

URBAN BALCONIES AS PUBLIC OPEN AREAS  
A CASE STUDY: BURSA

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URBAN BALCONIES AS PUBLIC OPEN AREAS  
A CASE STUDY: BURSA

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Approval of the Graduate School of Natural and Applied Sciences

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I certify that this thesis satisfies all the requirements as a thesis for the degree of Master of Science.

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This is to certify that we have read this thesis and that in our opinion it is fully adequate, in scope and quality, as a thesis for the degree of Master of Science.

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## **ABSTRACT**

### **URBAN BALCONIES AS PUBLIC OPEN AREAS A CASE STUDY: BURSA**

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The need for the public areas within urban environments is increasing day by day. This thesis focuses on urban balconies as one of the important element of public open areas. Their historical backgrounds, contribution to the cities, categorization and exemplification form important topics for explaining the concept.

The study also searches the important natural features that effect the urban development of Bursa and questions the place of urban balconies between them. While explaining the past and the present situations, types and the

usages of urban balconies' of Bursa; this thesis emphasizes their existing but neglected qualitative and quantitative values, that have the potential to play an important role for the physical shaping of the city so as the formation of urban image. Related to this, also the importance of the revitalization of the urban balconies as public open areas takes part in this study.

Key Words: Urban Balconies, Vista Points, Topographical Features, Public Open Areas, Bursa.

## ÖZ

### KAMUSAL AÇIK ALANLAR OLARAK KENT BALKONLARI BURSA ÖRNEĞİ

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Kentsel çevrelerdeki kamusal alan ihtiyacı her gün artmaktadır. Bu tez kamusal açık alanların önemli elemanlarından biri olan kent balkonlarına odaklanmaktadır. Bu alanların tarihsel geçmişleri, kentlere katkıları, sınıflandırılmaları ve örneklendirilmeleri, kavramı tanımlayan önemli başlıkları oluşturmaktadır.

Bu çalışma Bursa'nın kentsel gelişimine etki eden önemli doğal elemanları da araştırırken, bunların arasında kent balkonlarının yerini sorgulamaktadır. Bu tez Bursa'nın kent balkonlarının; geçmiş ve günümüzdeki durumlarını, türlerini ve

kullanımlarını açıklarken, bunların var olan fakat ihmal edilmiş; kentsel imgenin oluşmasında olduğu gibi kentin fiziksel şekillenmesinde de önemli rol oynama potansiyeline sahip, niteliksel ve niceliksel değerlerini belirtmektedir. Bununla ilişkili olarak kent balkonlarının kamusal açık alanlar olarak yeniden canlandırılmalarının önemi de bu çalışmada yer almaktadır.

Anahtar Kelimeler: Kent Balkonları, Bakı Noktaları, Topografik Özellikler, Kamusal Açık Alanlar, Bursa.

To My Parents...

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## CHAPTER 1

### INTRODUCTION

Urban balconies constitute an important group of elements in the realm of urban components. Yet there is not much attention to what they really are or how they function. So much so that, even the literature that deal with the constituents of urban areas neglect them. What one can follow is bits and pieces of examples most of which, like the city terrace of Ur, are historical. However, urban balconies need due attention and taken as a distinct category of urban components; for they have countless contributions to life in the cities where they exist. Therefore, this study takes urban balconies as urban components which add to the flavor of city life. For this end a clear definition is a must. This first step will further take us to the explanation of their functions.

Today in the published sources the term urban balcony is defined as the balconies or terraces of the apartment houses located in the urban areas; but in this study this term will be used with a completely different meaning, as Ersoy, Günay and Keskinok (1991) pointed in the expert reports related with the planning regulations. Urban balconies can be defined as the urban public open areas that may either artificially or naturally exist in the cities providing vista, and according to their physical properties such as; topographical conditions or green potentials they may also be included to the urban green areas. When compared with the other kinds of urban green areas; their

vista possibility by the way domination to the city, the area they cover, their continuity, etc. make urban balconies distinct areas within urban settings. Also their locations in the city (being in the centre or far from center), their accessibility and their functions play an important role in their use. As Alexander (1977: 316) pointed out;

The instinct to climb up to some high place, from which you can look down and survey your world, seems to be a fundamental human instinct.

like in the old cities, also today because of their geographical conditions, in lots of cities high places such as urban balconies attract people.

As topography plays an important role for the cities' physical appearance, by the way may become an important factor in the formation of identity, Bursa will be examined as an important example, having urban balconies that naturally exist in the city. Because of this natural existence on the same threshold that is the slopes of Uludağ that create their potentials for the formation of what was once a continuous green system, urban balconies of Bursa differentiate from the other examples, that independently exist in the cities like; Şirince, Van or Amasra.

Today as the cities develop and become more crowded, their identity and symbolic values begin to decline and this cause the increasing of the similar cities. On the contrary, there are also cities that prevent this tendency and use the elements that create urban identity in a positive way that they can easily be distinguished among the others. The artificial / built elements comprise the built urban texture; while the natural elements deal with the objects that are not artifacts.

Each city can come to the fore with some particular feature such as; Venice with its water element, London with its parks, Renaissance Rome with its orange colored buildings and today's Rome with its squares. Also Mudanya, Mardin and Safranbolu can be given as domestic examples that have distinctive urban features because of their architectural values which are built elements.

Bursa on the other hand had and still has very particular urban features / components. If urban balconies would be the topic there are a few good examples that one can mention as to the specific values they create. Mardin and Bursa are such domestic examples in which there is an abundance of urban balconies, the presence of which give a special character to both cities. It would be normal to anticipate certain differences when the contexts of individual examples are of concern. Mardin's balconies for example, overlook the Mesopotamian Plain; but do not take place in a green system like those of Bursa (Figures 1.1, 1.2). Nevertheless, both have common aspects and this commonality can be extended over other examples all over the world; like Spanish steps of Rome (Figures 1.3, 1.4), urban balconies of Edinburgh (Figure 1.5) or Salzburg (Figure 1.6). For all these examples, with many others around the world; vista availabilities, scenery, topography and publicness can be shown as the main features that one can note. In the second chapter the term urban balcony will be defined in a more detailed way with their categorization, contribution to the cities and some domestic examples.

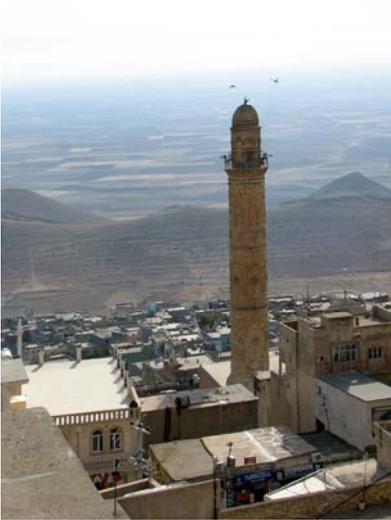


Figure 1.1. The view of Mesopotamian Plain from traditional urban pattern of Mardin. (Source: Baykan Günay Archives)

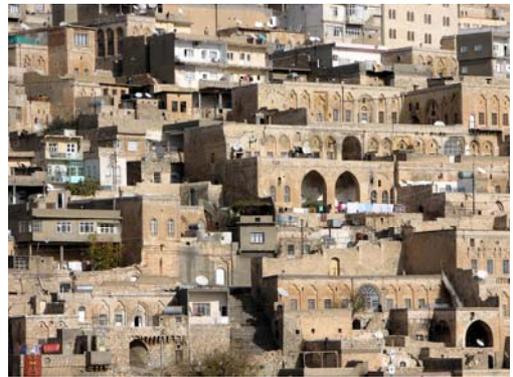


Figure 1.2. Traditional stone houses of Mardin. (Source: Baykan Günay Archives)



Figure 1.3. Spanish steps of Rome as urban balconies. (Source: Baykan Günay Archives)



Figure 1.4. The view of the environment from Spanish steps. (Source: Baykan Günay Archives)



Figure 1.5. View of Edinburgh from an urban balcony. (Source: Baykan Günay Archives)



Figure 1.6. View of Salzburg from an urban balcony. (Source: Baykan Günay Archives)

This study covers Bursa as a case to identify both the specialties and the functions of urban balconies. By doing so, it will be possible to put forth urban balconies as unique components that can be used as design tools where necessary. Before explaining today's urban balconies of the city, in the third chapter general features of Bursa will be detailed.

