundaries**, thus enabling **physical access** and **co-use**.
- Semi-Public Reclaimed Zones:** Applied to **vacant lots**, where these porous elements **invite public use under regulated conditions**.



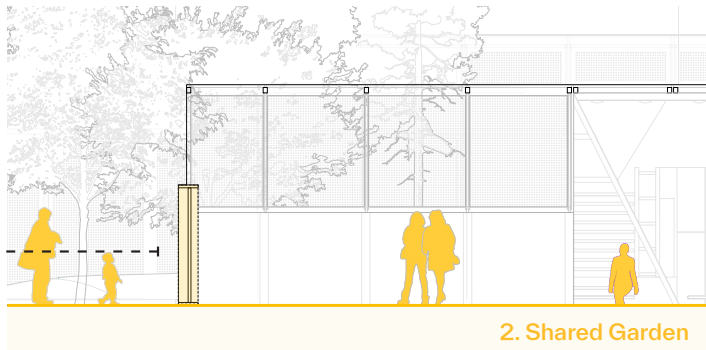
Spatial Organization

Accessibility for Residents
Semi Private

Barrier for Public
Public

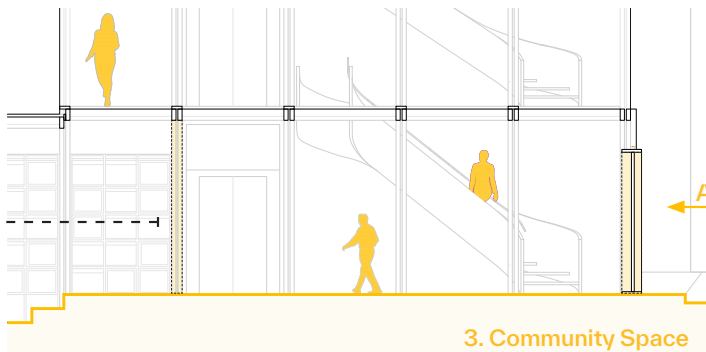


Barrier for Public
Semi-Private



Barrier for Public
Semi-Private

Accessibility for Both
Semi Public

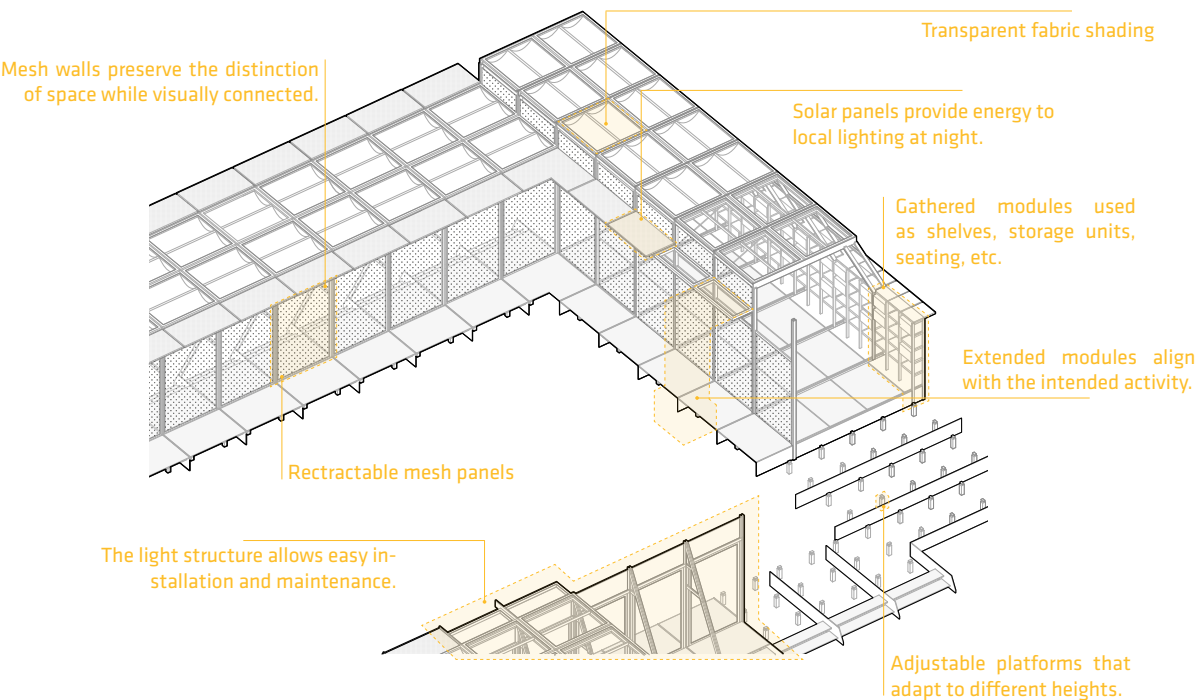


4.3.3 Patterns of Use:
Edge Flexibility

Modular Boundary Units: The module can extend its purpose and play a key role in arranging its surrounding by **integrating seating, market stalls, screens, etc.** into its panel joints. This flexibility can be used for **edges facing the park** and **between adjacent parcels** “if” residents choose to **enable shared backyard use.**

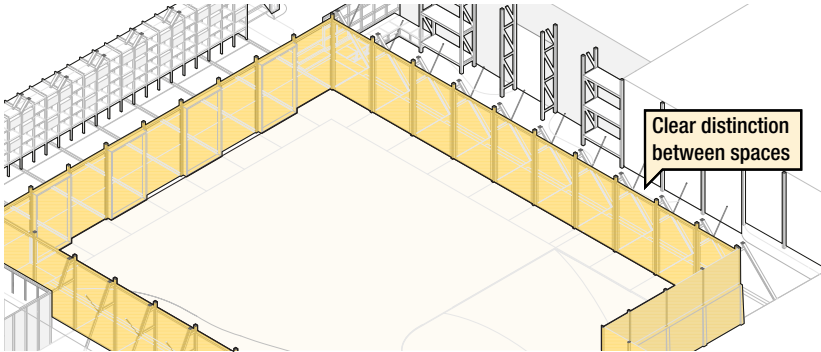
This design action is essentially aimed at realizing soft edges while adapting a pattern language (Alexander, 1979; Stavrides, 2016). Therefore, this approach provides a toolkit for residents to interpret and reconfigure their edges in different ways as possible.

Structural Buildup Diagram

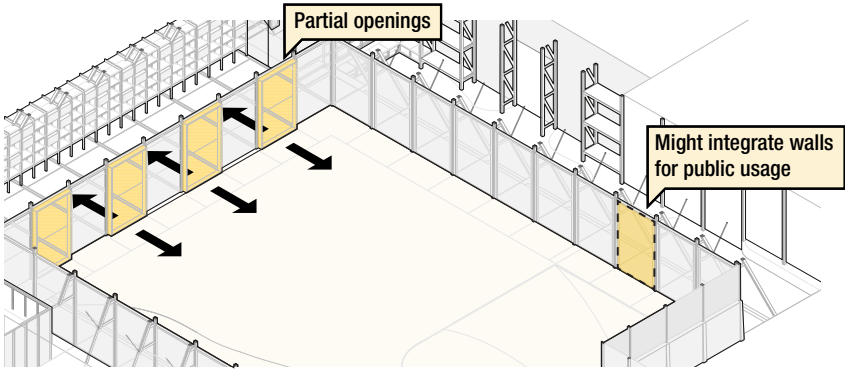


Spatial Organization Edge Flexibility

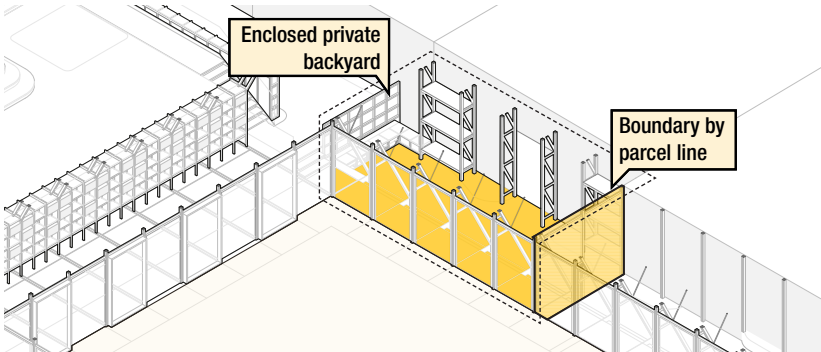
Fully Closed Boundaries
Clear Distinction