Bursa, the historic mountainside city, has a specific silhouette not only because of the fertile lands and the green areas on the slopes of Uludağ but also with its dynamic topography as well. The city is settled on the north-west slopes of the Mount Uludağ in the south of Marmara Region.

The natural characteristics that play an important role in the formation of cities had also effected the development of the Bursa city. The city was founded and spread between the slopes of Uludağ and Bursa Plain. In the north of the city a flat landform exists because of the Bursa Plain, while the south has an

increasing topography towards Mount Uludağ. Although the plain and the slopes of Uludağ were determined as protection areas in the plan decisions, the development towards these natural thresholds could not be prevented and unfortunately the most important natural features, Uludağ and the Bursa Plain, that give Bursa its green identity, has begun to lose their importance. The rivers coming from Uludağ and reaching to the Bursa Plain are also the important natural elements of the city that have potentials for creating green areas around them. All these natural features with the artificial ones will form the subtopics of the third chapter.

In the fourth chapter, after defining the old vista points of the city with their previous physical appearances and usages with the help of the old photographs; also today's urban open areas having urban balcony potential will be exemplified according to the categorization that was done in the second chapter, with complementary visual documents and illustrations. While defining them, also a comparison will be made, according to their functions and physical qualities, like size or accessibility.

In the conclusion all the areas that can be contributed to the urban balconies of Bursa, will be evaluated within urban entirety, and the importance of the revitalization of them will be stressed. At this point it will be useful to develop an understanding of the term urban balcony. This will further enhance the present study on Bursa.

Since the very beginning of the history the relation of man and nature has played an important role in the formation of the cities, people accepted natural elements like water or topography as the main factors and developed their settlements and life styles according to the presence of these features. The

ancient trade cities located near water, the defence cities established on the topographically high points or the agriculture cities shaped near the fertile lands; are the examples pointing the importance of nature for human beings.

Also in today's cities, natural beauties sometimes play an important role in the formation of the cities' identities. As an example urban balconies can be given, because they generally exist in the mountainside cities as the natural topographical elements and physically differentiate them from the others. Because of their green potentials they also make an important contribution to the urban green areas; not artificially like the man made parks or green belts, but as natural elements.

With the presence of urban balconies in a city, also their conditions are very important. Both visually and functionally these natural elements can take part in the city's physical appearance and their accessibility determines their functional or visual value. In the condition of limited access, because of their topographical values they can be noticed and felt from the different areas, especially from the lower parts of the cities, by the way provide both a visual effect for the inhabitants and a surrounding green image for the urban area, also if they are the large scaled natural green areas, they act as the natural borders, therefore regulate the cities' urban developments. But although visual effect is important for the cities, in order to contribute to the urban green actively as the other elements like parks, recreational areas or sports areas, it is more preferable to add the human factor into these areas.

Adding of human factor means, these areas' accessibility by the inhabitants if the topographical and the environmental conditions are appropriate. In this situation they become the real elements of urban green that

shape the urban areas and also the life of inhabitants. The area covered by the urban balconies, their continuity within the city and their physical and natural features are the important factors that effect the functions of these green areas. In order to understand their importance for the urban spaces these functions must be detailed.

First of all, urban balconies are topographically high places that give the inhabitants the opportunity for perceiving the city from above and by the way provide a spectacular, comprehensive view of the urban area; with this viewing action also people can orient themselves easily towards the points, which they perceive from above. Access to the urban balconies may be possible in many ways but when people climb up to these areas on foot without any car or elevator, the act of climbing renew them both physically and mentally and also for a while they escape from the city's congestion although they are in the city center (Alexander, 1977).

Whether they are large or small scaled areas in the urban environments, urban balconies are the unifying and linking elements; reducing the monotony of the continuously built-up areas and also connecting the fragmented open green spaces with their natural and physical features. They are important for cities because their natural structures provide many advantages for the urban areas. Their plantation features, their aesthetic qualities and their ecological benefits (like providing habitat in the urban center or reducing air pollution) enrich the city life and attract the inhabitants for many functions like; enjoying inspiring panoramas, going for a walk, satisfying the need of nature within crowded cities,

meeting friends or using these areas just as connectors between the different parts of the city.

The design criteria or the revitalization proposals for such areas are important in order to provide these functions properly. Some of these criteria in order to increase the performance of urban balconies can be listed as follows (Marcus, Francis, 1990: 6-7):

They must be accessible for all people that no one should be excluded because of gender, age or cultural background

They must be furnished to support the most necessary activities

They must provide a feeling of security and safety to the users

They must offer relief from urban stress and enhance the health and emotional well-being of its users

They must encourage the usage by different subgroups without disturbing each other

They must offer an environment that is physiologically comfortable at peak use times, in regard to sun and shade, windiness and the like

They must be accessible for the disabled people, and finally;

They must be easily and economically maintained (Both hard landscape and soft landscape elements)

With the obtainment of these features, urban balconies will become more comfortable and attractive areas that play an important role in the mental and physical renewing of the inhabitants' and also they will become key factors in the formation of urban image.

## **CHAPTER 2**

### **URBAN BALCONIES WITHIN URBAN ENVIRONMENTS**

#### **2.1. General Definition for the Term Urban Balcony**

As defined in the first chapter urban balconies are formed because of the topographical conditions and act as the vista points for the cities. Whether they are located within the city center or away, as their physical features also the spatial openness and the breadth of view they provide to the inhabitants, make an important contribution to the open areas of the cities. Before evaluating Bursa city in terms of its urban balconies which are the important public expansions of the nature, high places in the history and their similarities / differences with the urban balconies will be searched.

## **2.2. High Places in History**

According to Alexander (1977: 316) all over the world, in different cultures and religions high places play an important role in the urban environments and he exemplified these kinds of places as:

Persian villages have pigeon towers; Turkey, its minarets; San Gimignano, its houses in the form of towers; castles, their lookouts; Rio its rock.

Also in the ancient civilizations these kinds of places had played an important role in the formation of cities. They are important for many reasons like defense purposes or various beliefs belonging to different communities that shape their way of living. The hanging gardens of Babylon and the acropolis in the ancient cities are the important high places and can be related with today's urban balconies because of their physical properties or locations within cities.

### **2.2.1. The Hanging Gardens of Babylon**

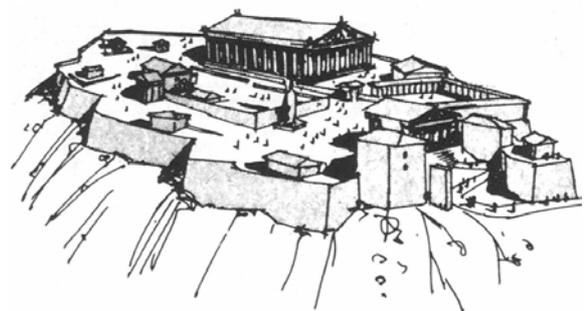
The ancient hanging gardens, situated in the palace of Nebuchadnezzar in the city of Babylon that were mountain like series of terraces filled with various plants, and watered by a complicated mechanical system; can be defined as urban balconies of that period, but their limited usage and artificial structure differentiate them from today's urban balconies (Figure 2.1).