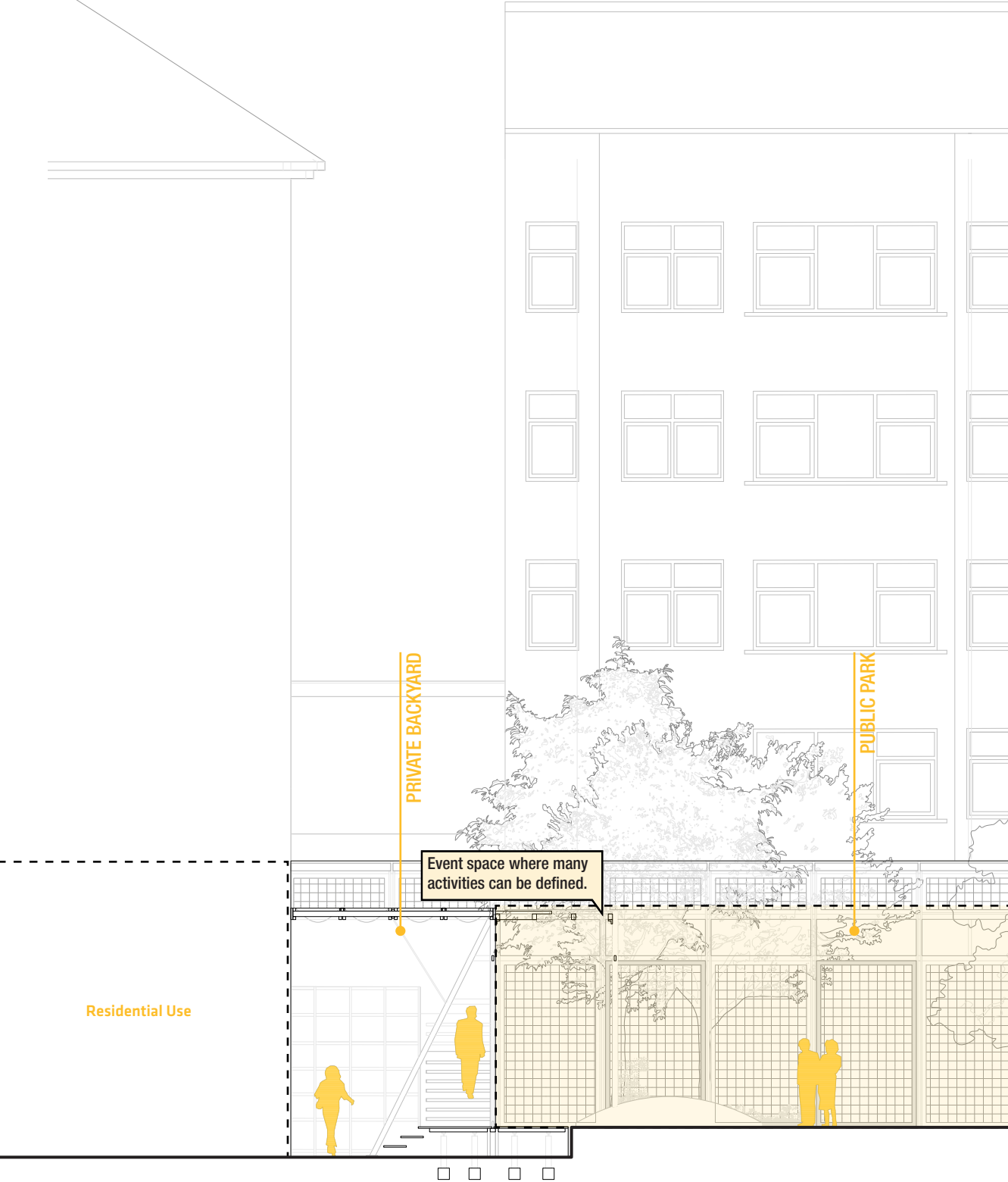


Filtered Integration
Blurred Boundaries



Private Boundaries
Division Based On Parcel Lines





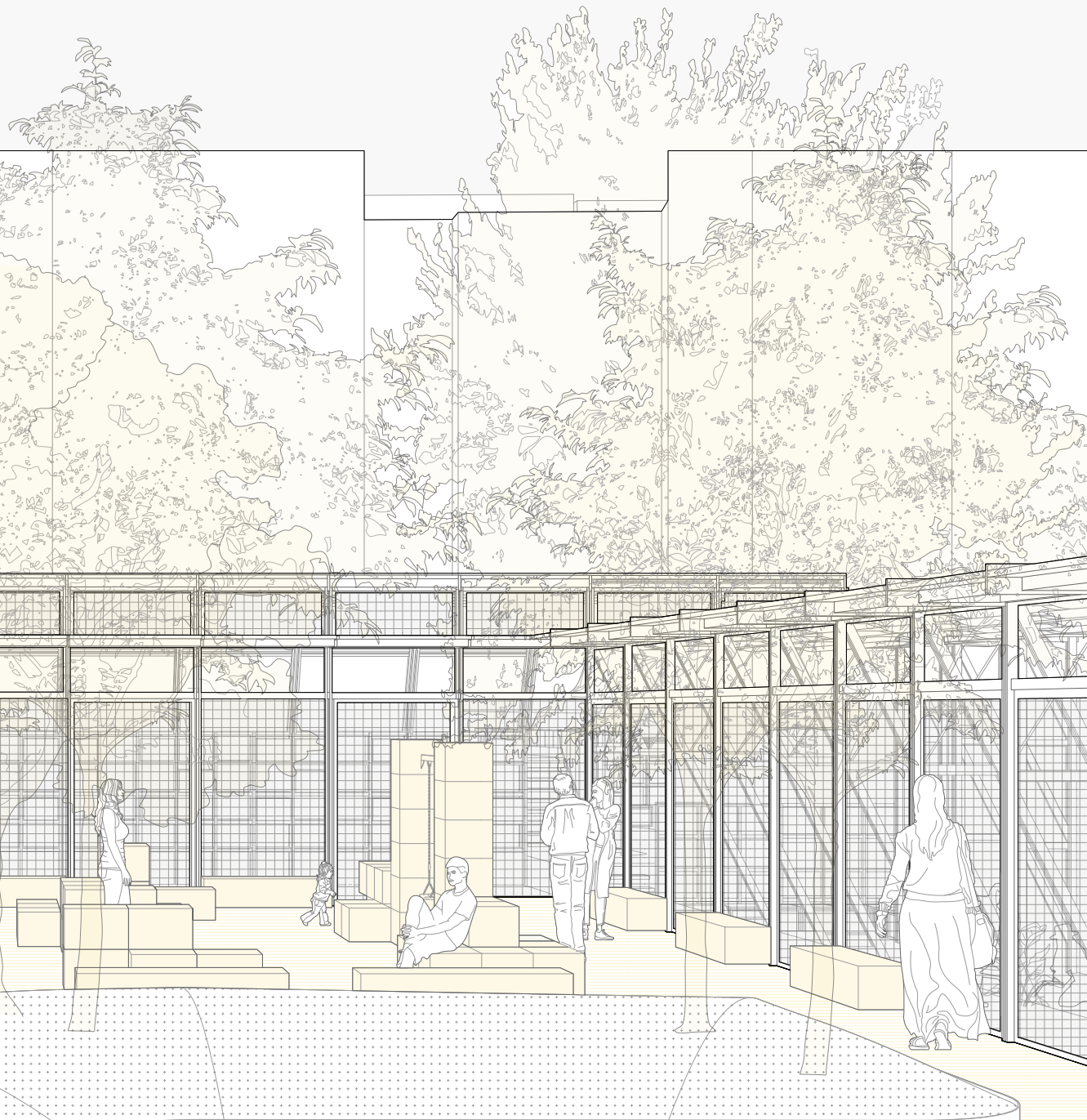
Section B-B

0 2m





View From Public Park



4.4 | Regulating Use

Controlling Accessibility Through Temporal and Spatial Tools

The third and final strategy concerns **not where space is shared, but how it is shared**. Through **rhythms of use**, through **sequences of activity**, through **layers of time**. After highlighting the importance of reclaiming underused spaces and softening previously rigid boundaries, this approach brings further discussion on shared use by **organizing it over programmatic layouts and time-based routines** (Sim, 2019; Brand, 1994).

Most of the spaces that could be collected within the proposal site remain enclosed by physical boundaries. **Instead of trying to permanently make these spaces accessible, this strategy proposes controlled opening: certain spaces will only be accessible at certain times, for certain uses, and under certain spatial conditions**. That is primarily because trust-based accessibility in the case of Istanbul is often seen as unfeasible (Özçelik, 2019; Duygun, 2017).

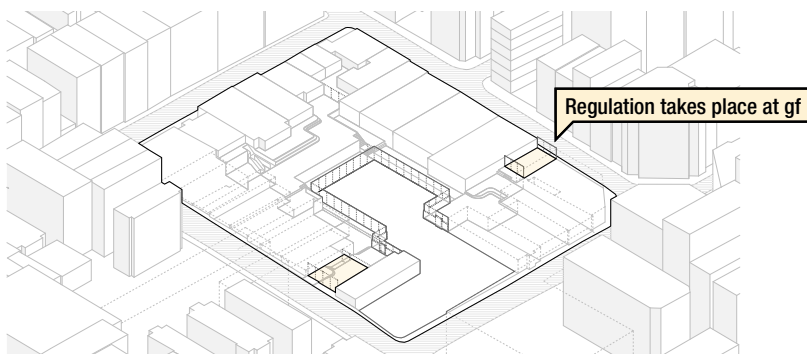
4.4.1 Design Actions:

Programmatic Clarity: After reinterpreting spaces for the community, **these spaces can be organized to encourage varying activities throughout the day**. For instance, as mentioned before, a possible community center can provide an effective space for various user profiles in that sense. This programming allows the space to remain inclusive.

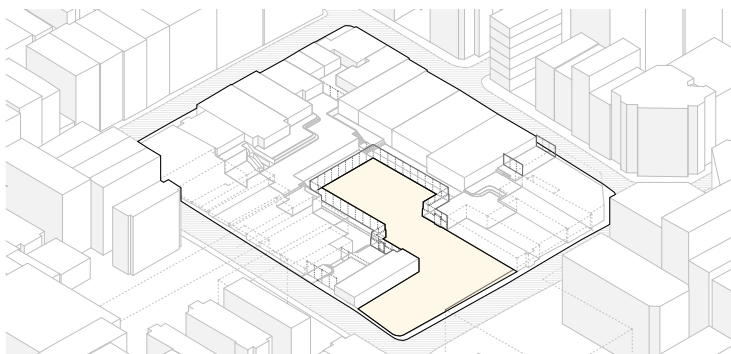
Time-Based Regulation: Through **schedules** and **spatial routines**, the same space can serve as **public, private, or ambiguous realm**, and that would be another way to **soften the boundaries**. For example, nightly access to the community center is closed for visitors, and then the space **shifts its usage from semi-public to semi-private**. Hence, the aim is to imagine that **the same space can be used for different ownership-use dynamics without conflict and confusion** (Stavrides, 2016).

Regulated Spaces Controlling Spatial Layout

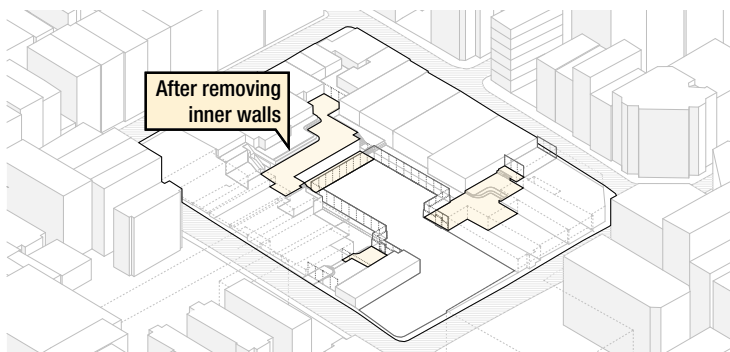
Community Hub
Semi-Public



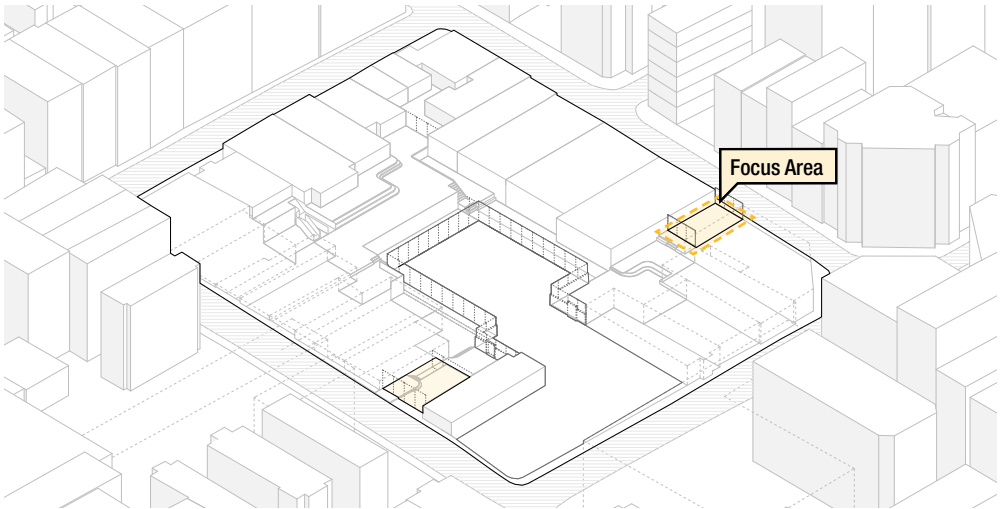
Public Park
Public



Shared Backyards
Semi-Private



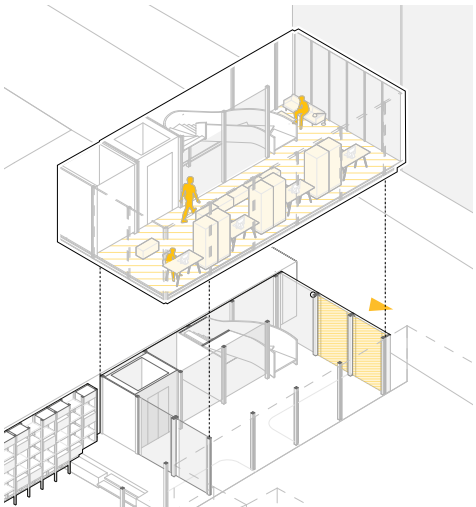
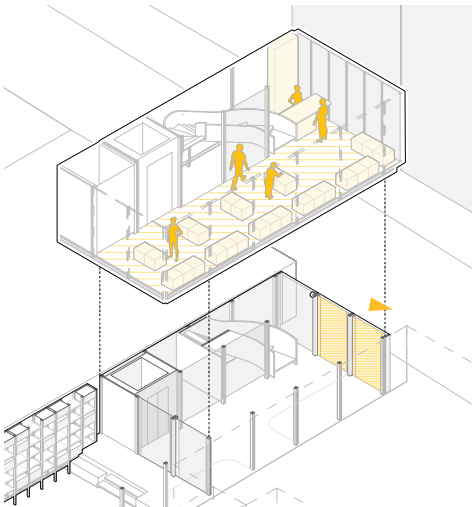
Regulating The Conditions Of Use Community Hub



Weekday

Weekend

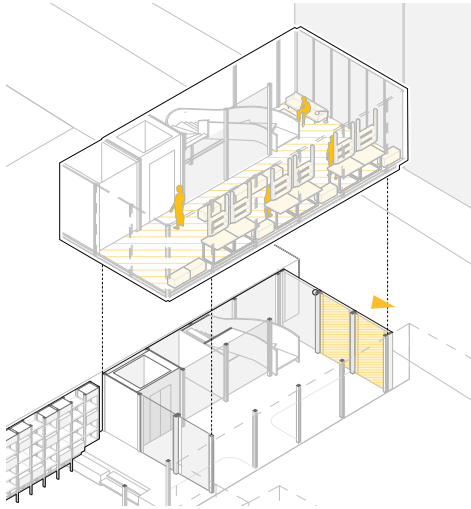
Morning Recreation/Productive



*These use patterns are not fixed, it is just to show use opportunities to arrange spaces

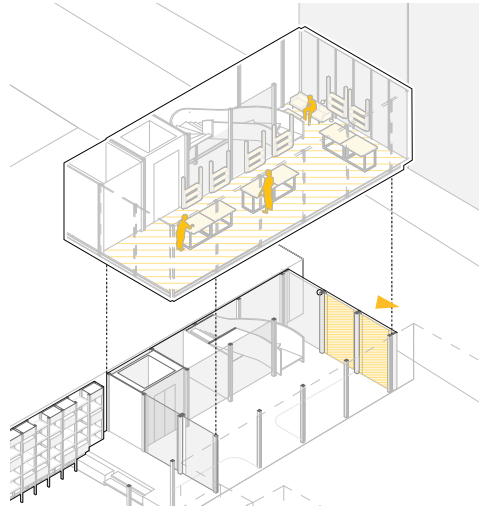
Afternoon Productive

Weekday



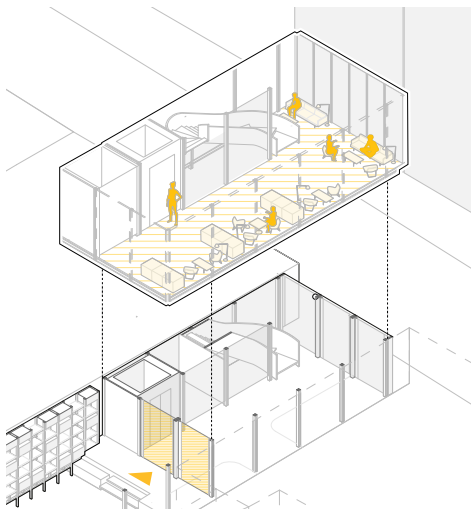
Maker Space Public Use

Weekend

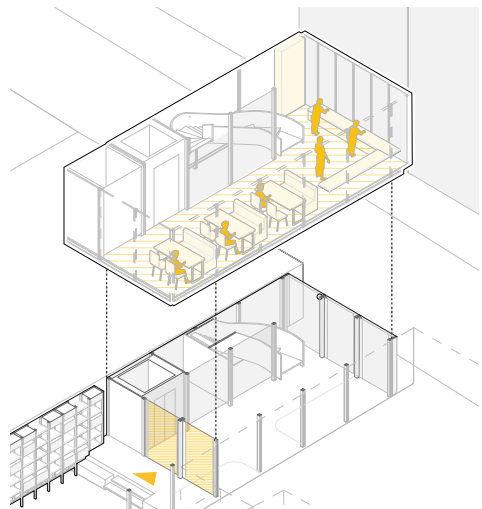


Craft Workshop Public Use

Evening Communal

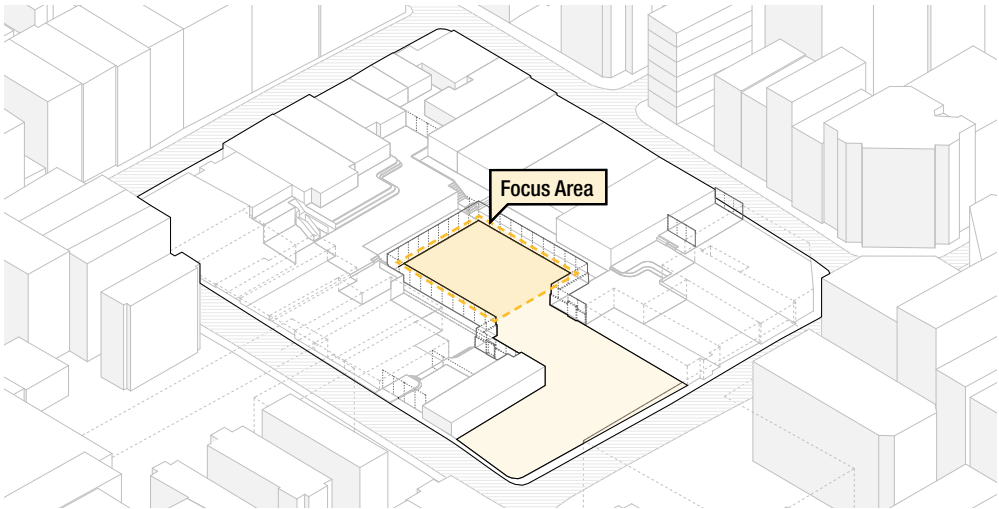


Meeting Space Semi-Private



Dinner Space Semi-Private

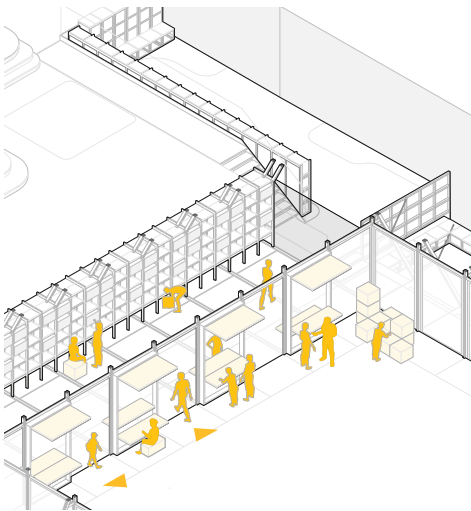
Regulating The Conditions Of Use Public Park



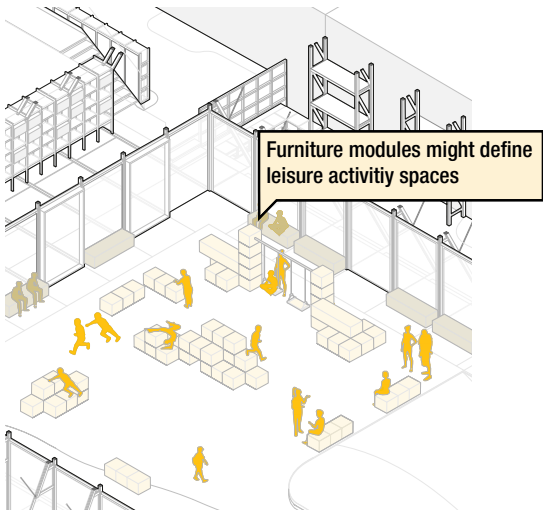
Weekday

Weekend

Morning Recreation/Productive



Open Air Workshop Public Use

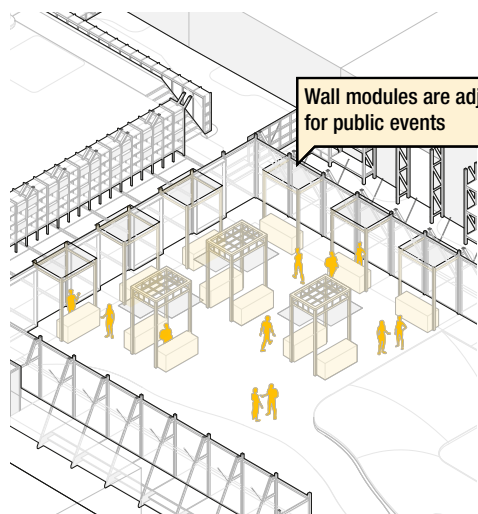


Playscape Public Use

*These use patterns are not fixed, it is just to show use opportunities to arrange spaces