Contrary to the ancient examples, urban balconies in today's cities are mostly the natural features of urban environments and if they are evaluated in a

right way they have the potential to become important elements of the public spaces in the cities thus provide many opportunities for the inhabitants. Despite their differences, the hanging gardens and urban balconies are alike in the way that they are both high places that provide a wide visual sweep of the city, therefore make people perceive the whole town from a distant point.



Figure 2.1. The hanging gardens of Babylon. (Source: [www.geocities.com](http://www.geocities.com), 1998)



*The Acropolis of Athens.*

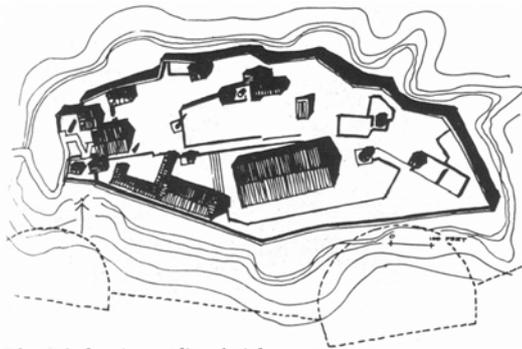
Figure 2.2. The Acropolis of Athens. (Source : Spreiregen, 1965)

### 2.2.2. The Ancient Acropolis

The name Acropolis formed from the two words that were, acro meaning high and the polis meaning town. In the ancient cities high places were fortified for defense purposes and the main city was established in the hilltops, but when the cities became larger they began to spread to the skirts and the first settlement situated on the top of the hill began to be called as acropolis while the others were called as middle city and the lower city (Spreiregen, 1965).

In the most protected part of the city that was acropolis, the palaces of the kings, the temples and the water cisterns had existed and the royal people, important religious people, military commanders and other high class members were located within the area. In the middle city temples, gymnasiums and other important buildings were situated and the lower city was a settlement having housing units and market place for the lower class members. With this city arrangement, the usage and the physical characteristics of the acropolis can be shown as an example for the ancient architecture that was supporting class differentiation.

In the ancient Greece, the acropolis of Athens located in a high point was a site, having important buildings that did not have a geometrical relationship but related to each other visually (Figure 2.2). Their design discipline was not created with a definite plan but after the long observations and experiences to find the appropriate situation for the buildings to support sight (Figure 2.3). Also these buildings' relation with the surrounding environment was important. The panoramic vista seen from acropolis was accented by these buildings and thus the artificial and the natural factors were combined (Spreiregen, 1965). Today the acropolis of Athens still stands and provides an effective panorama of the city for its inhabitants (Figure 2.4).



*Plan of the Acropolis of Athens.*

Figure 2.3. Plan of the Acropolis of Athens.(Source: Spreiregen, 1965)



Figure 2.4. View of the Acropolis today. (Source: [www.pbase.com](http://www.pbase.com), 2003)

Like in Athens also the Pergamon acropolis was an important example for these structures. The acropolis was situated on the top of a hill which is 275 meters high and dominating a flat plain. Because of the steep slopes, the buildings were located on the terraces. In the site of Pergamon acropolis; the temple of Athena, the temples of Traian and Dyonisus, the monumental altar of Zeus, library and steep, impressive 10,000 seat amphitheater were existed. Like the acropolis of Athens also Pergamon acropolis provided a fantastic view of the plain, the lower city and the nearby river (Croix, 1986).

The ancient acropolises of Athens or Pergamon, both have similarities and differences with today's urban balconies. Their most important feature that differentiates them from urban balconies was their limited usage. The royal people and the other high class members were living in the upper city that was the acropolis but the other inhabitants were settling in the lower city and could not use the acropolis.

But despite this differentiation the acropolis and an urban balcony have an important common feature, which is their location within the city. Their visual relation with the natural and the built environment increased their importance for the cities both in the past and also today. So it can be said that from the beginning of the history, these kinds of places such as the acropolises and the fortresses of the old cities had attracted many people, and by representing today's urban balconies in the past, they had played an important role in the formation of the physical appearance of the cities. The importance of these places for the urban environments was also stressed by Alexander (1977: 317) with the following words:

Build occasional high places as landmarks throughout the city. They can be a natural part of the topography, or towers, or part of the roofs of the highest local building – but, in any case, they should include a physical climb.

### **2.3. The Categorization of the Urban Balconies**

Today urban balconies exist in various conditions within urban environments. The most important feature that they have is their high locations and wide panoramic vista they provide for the inhabitants of the cities. These spaces can be in two different situations that are *artificial* and *natural*.

*Artificial* urban balconies may sometimes be the wide terraces of architectural elements that are located on the topographically high points of the cities and serve for many different functions for the public use, such as restaurants, cafes and museums, or they can be separately high structures like the towers within cities that act as the *landmarks* and also attract people as high points. Although they are open to the *public* use and have

importance for the cities, their common feature, that is their man made structures differentiate them from the natural urban balconies.

As defined in the beginning of the chapter, natural urban balconies are important for the cities in the way that their contribution to the public open areas provides many opportunities for the inhabitants of the cities. While these natural places are sometimes evaluated and designed as open areas providing urban vista thus serve to the people in many ways; also they can exist as green unused areas and contribute to the greenery of the cities only with their visual effects, so it can be said that like all the other public open areas, also urban balconies that naturally exist in the urban environments can be defined in different categories according to their features.

This categorization can be done according to the locations of urban balconies. These areas can be located within the cities or can be situated in topographically higher parts of the urban environments that are away from the center.

Generally in the mountainside or hillside cities, natural urban balconies existed and also repeated in the different parts of the towns and for these kinds, that are placed within the city, the sizes play an important role for their usage. These areas can be small scaled, within the borders of a specific neighborhood by the way serve to the limited user profiles, but conversely because of their sizes and distance to the centre they can serve to many inhabitants, by the way can be categorized as the city scaled places.

The urban balconies that are located in topographically higher parts of the cities and away from the center are the much preserved areas when compared with the ones within the cities. These parts of the towns are naturally rich areas with their landscape values and contribute to the greenery of the cities both visually and functionally. Their important distinction from the inner city balconies is their distance to the centre by the way accessibility by the inhabitants.

These areas can be evaluated in two groups, in the first group the balconies which are small sized according to the area they occupy, take place, so it can be said that they are special points that have a broad view of the city and serve to the people as resting areas for a limited time; but the second group is different from the first one. These areas also provide a wide city vista and have natural elements but at the same time because of the vast land they occupy, they have recreational value for the cities as urban balconies, by the way in these kinds of areas people can find lots of activities to involve with and may spend long times like in the metropolitan parks or regional parks.

Whether the urban balconies are within the city or away from the center and small scaled or occupying wide areas, they are the important features for today's rapidly urbanizing and crowded cities because of their natural existence by the way green pattern, that play an important role in the increasing of public open areas and urban identity.

## **2.4. The Contribution of Urban Balconies to the Cities**

Urban balconies characterize many cities and with the close relationship they provide between the nature and man, they become important parts of open spaces and provide many advantages for the urban environments. Their controlling of the urban form, contribution to the outdoor recreation areas, natural resources they provide, serving as view corridors, their decreasing effects on the negative environmental factors like noise or pollution; are the most important benefits they provide for the cities.

Also for the inhabitants they become meeting places and social settings by the way gain importance as public open areas; with the visual and physical quality they bring to the built-up areas, the urban balconies made cities distinct, and thus play an important role in the formation of the urban image.

These social, functional and ecological benefits can be obtained if the balconies are evaluated properly, only their existence within the cities can not be enough for their public use, in such a condition they may contribute to the urban life only visually, but if they are planned according to the design criteria for the public use, they will become public open areas that directly take part in the city life by providing various benefits and shaping the city with their physical qualities.

## **2.5. Examples to the Cities Having Urban Balconies**

In our country because of the geographical conditions in many regions mountainside or hillside cities existed and these topographically high areas shelter urban balconies within them. People's interest in high places in order to dominate the whole city from a distant point increases the usage of such areas, whether they are designed or remained in their natural forms. Some examples for these kinds of areas can be as follows:

### **2.5.1. Şirince**

Şirince is a small, old Greek village in the Aegean Region, situated on the hills of Selçuk and surrounded by orchards and olive trees. The artificial elements that give the settlement a distinct identity are the houses made of stone or bricks. The urban pattern formed by these houses is in harmony with the structure of the land so that the dwellings are built in a way that none of them prevent the vista of the other.

In this kind of urban structure, because of the topographical conditions, urban balconies existed, which may be both natural areas and the parts of the architectural elements that provide city vista, by the way attract many people (Figures 2.5, 2.6).



Figure 2.5. The panorama of Şirince houses. (Source: [www.wowturkey.com](http://www.wowturkey.com), 2005)



Figure 2.6. A terrace of a monastery that functions as an urban balcony. (Source: [www.hiddenturkey.com](http://www.hiddenturkey.com), 2005)

### 2.5.2. Ayvalık

Another small coast village located on the Aegean shore named Ayvalık can also be shown as an example for the settlements having urban balconies. The tourism and second house demand had damaged the previous urban structure of the city despite the registration of the region as a conservation area. But today it still attracts many people with its natural beauties. The area has a magnificent geography with its islands, surrounding hills and landscape elements. The urban balconies providing a broad view of the surrounding environment can also be included to the special characteristics of the area. Cennet hill, that is supported with the urban furniture give people chance to visualize the urban area and the natural environment from a distant point (Figure 2.7).



Figure 2.7. The panorama of Ayvalık from Cennet Hill. (Source: [www.sihirli-tur.com](http://www.sihirli-tur.com), 2005)



Figure 2.8. The view of Amasra from the hills around. (Source: [www.sihirli-tur.com](http://www.sihirli-tur.com), 2005)

### 2.5.3. Amasra

Amasra is one of the most beautiful villages, located in the west of Black Sea Region. The city is situated on a peninsula split by two inlets. In Amasra because of the geographical conditions high points exist that provide fascinating beauties of the town. The slopes of the hills within and around the town are the ideal places as urban balconies (Figure 2.8). Especially from the high points of the peninsula both the city and the Black Sea can be broadly viewed. With the reevaluation of these areas as open spaces they can become special points for the public use.

### 2.5.4. Cappadocia

Today's Cappadocia district is situated in the middle Anatolian region and contains the areas of the cities such as Nevşehir, Aksaray, Niğde, Kayseri and Kırşehir. With a more detailed definition, the narrower area which can be defined

as rocky Cappadocia region includes the villages; Uçhisar, Ürgüp, Avanos, Göreme, Derinkuyu, Kaymaklı and Ihlara with its environs. In the area because of the geographic and the climatic conditions charming rock formations exist that make the area distinct from the other places (Kapadokya, 2005).

Also in the area many places provide vistas of these natural formations and attract people for this reason. Ihlara valley can be an example for these places. The length of the valley is nearly 14km. with the altitude 100-150m. and it begins from Ihlara and ends in Selime. Along the valley numerous graves, churches and ancient shelters take place (Ihlara vadisi, 2005).

In order to give people chance for the observation of the area, different vista points were determined and seven points that provide the widest view were detailed according to the needs of the people. The distance to the existing road net, the proximity to the entrance / exit of the valley and the parking possibility were the main criteria while choosing these places. The vista points that act as the urban balconies were generally situated in the west parts of the area, because the west slopes of the valley provide a broader and a clearer view every time within the day, when compared with the other parts. Also some facilities; like toilets and seating areas were designed for the usage of the people.

In Cappadocia region Uçhisar village that is placed on the Nevşehir-Göreme road can also be an example for vista providing areas. It is an important place for being the highest point within the area, so from the peak of the castle, the possibility for enjoying the panoramic view of the district attracts many people (Figure 2.9). Although there is a time limitation for the entrance of the

castle, it can be shown as an example for the urban balconies which are public open areas within cities.

#### 2.5.5. Amasya

Amasya is located in the Central Black Sea Region and it is one of the both historical and cultural cities in Anatolia. Geographically Yeşilırmak, the surrounding mountains and the valleys that split the mountains play an important role for the city.

Amasya is selected as an example for the cities having urban balconies because the topographically high area situated behind the Yalıboyu district provides a unique view of the city and Yeşilırmak, both in daytime and at nights.

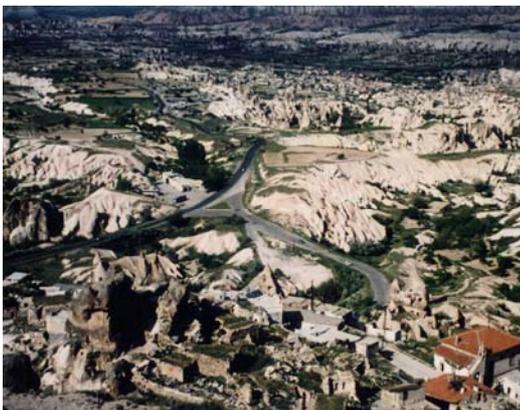


Figure 2.9. The panoramic view of the environment from Uçhisar Castle.



Figure 2.10. Urban balconies of Amasya. (Source: [www.trekearth.com](http://www.trekearth.com), 2005)

The place is not only a high area providing city vista but it has also a historical value because of the king graves carved into the stones (Figure 2.10). These urban balconies, having both public area and historical value, make contribution to the urban life and attract many people.

#### 2.5.6. Van

Van is situated in East Anatolian Region and when compared with the other examples having urban balconies, because of their topographical features, the city shows a distinction. Geographically, Van is located on a flat area and although the city center is far from the lake it can be said that the city is waterside city than mountainside or hillside. Despite these conditions; Van castle that is located on the highest point of the city shows urban balcony character for the area. The stepped terraces of the castle provide a broad view of the surrounding environment. Footprints of ancient Tuşba on the one side, today's Van on the other side and the magnificent Van Lake can be observed from the castle, by the way give people important clues about the area (Figure 2.11).



Figure 2.11. View of the environment from Van Castle.

Most of the urban balconies in these small villages and also many other examples from the different parts of Turkey are partially serving to the usage of the people. It means although they have the potentials as urban open areas, their limited usage and sometimes misuse prevent their direct contribution to the cities' public areas.

As it was defined, Bursa is also an important example for the cities having urban balconies. Different from the examples given in this part, Bursa is a metropolitan city and the skirts of Uludağ that form the urban balconies play an important role for the city from previous times till today. Before evaluating today's existing balconies, it would be appropriate to have a look at the city's general features.

## **CHAPTER 3**

### **GENERAL FEATURES OF BURSA**

#### **3.1. History of the City**

From the ancient times Bursa and its environs hosted many settlements and the oldest of them were located around the lake İznik. Until the foundation of Bithynia, many different colonies and countries ruled Bursa. The king of Bithynia I. Prusias whose reign was between 232-192 B.C. established Bursa under the name of Prusa for the honour of Hannibal (The Carthagian General) and built city walls around the city.