Afternoon Productive

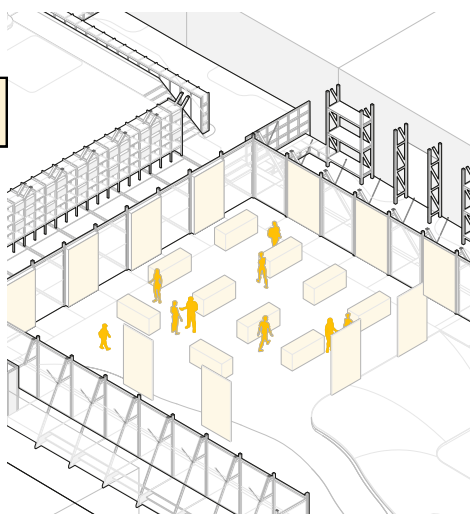
Weekday



Local Market Public Use

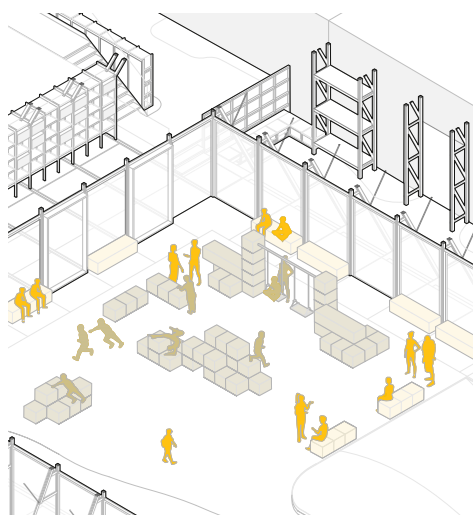
Wall modules are adjustable for public events

Weekend

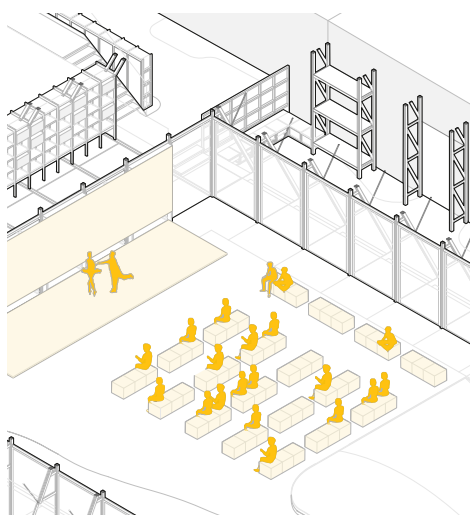


Exhibition Public Use

Evening Communal

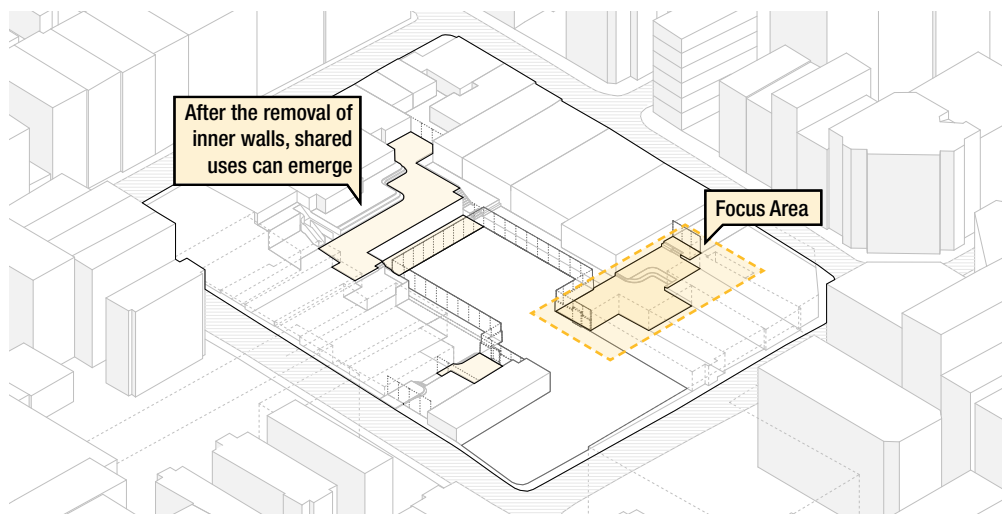


Rest Public Use



Event Space Public Use

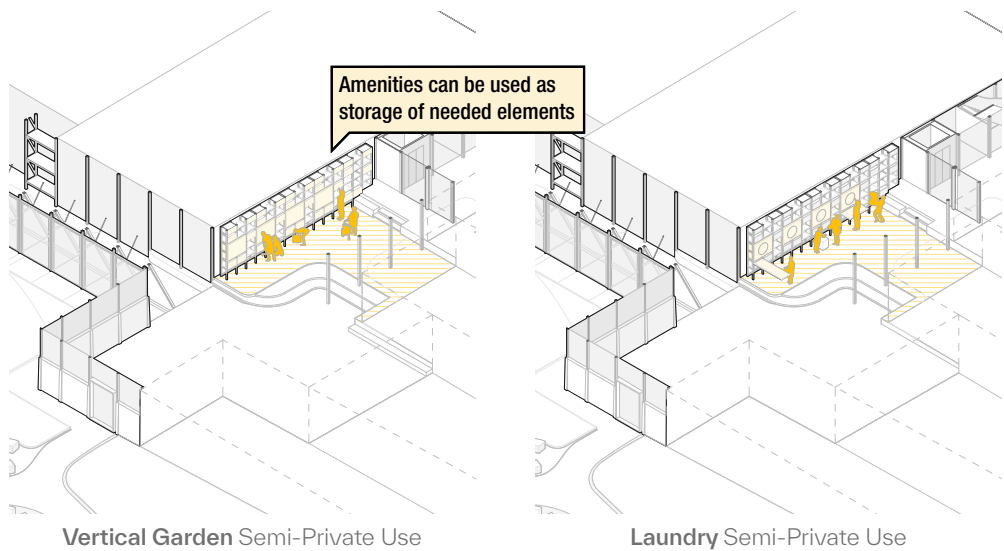
Regulating The Conditions Of Use Shared Backyards



Weekday

Weekend

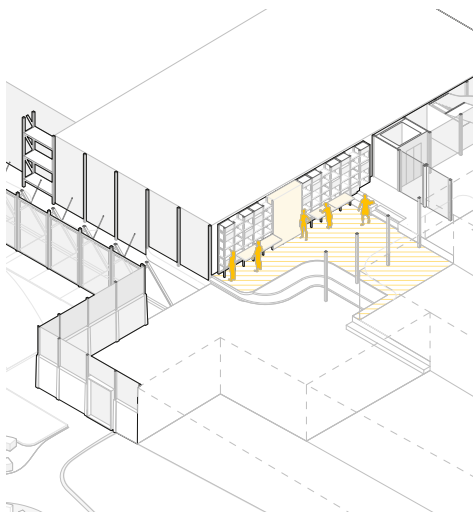
Morning Recreation



*These use patterns are not fixed, it is just to show use opportunities to arrange spaces

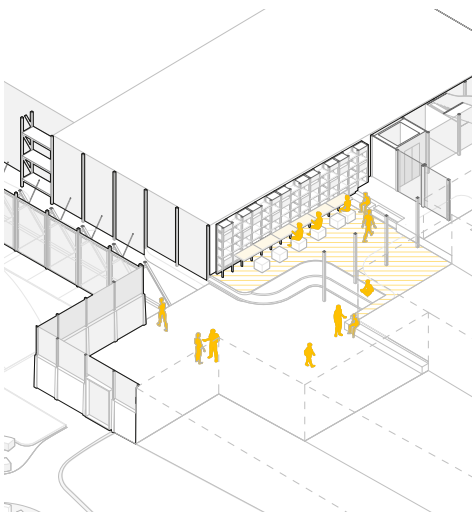
Afternoon Productive

Weekday



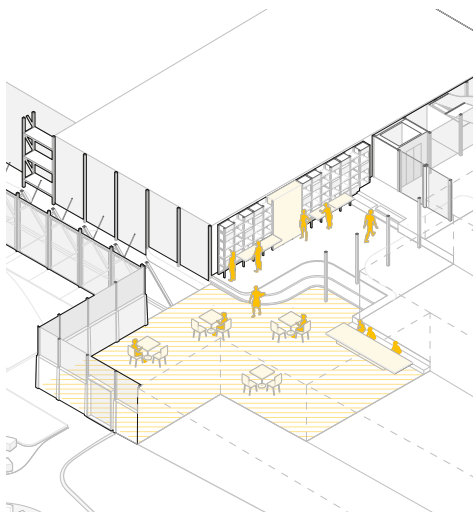
Shared Kitchen Semi-Private Use

Weekend

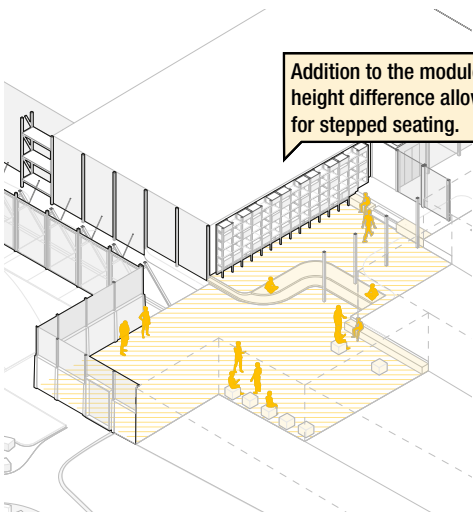


DIY Space Semi-Private Use

Evening Communal



Shared Dinner Private Use



Addition to the modules;
height difference allows
for stepped seating.

Sitting Zone Private Use

4.5 | Ownership-Responsibility and Participation Framework

Defining Who Owns, Who Pays, and Who Benefits

The point of the proposal is to show that the spatial strategies proposed in this thesis rely not only on architectural design but also on the underlying structure of **ownership, funding, and maintenance** (Campobenedetto & Robiglio, 2019). A crucial way to build this idea on a solid foundation is through a realistic approach. Therefore, it is essential to **clarify who owns, who pays, who benefits, and who maintains** each type of space introduced in the intervention.