In 74 B.C. Prusa was occupied by Romans and many years lived under their domination. After the Romans, Bursa became a Byzantinian settlement and although it was captured two times by Seljuk Turks, Byzantiniens recaptured the city and till the conquest by the Ottomans in 1326, the city was ruled by Byzantiniens (Figure 3.1).

In the period of Ottoman Empire Bursa became the capital and many improvements occurred in the city (Figure 3.2). Lots of architectural complexes were built in the reigns of different Sultans and these complexes located in the

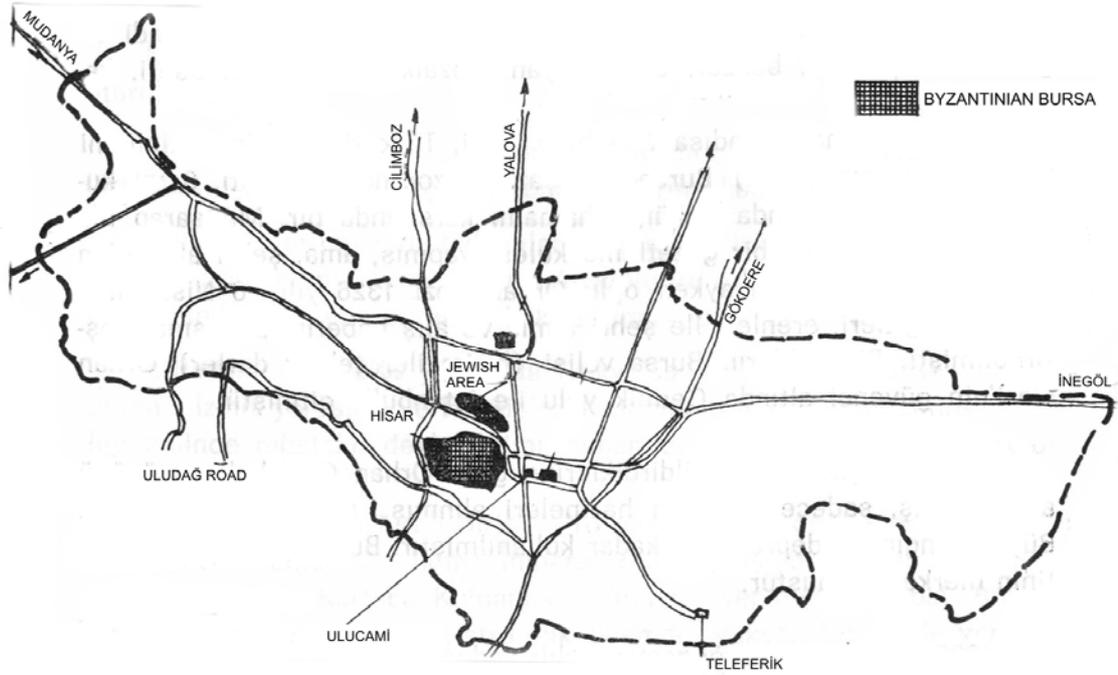


Figure 3.1. The Byzantine Bursa. (Source: Baykal, 1976)

high points of the city (Hisar, Çekirge, Yıldırım, Yeşil and Muradiye) also caused the development of many neighborhoods between them (Figure 3.3). With all these developments, the earthquakes and the fires occurred in different periods destroyed the city, and caused the vanishing of many important buildings but Bursa kept its importance until the end of Ottoman Empire and also in the Republican Period. Today Bursa is one of the most important cities of Turkey with its contribution to the economy of the country and also with its geography (T.C. Bursa Valiliği, 2003).

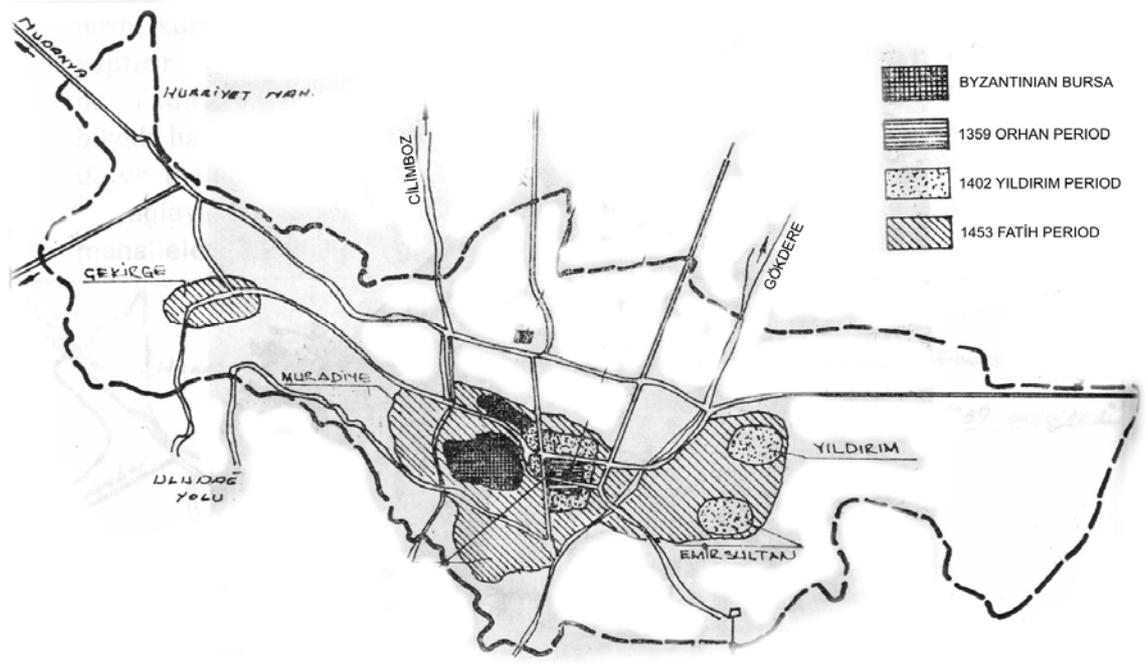


Figure 3.2. The development of Bursa in the Ottoman period. (Source: Baykal, 1976)

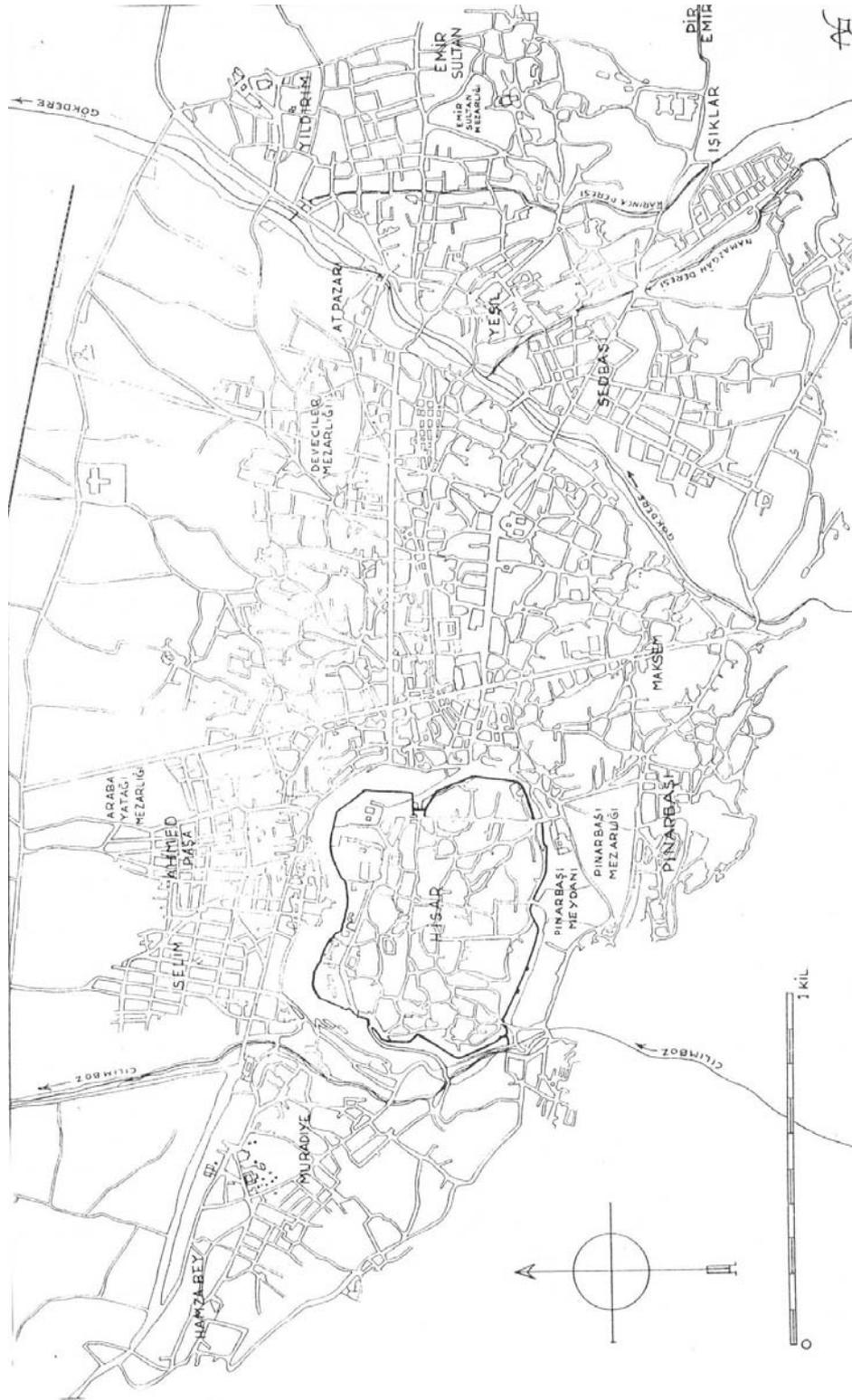


Figure 3.3. First neighborhoods of Bursa. (Source: Gabriel, 1958)



### 3.3. The Topographical Features and the Natural Environment

In Bursa %48 of the land is covered by plateaus, %35 by mountains and %17 by the plains. The mountains that cover %35 of the land are generally situated along the east-west direction and they are Samanlı, Mudanya, Katırlı and Uludağ, which is the most important one among the others that shape the urban structure of the city (Ertürk, 1994). The important plains separate these

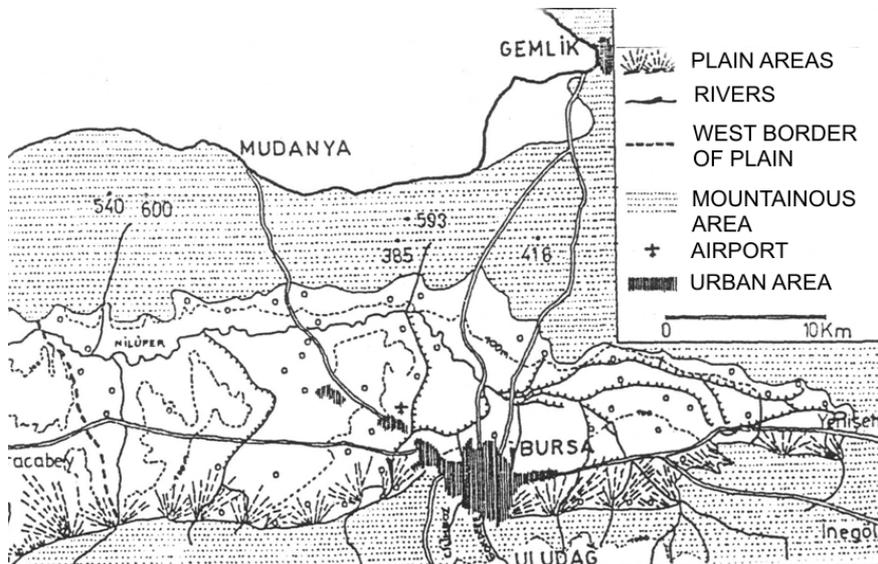


Figure 3.5. Natural environment of Bursa. (Source: Baykal, 1976)

mountainous areas from each other and the largest of them is Bursa Plain, which is the important natural feature of the city (Figure 3.5).

In Bursa, as water elements, the rivers coming from Uludağ and reach to the fertile agricultural lands of plain and the two lakes named Ulubat and İznik are the important natural factors with the areas surrounding them.

Also forests are important for the city that cover a significant amount. They are generally placed in different zones of the mountains related with altitude and although lots of forest areas were destroyed within the time, chestnut, fir, beech and the plane trees are some of the examples for the forest vegetation in the city. Bursa is in the transition zone between Mediterranean and Black Sea climates and this situation provides a mild climate for the city which affects all the natural elements that are the important characteristics of the area.

Topographically, Bursa is located in an area that the Bursa Plain and Uludağ act as the natural thresholds by the way determine the altitude differences between the districts that are distributed within the city. The height of the sloped land that Bursa is placed on, range from 100m. -around plain district- to the highest point of 550m. -on the slopes of Uludağ-. A large part of the city is situated on these slopes at different heights on the east-west direction (Figure 3.6).

With these natural and topographical features, the urban development of Bursa was shaped and today also they affect the city. As the urban development also the role of urban green -which is one of the most important things for the city and the inhabitants-, is determined by these factors.

### **3.4. The Elements that give Bursa its Identity**

Different kinds of areas form urban green within cities and they introduce nature to the urban environments. In Bursa the situation is a little bit different when compared with the other cities. Bursa and 'green' are closely related from the very beginning of the city's history, because of the natural features that exist in Bursa. Uludağ, Bursa Plain and the dense green texture of endemic trees within neighborhoods and around the streams had played an important role in the formation of the city's green identity. Today these natural features also contribute to the greenery of the city with the artificial green areas developed by the municipalities, but their present conditions are different from the past, so the strong green image of the old Bursa has changed within time with the physical transformation of the city.

#### **3.4.1. Uludağ**

Uludağ that lies along the northwest and southeast direction forms a natural threshold in the south of Bursa city center, and with a height of 2543 meters it is the highest mountain of the Marmara region. In the ancient times it was known as Olympos and many civilizations called it with different names such as the Byzantines with the name 'Mountain of Priest' because of the many Christian religious leaders that were sheltered by the mountain. In 1925 because of its great appearance, the name Uludağ was given to the mountain.