1. Vacant Lots Converted to Semi-Public Use

Most vacant lots are **privately owned** and yet continue to be **underutilized**. Because of the wider public benefits, these interventions can be partially funded by **municipal sectors**. Especially for site preparation or some initial programming. The maintenance costs can be shared by the **owners** with the aid of **temporary use** or **co-maintenance** contracts. The **mutual advantage of the public and owner might increase the chance of such participation** while not necessitating a full transfer of ownership.

2. Modular Mesh Walls Redefined Boundaries

Modular partitions help control the transition between public, private, semi-public, semi-private, and other ambiguous spaces. Consequently, these partitions bring spatial clarity through flexible backyard use while preserving privacy. Yet, it remains under the **ownership of private entities**. That's why **residents are expected to fund and maintain these elements**. A standardized toolkit could help consistency and ease of implementation, optionally supported by **local organizations** or **cooperatives** (Lydon & Garcia, 2015).

“Shared Thresholds Should Build Shared Future.”

3. Public Park Zone Reprogrammed for Accessibility

The park remains **publicly owned**; the interventions are only aimed at improving **usability, accessibility, and spatial flexibility**. Since these improvements benefit the general public, **both funding and maintenance remain municipal responsibilities**. Through temporary actions, the space would avoid legal complications and allow daily life to function.

4. Shared Backyard Zones Semi-Private Use by Multiple Owners

Each of these spaces is **owned by residents** and is meant to be **used collectively by the owners**. Improvements like **furniture** or **controlled access** should be the responsibility of the owners. This approach plans to encourage self-organizing, independent of any external funding, strengthening long-term sustainability through producing greater common benefit and use. The next chapter will break down these questions in more detail.

Ownership-Responsibility Matrix

Space Type	Owner	Pays	Benefits	Maintains
Vacant Lots	Private	Private+Gov Mix	Public + Owner	Shared
Mesh Walls	Residents	Residents	Residents	Residents
Public Park	Municipality	Municipality	Public	Municipality
Shared Backyards	Residents	Residents	Residents	Residents

05

LIVING STRATEGIES

FROM SPATIAL STRATEGIES TO IMPLEMENTATION TOOLS

5.1 | Phased Implementation

Strategic Sequencing of Design and Participation Actions

The application of the strategies follows a **phased method**. Rather than offering a **comprehensive transformation**, the approach proposes a **layered, adaptive model**, based on **partial participation**, **local commitment**, and **affordability** (Sim, 2019; Alexander, 1979; Brand, 1994).

1. Short-Term Phase **Prototype and Trust-Building:**

The first phase focuses on **minimal-risk, low-tech interventions** that demonstrate spatial potential. This includes the installation of the **first modular boundary unit between two willing residents**, the **removal of a fence in a shared backyard**, or the **repurposing of an underutilized space using repetitive furniture components** (Lydon & Garcia, 2015).

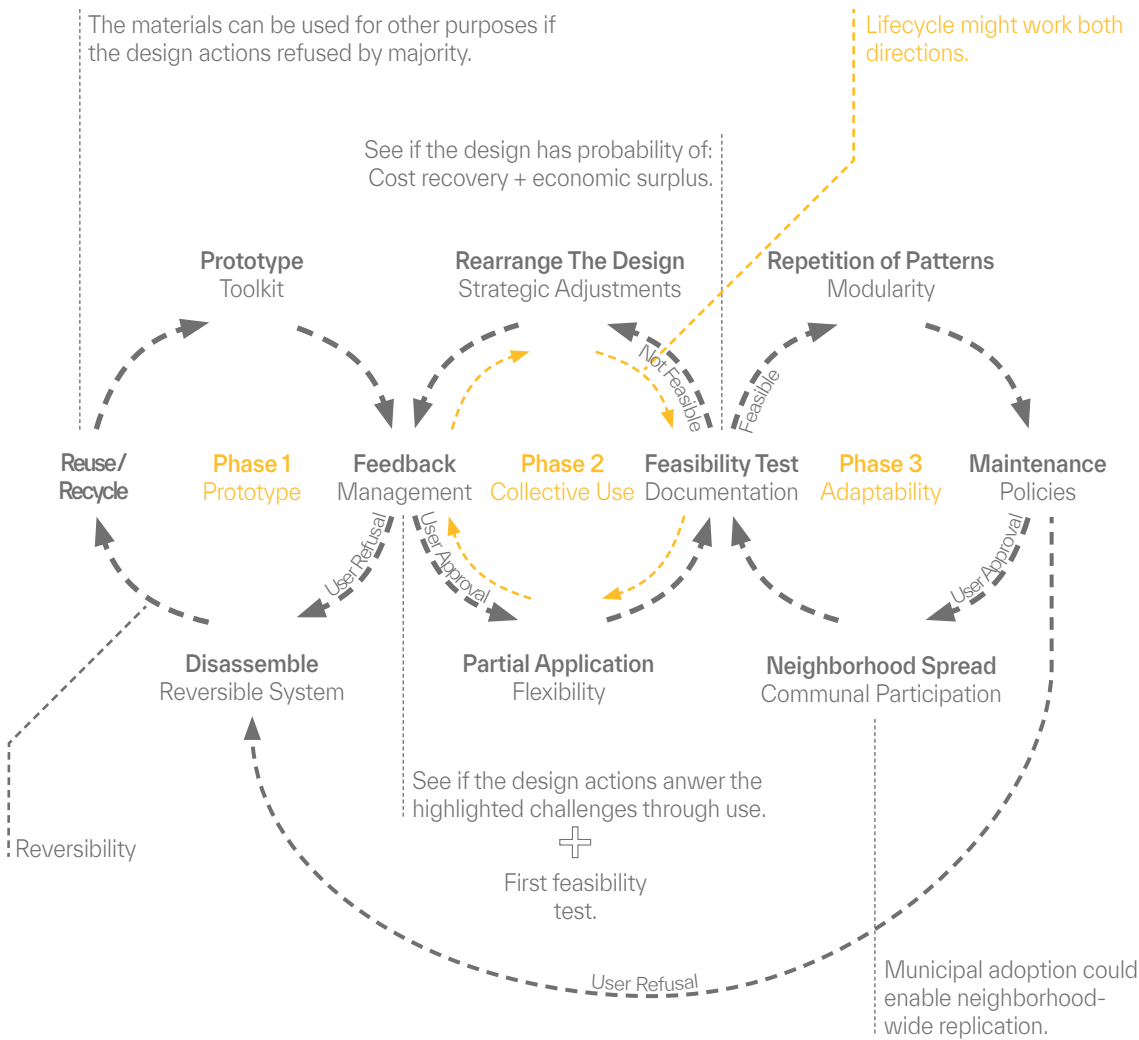
2. Medium-Term Phase **Spatial Anchors and Collective Use:**

In this phase, a **pilot community hub** could be established in a **vacant lot** through **lightweight, prefabricated structures**, with the support of the **municipality** or a cultural foundation such as **ÇEKÜL**. This unit would host **regulated programming**, **support shared use**, and **test time-based accessibility through control** (Gehl, 2010; Sim, 2019).

3. Long-Term Phase **Repetition and Maintenance:**

As the model develops, it leads to a **neighborhood-scale strategy**. Homeowners may use **modular kits** to connect backyards, have **co-use agreements**, or **initiate shared thresholds**. The municipality or local cooperatives could prepare design templates or toolkits to ensure consistency (Lydon & Garcia, 2015). As a result, **participation can remain optional** since this modular system tolerates **user refusal** while preserving **spatial coherency even with uneven adoption**.

Graphic 63: Life cycle of phased implementation



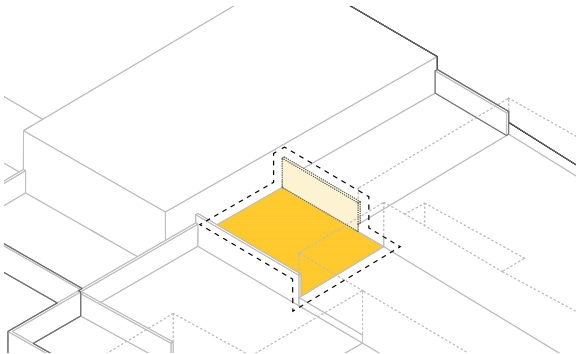
“Urban residents are constantly remaking public space and redefining the public sphere through their lived experience.”

(Crawford, 1995, p. 4)

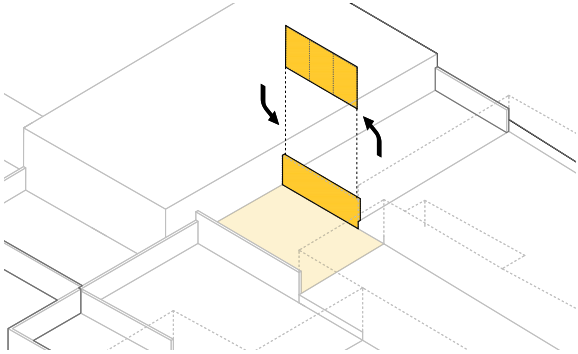
Prototype Site
Feedbacks
Trust-Building

Short-Term Phase Prototype

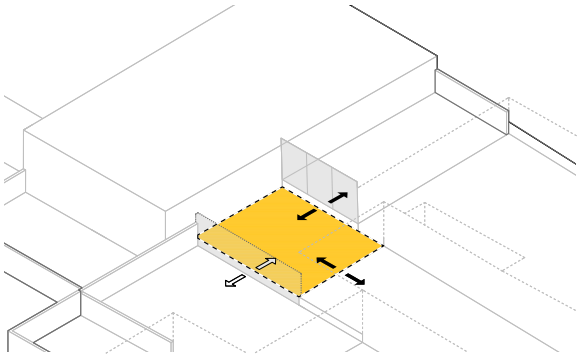
Finding Parcel with Temp. Walls
Underutilized Space



Removing or Modifying Fences
Partial Application



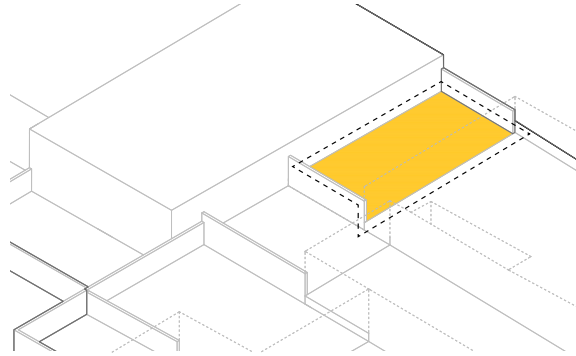
Activating Backyard
Utilizing Space



Feasibility
Feedbacks
Regulating Use

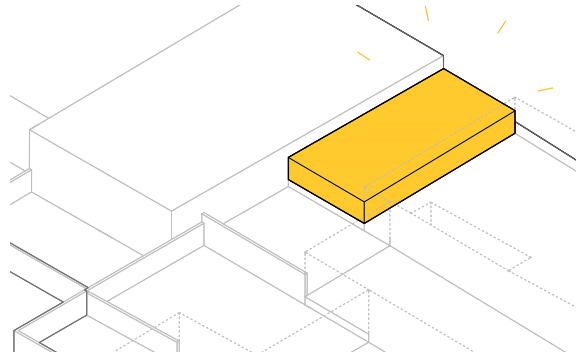
Medium-Term Phase Collective Use

Finding Suitable Vacant Lot
Leftover Space



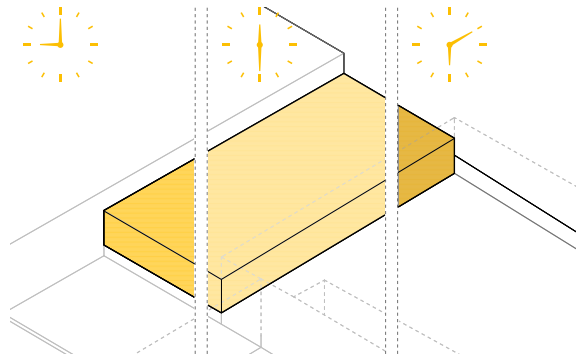
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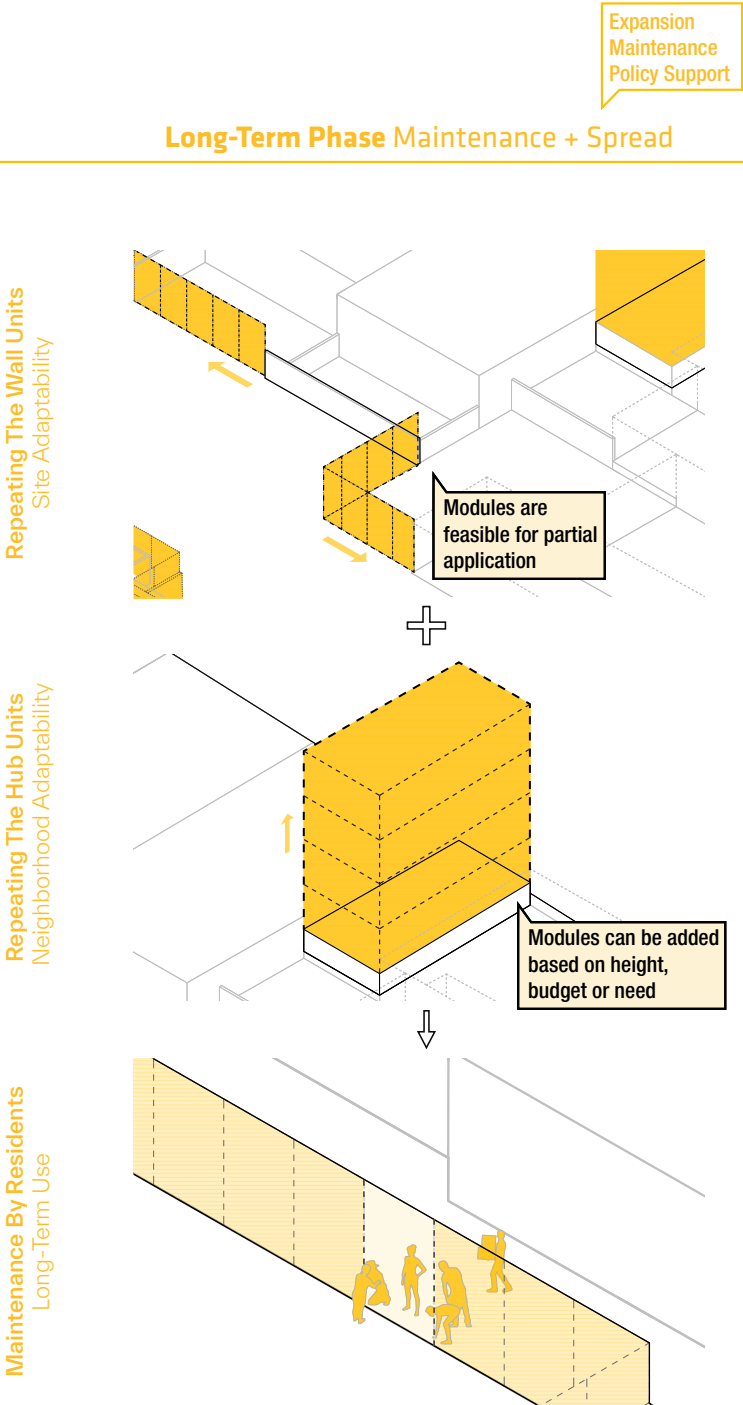
Establishing First Community Hub
Partial Application

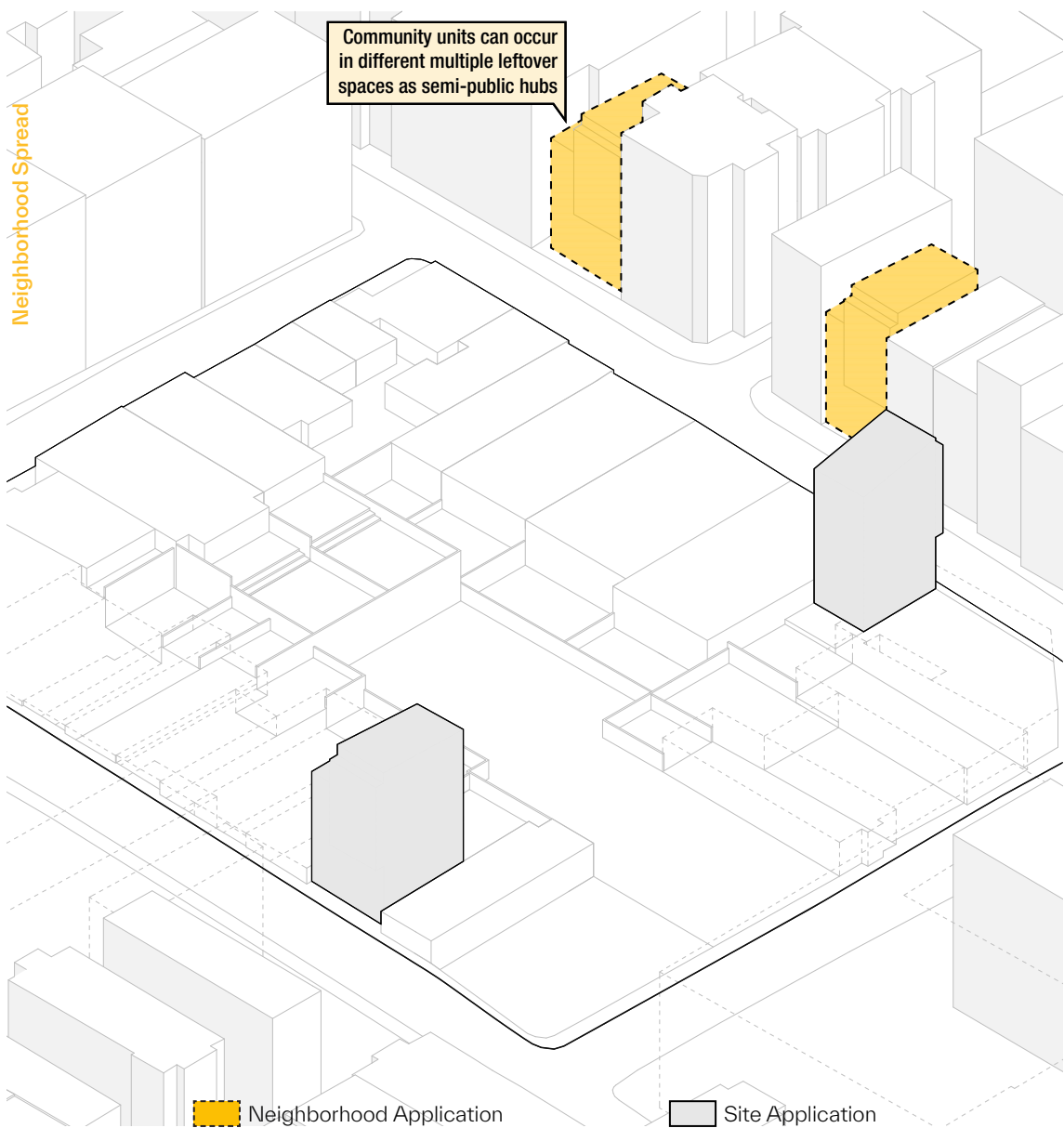


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Applying Time-Based Use
Regulating Space







5.2 | Feasibility and Economic Resilience

Funding Logic, Affordability, and Cost Recovery

In order for the proposal to function as more than a design idea, it seeks to address real limitations: **affordability**, **actor motivation**, and **long-term sustainability**. This subsection outlines the financial and operational feasibility of two key spatial tools: **boundary units** and **community hubs**.

5.2.1 Boundary Units: The module includes frame, infill, arms, shading, walking platform, and anchors. These components are the basics of the toolkit, but additional parts can be added. Thus, it can adapt to different site conditions and needs.