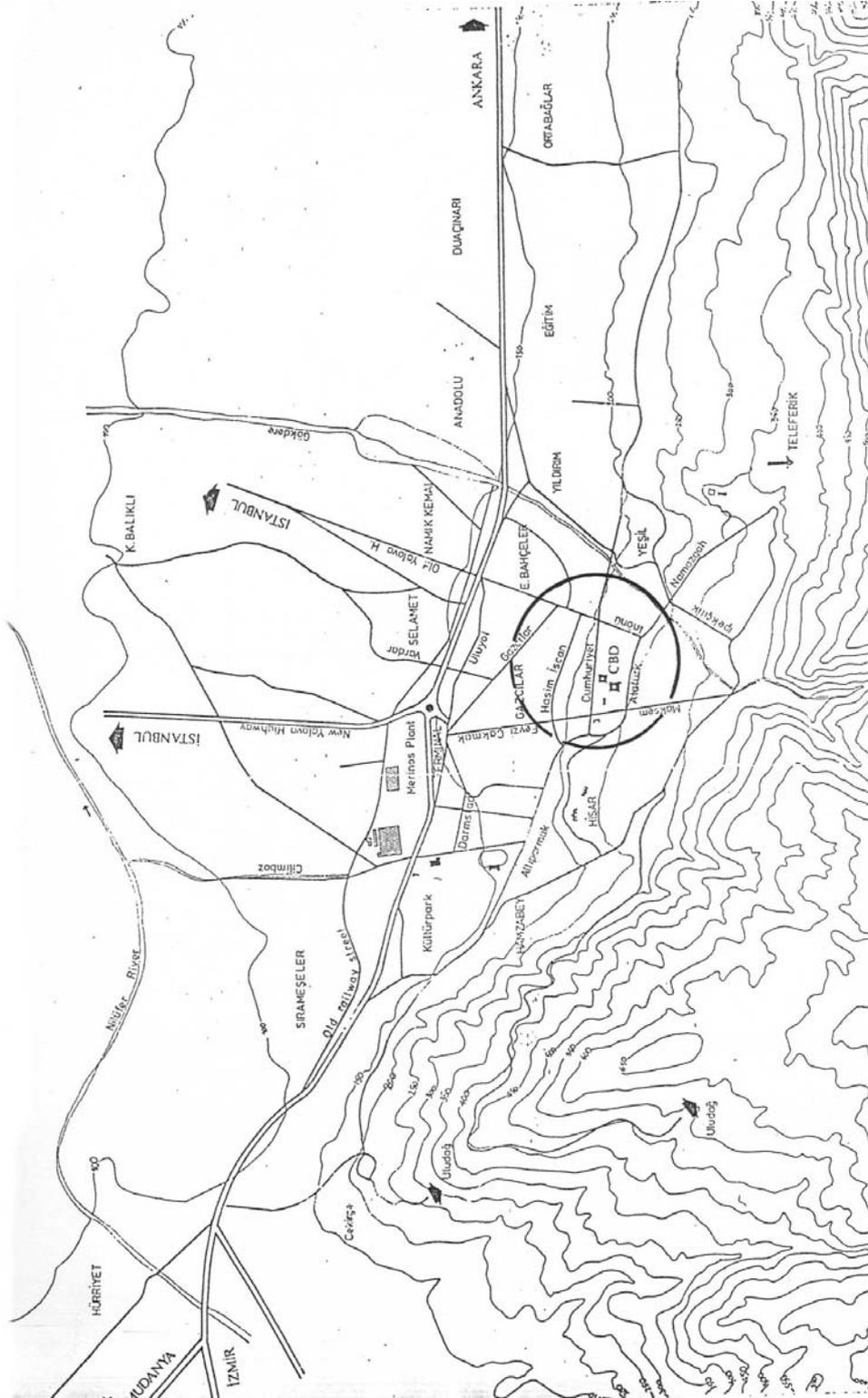


Figure 3.6. The topographical structure of the city. (Source: METU Faculty of Architecture Archives)

On the high parts of Uludağ, the lakes Karagöl, Kilimligöl and Aynalıgöl exist which were formed on the footprints of old glaciers and still have importance for their geographical location. And the high plateaus named Sarıalan, Kirazlı, Kadı and the peaks of Bakacak, Çobankaya and Cennetkaya are the important high points which give opportunity to the visitors to view Bursa and the environs (T.C. Bursa Valiliği İl Çevre Müdürlüğü, 2004).

Uludağ has lots of facilities, and except its being one of the most important winter sports center of Turkey, also as a National Park it distinguishes from many other areas. In 1961, because of the rich natural resources, flora and fauna; Uludağ National Park was established with approximately 12.000 hectares of land. Although the climate in Bursa plain is generally mild, because of its height, especially after 1100 meters, Uludağ shows cool climatic feature in summer and hard weather conditions in winter, this climatic difference also creates a rich variation in the flora of the mountain. There are six different plant zones in the region (Bursa Büyükşehir Belediyesi, 2001: 7):

150-400 m. Warm Submediterian Zone: 'Lauretum' Example; *Laurus nobilis*, *Quercus* sp.

400-850 m. Typical Submediterian Zone: 'Castaneatum' Example; *Castanea vesta*

850-1100 m. Mild Moist Zone: 'Fagetum' Example; *Fagus orientalis*

1100-1300 m. Mild Arid Zone : Example ; *Pinus nigra*

1300-2100 m. Cool Moist Zone : 'Abietum' Example ; *Abies bornmulleriana*

2100-2543 m. Alpine Zone: 'Alpinetum' Example; *Viola althaica*, *Silena falcata*, etc.

These zones sometimes host many plants belonging to other regions such as *Fagus orientalis* and *Pinus sylvestris* from Black Sea region and also they include many species that are endemic to Uludağ such as *Abies*

bornmulleriana. Although most of these species exist in the area, because of the need for the timber production and tourism, many forested areas have decreased when compared with the past. Although Uludağ National Park is under legal protection, the density of the winter tourism by the way the need for new constructions threatens the future of Uludağ as occur in the slopes.

From the establishment of Bursa in ancient times, with its forests, slopes, valleys and the other natural resources Uludağ became a significant factor in the formation of the green image of the city. In the past this green image was stronger; although the first settlements were located on the rocks of the slopes because of the defense purpose, these slopes had also provided many opportunities for the inhabitants like recreation that unite the people and the green of the natural environment.

But as the time passed, with the beginning of the development of the city the urban structure had expanded towards Uludağ and these natural slopes become the new neighborhood areas of the city. While the city's borders were approximately between 200-250 meters around Hisar district that was the first settlement area, then it had reached nearly to 300-350 meters, on the slopes of Uludağ (Figure 3.7) and today city is stretched to 500-550 meters towards the mountain, occupying the valuable several small hills and slopes.

Despite these developments Uludağ still stands as an important natural resource for the city, but enjoying the magnificent view of the tree covered slopes can only be possible from the road which is 36 km. from Bursa to Uludağ or with the cable lift because of the housing developments that occupy the slopes and decrease the quality of the previous green sight and effect of Mount Uludağ when visualized from Bursa.