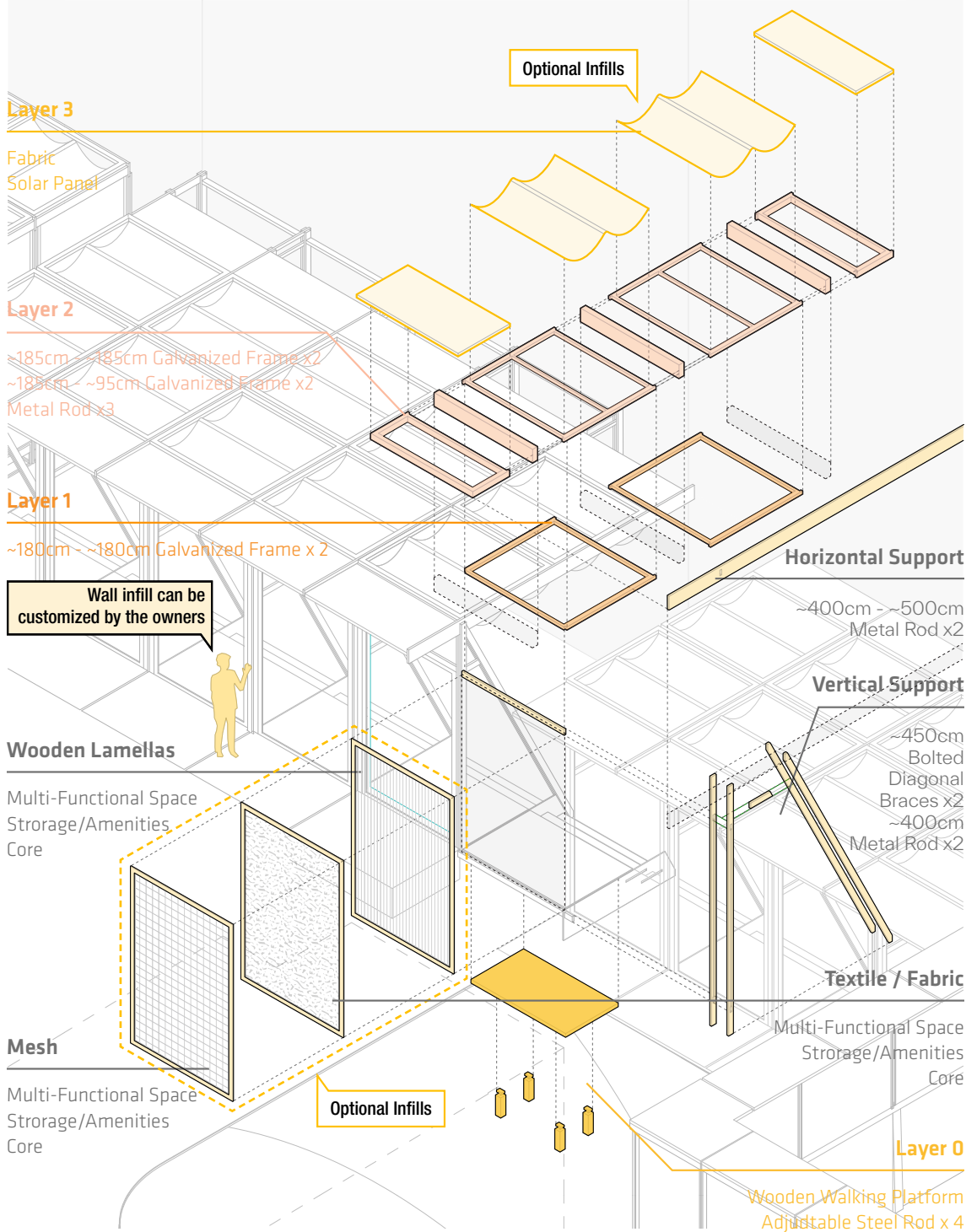
- Costs may be reduced through **batch fabrication**, **co-assembly**, or **municipality-subsidized toolkits**. Prototypes may be piloted by NGOs like ÇEKÜL to encourage them.
- A single unit may be installed within **1-2 days** (6-8 hours) (Based on estimated labor input and material simplicity. Author’s calculation, 2025).

Unit Cost Matrix

Component	Description	Estimated Cost (TRY)
Galvanized Steel Frame x 1	~4m - ~2.1m	~4,800
(Mesh) Infill x 1	Mesh, Wooden Lamella or Textile	~1,800
Support Arms x 4	Bolted Diagonal Braces	~1000
Platform x 1	Wooden Surface	~1,200
Ground Anchors x 4	Steel Rods	~600
Fabrication + Installation	Workshop Assembly	~2,500
Estimated Cost		~12,100

* Calculations are based on the most recent data from May 2025, the current exchange rate is: 1 Euro (€) = 4349 Turkish Lira (₺)

Boundary Unit Components and Materials



5.2.2 Community Hub: The hub includes a **prefabricated light steel structure** (single-story), removable facade, core, and basic service connections (electricity, water optional).

- **It essentially works like an affordable house model that uses prefabricated structures or reused containers.** Hence, it **minimizes construction time** and **material waste**.
- Installation of one community hub unit could be done within **3-5 days**, (18-40 hours) (Based on estimated labor input and material simplicity. Author’s calculation, 2025).

Unit Cost Matrix

Component	Description	Estimated Cost (TRY)
Columns x 6	Steel ~3.5m - ~4.5m	~13,200
Verticals x 14	Non-Structural Panel Holders	~4,900
Infill (Mesh) x 7	Mesh, Wooden Lamella or Textile	~8,400
Metal Beams x 4	Steel Rectangular Beams ~5.0m	~10,000
Wall Panels x 8	Lightweight Partitions	~12,000
Floor Platforms x 12	Timber Modular Floor	~9,600
Ceiling Frames x 12	Steel Frames	~13,200
Elevator x 1	Can Be Postponed	0
Curved Stair x 1	Steel Staircase	~8,000
Fabrication + Installation	Prefab. Of Components	~30,000
Estimated Cost		~109,300

* Calculations are based on the most recent data from May 2025, the current exchange rate is: 1 Euro (€) = 4349 Turkish Lira (₺)

Community Hub Unit Components and Materials

Beam

Floor Platform

Sits on Steel Frames

Ceiling Frame

Horizontal Rod

Double Skin Facade On
The Street Side

Possible Additional Unit

Multi-Functional Space

Infill

Customized Facade Panels
Can be Mesh, Wood or Fabric

Column

Circulation Space
Storage/Amenities
Core

Wall Panel

Multi-Functional Space
Storage/Amenities

Beam

Connects Ceilings, Floors
and Columns

Vertical Circulation

5.2.3 Cost Recovery and Economic Return:

Residents, especially in semi-public or shared-private areas, may ask: **“Why should I care?”** This rightful question might be answered through a **program-oriented economic return**. For instance, community hubs are capable of hosting facilities like **rentable workshops, co-produced retail, local markets**, or even **resident-led services**.

These activities would generate income and enable residents to **reclaim their original investment** via monthly micro-rents or through shared revenue formats.

Cost Recovery / Economic Surplus

Use	Description
Public Co-Working	Residents can rent out space to local freelancers or runpaid workshops (e.g., ceramic, cooking)
Open Studio, Local Markets	Residents may sell products or run micro-retails
Rentable Events	Exhibitions, NGO Meetings
Community Events	Seminars, Workshops
Resident Events	Private Events. Cost shared across users
Resident Meetings	Private Events. Cost shared across users
Tool Library or Equipment Rental	Communal tools (gardening, DIY) rented out via trust-based or managed systems.

Moreover, shared backyards could involve **micro-gardening** and **tool sheds** in order to **reduce daily expenses** and even **generate a micro-economic surplus**. Therefore, both additions could **enhance the usability of spaces**, which leads to an **increase in the land value in the end** (Zukin, 1995).

On the surface, suggesting homeowners could rent out the spaces may seem like a tool of **gentrification** and **over-privatization**. However, rental income, when it's applicable, can go into a **shared neighborhood fund** that is focused on maintenance (Xu & Xu, 2021). Moreover, with layered programming, these spaces can provide both public and private means.

Income or Benefits	Responsible Actor / Organizer
Rental income, workshop fees	Residents / Community Hub Management
Direct sale, brand visibility	Resident Makers / Local Vendors
Hourly rental fees	NGOs / Event Organizers
Teaching income, sponsorships	Municipality / NGOs / Residents
Collective profits, cultural return	Local Residents
Collective profits, cultural return	Homeowner Associations / Resident Committees
Micro-fees, reduced household costs, improved shared ownership culture	Co-op / Community Hub

5.3 | Extending the Strategy to Adjacent Spaces

Adapting The Strategy to Diverse Contexts

The **spatial and social issues** addressed in this thesis (see Chapter 1) are not specific only to Yeldeğirmeni but **part of a larger urban network** in the city of Istanbul in which **fragmented use-ownership, residual land, and over-privatized boundaries** overlap in different socio-economic conditions (Zukin, 1995; Krivy, 2023; also see Chapter 2).

As discussed and investigated in both the pattern analysis and comparable case studies in earlier chapters, these criticized spatial and socio-economic conditions reappear as a form of **“bad pattern”** in a range of different places. Although their specific morphology differs, their impacts on the **right to use, ownership-use relationship, and daily life remain the same.**

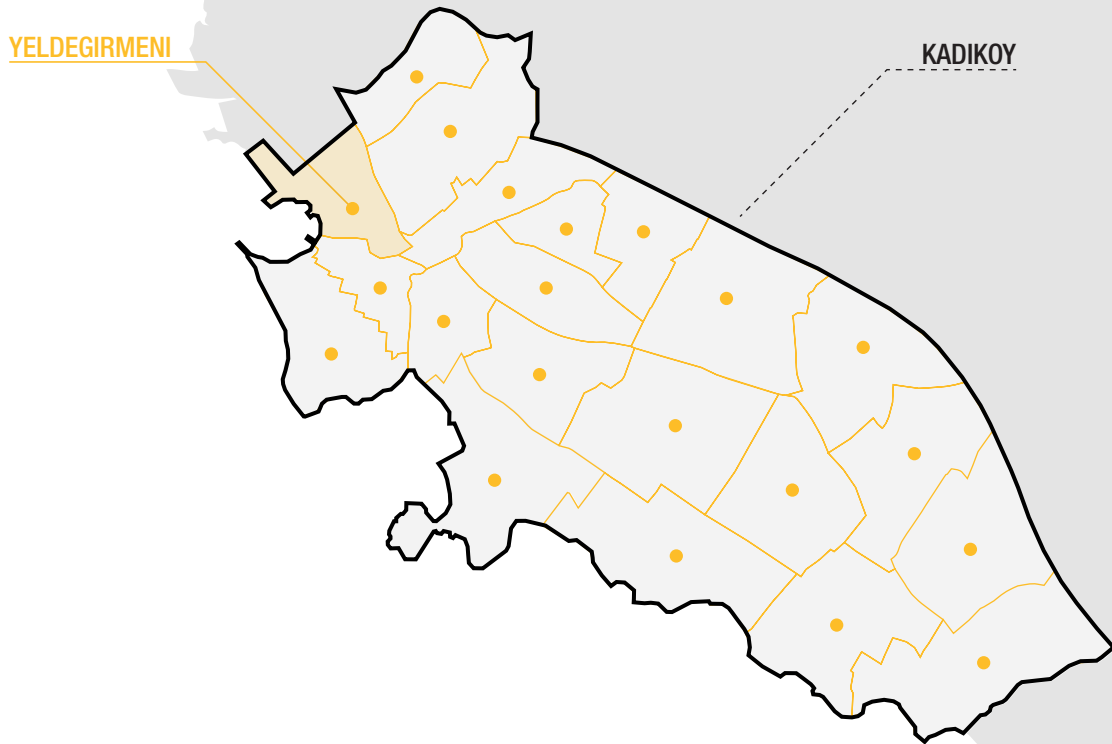
From the perspective of this claim, as mentioned in the introduction part and Chapter 4, instead of making up a thesis with a fixed or situational design, the project focuses on **highlighting strategies that can seek answers to the root problems.** These strategies (see p. 154-183) emerged as a response to the **specific block** located in the neighborhood of Yeldeğirmeni, but at their core, they were imagined as **adaptable to different sites, blocks, and parcels** in places **experiencing similar spatial and social patterns** (Gehl, 2010; Sim, 2019).

In this sense, the proposal operates more as an **architectural idea that can be systematically applied than as a single architectural solution.** If these spatial dysfunctions are spotted as **recurring patterns**, the strategy-based intervention can be **translated into any other dysfunctional spaces**, and then **the design would grow out of the adaptation process** within **local dynamics and stakeholders.**



Furthermore, to give an example of this situation, nearby areas of Yeldeğirmeni can be considered and show that similar patterns can be observed in the neighborhood of Kadıköy (Arsoy & Paker, 2019).

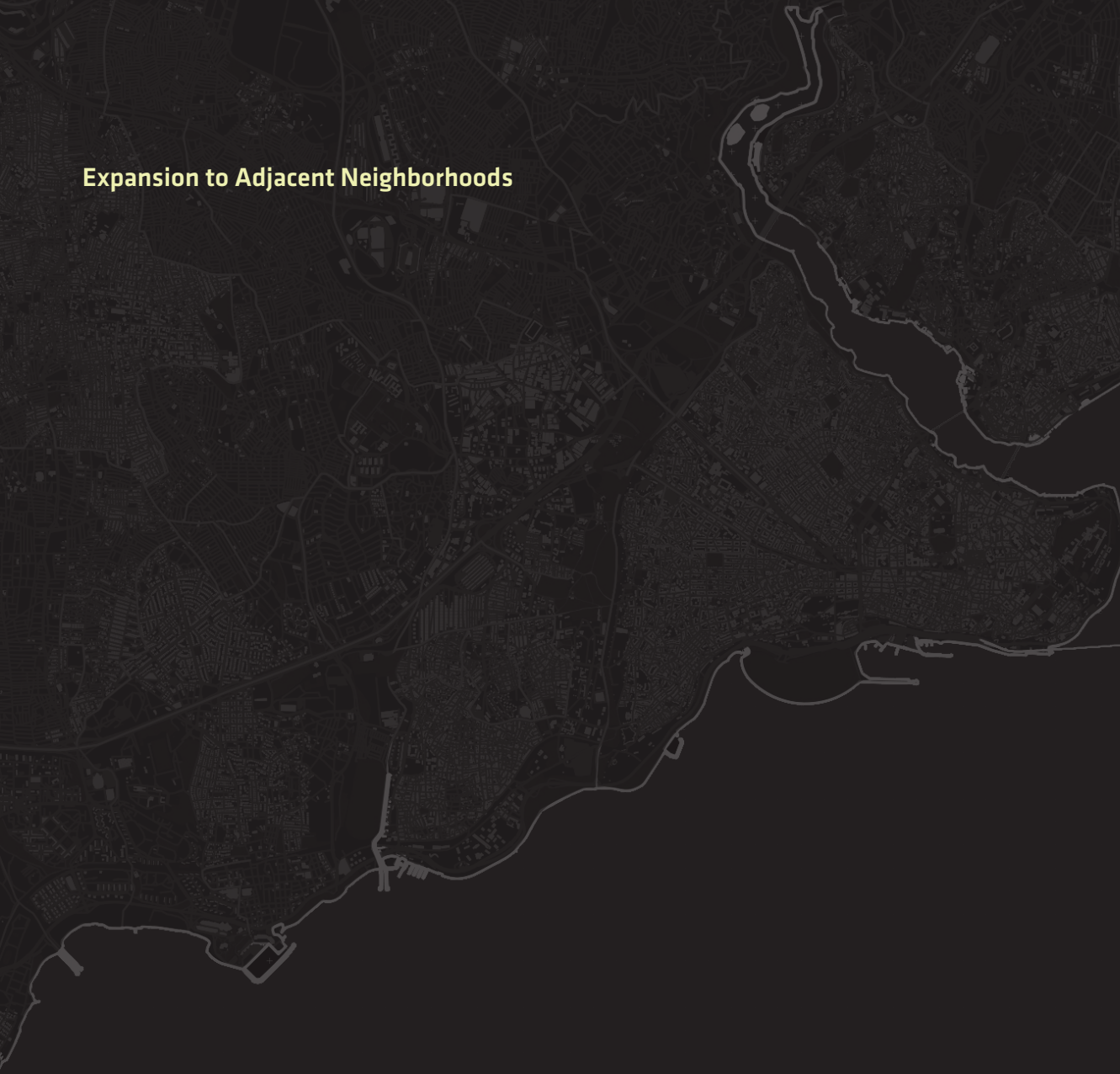
Graphic 64: Adjacent neighborhoods in Kadıköy.



Hence, the project **value strategy over form**. After the spatial problem is known, the methods proposed here can be customized to each case. This makes for an **actor-sensitive** and **more resistant process** where spatial interventions are not imposed but developed through shared logic. (Alexander, 1979; Sim, 2019).

Source: Redrawn by the author using base map of Istanbul from Kadıköy Belediyesi, İmar Müdürlüğü, 2023.

Expansion to Adjacent Neighborhoods



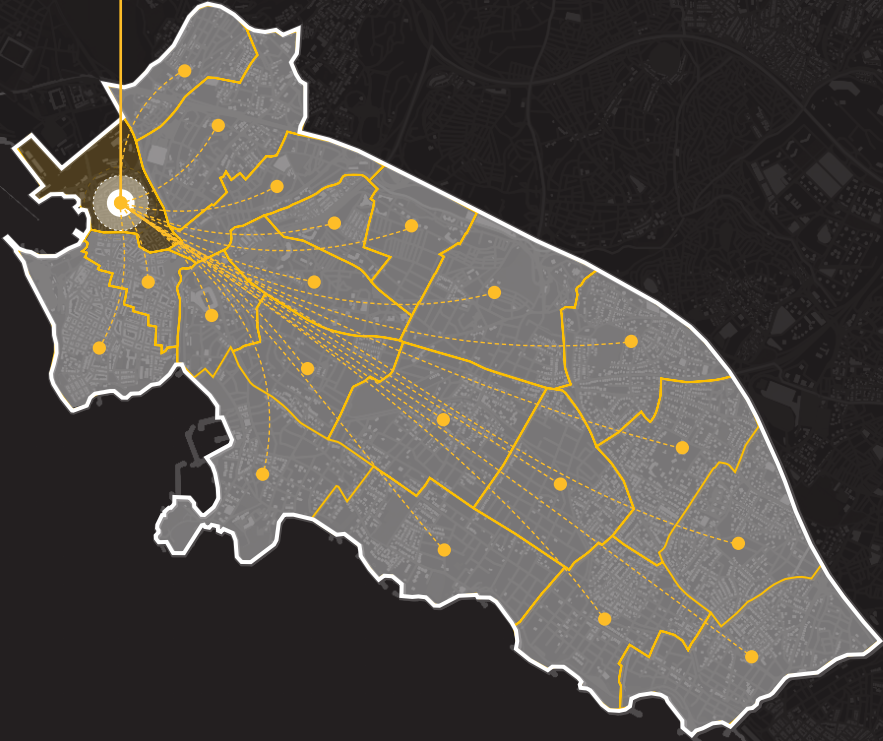
Graphic 65: *Expansion of strategies beyond Yeldegirmeni.*

Source: *Redrawn by the author using base map of Istanbul from Kadıköy Belediyesi, İmar Müdürlüğü, 2023.*



Marmara Sea

YELDEGİRMENİ



Marmara Sea

I Conclusion

This thesis aimed to explore the **spatial dynamics of Yeldeğirmeni** in the framework of **public-private relations**, considering how **morphology, revitalization processes, and creative economies transformed the patterns of ownership and use**. If it was once a neighborhood of collective rhythms and social porosity, it has slowly changed into a place of the **fragmented urban fabric**, where spatial access is becoming more and more by symbolic and behavioral filters, as opposed to **strictly legal or physical thresholds**.

Instead of understanding the transformation of Yeldeğirmeni as a singular process, either of **gentrification** or **physical renewal**, this study has argued that change in the neighborhood takes place in the form of **overlapping layers of spatial, social, and regulatory transformations**. Ground floors that no longer act as interfaces between the street and domestic life have become curated entry points for new forms of consumption, **selective in their inclusivity**. In this light, public space can no longer be understood merely as an accessible space or legal designation of something that is public; it means **how ownership and use align, or misalign, in everyday life** (Gehl, 2010; Zukin, 1995; Cremaschi, 2019).

One of the major contributions of the thesis is identifying **residual and idle urban spaces** as the result of demolitions or neglected parcels between the existing old building stock and new interventions. These spaces are not neutral; they are socio-spatial decisions about **what must be preserved and what will be activated**, about **who can use them, and when**. However, in many instances, they remain disconnected from collective life, not by **physical inaccessibility** but by a **lack of programming or ownership**. These voids are not simply a deprivation of design, but, on the contrary, they are a **deprivation of inclusion** (Krivy, 2023).

The design proposal elaborated within this thesis does not aim to **“solve”** these issues with a top-down master plan. Rather, it presents **strategic propositions that seek to emphasize** reprogramming existing urban fragments using **minimal, modular, and collective strategies**. By focusing on **adaptability** and the logic of **shared thresholds**, the project transforms residual courtyards, gated backyards, and unused lots, not as leftover space, but as an **opportunity for collective life**.

Central to these interventions is the recognition that **spatial change is not merely about the physical arrangement of spaces** but also about taking into consideration the **behavior of people** in these spaces, allowing for **iterative use** rather than relying on idealized **trust-based systems**. Moreover, access is negotiated through political agreement through **temporalized access** (opening times, etc.), and the **zoning of programs** available at significant cultural contexts.

The thesis relies on a wide set of references, from theories of **pattern language** to **soft urbanism** and **community-based revitalization approaches**. However, instead of applying them as proposed, it critically adapted those ideas to the situated particularities of Yeldeğirmeni’s morphology, its socio-economic shifts, and its unique mixture of collective memory and contemporary claims (Alexander, 1977; Sim, 2019; Banham, 1969).

At last, this work advocates that even **fragmented, privatized, or misused spaces** can be taken back, with careful, site-specific, and gradual design. It argues a future that architectural interventions are not just about form but about facilitating **co-use, redefining boundaries**, and enabling subtle yet meaningful shifts in everyday urban life.

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