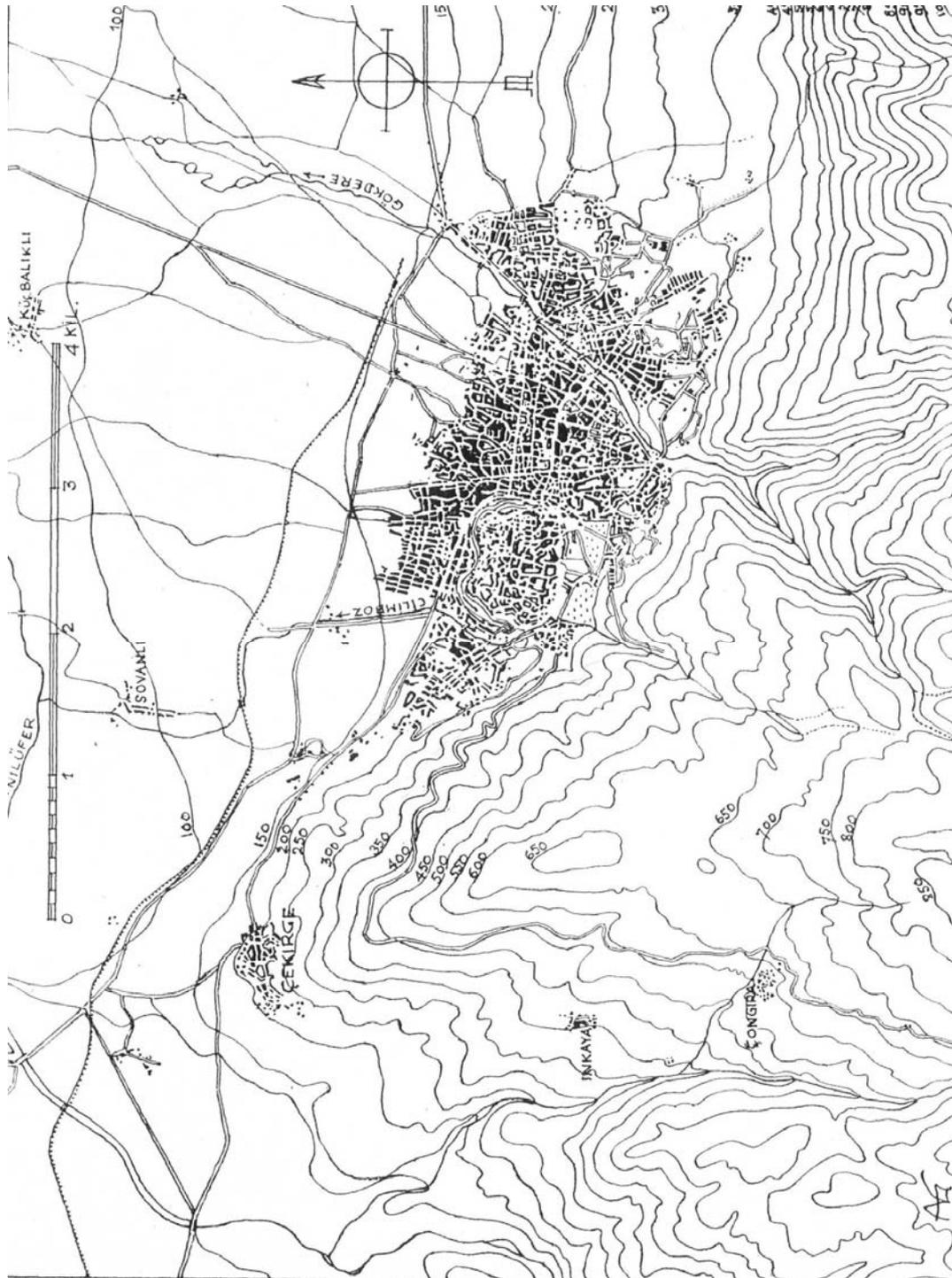


Figure 3.7. Spreading of the city towards the slopes of Uludağ. (Source: Gabriel, 1958)

### 3.4.2. Bursa Plain

Around Bursa city boundaries Mustafakemalpaşa, Karacabey, İnegöl, İznik, Orhangazi and Yenişehir plains are located and within the boundaries of Greater Municipality of the city of Bursa, with an area of 208km<sup>2</sup> and being one of the most fertile agricultural land of Turkey, Bursa plain is located. Yeniceabat, Çukurca and Dereçavuş plain areas are the parts of Bursa plain and they are the important agricultural production areas. Another part that is Çayırköy plain area which is 82km<sup>2</sup> wide and is the west expansion of Bursa plain hosts Bursa Organized Industrial Region (Ertürk, 1994).

Also many other developments caused decrease in the amount of the plain areas. In order to understand today's situation it will be reasonable to remember the economical background of the city with the population statistics belonging to different years.

In determining Bursa's economical by the way spatial structure, silk production was the main factor. From the XIV. th century, till the second half of the XIX. th century, in the urban development, as being the capital of the Ottoman Empire, also silk production played an important role and because of these reasons the population of the city was effected (Figure 3.8). In the beginning of the 17 th century the city's population was over 50 000 while at the same time the other cities' population range between 3 000 - 10 000, and in 1860's the population stood between 70 000 and 80 000 with an ethnic variety consisting of Greek, Armenian and Jewish groups (Dostoğlu, 2004).

Between 1925 and 1950 thirteen factories were established in Bursa and after 1950 both the number of managements and variation in their type of production noticeably increased. In 1966, the first organized industrial district of

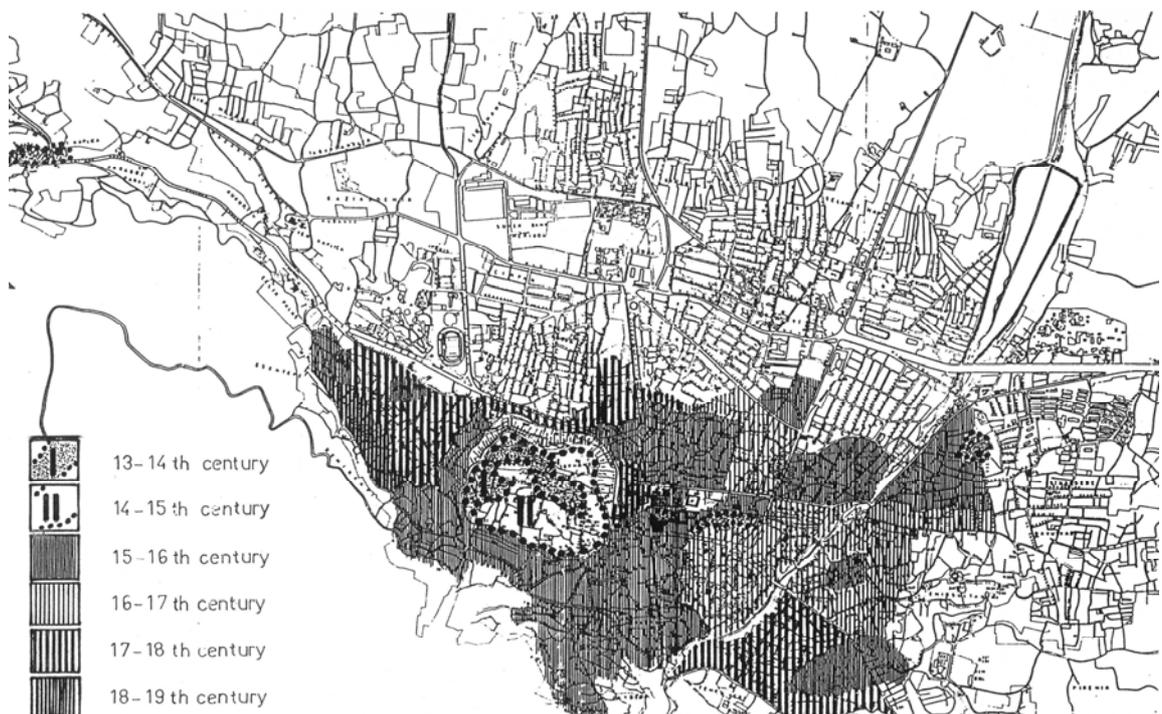


Figure 3.8. The development of the city between the 13<sup>th</sup> and 19<sup>th</sup> century.

(Source: Üstündağ, 1999)

Turkey was established in Bursa. Although in the first years the area was not preferred by the factory owners, from 1970's it became an important industrial zone and attracted many factories with the increasing employee (Ertürk, 1994).

In the development of the economical structure of Bursa also automobile sector had played an important role and since 1970 this sector has been making a serious contribution to the city's economy. With all these positive developments, the agricultural identity of the city has begun to be replaced by the new industries identity, but this change reflected to the spatial structure of the city negatively (Figure 3.9).

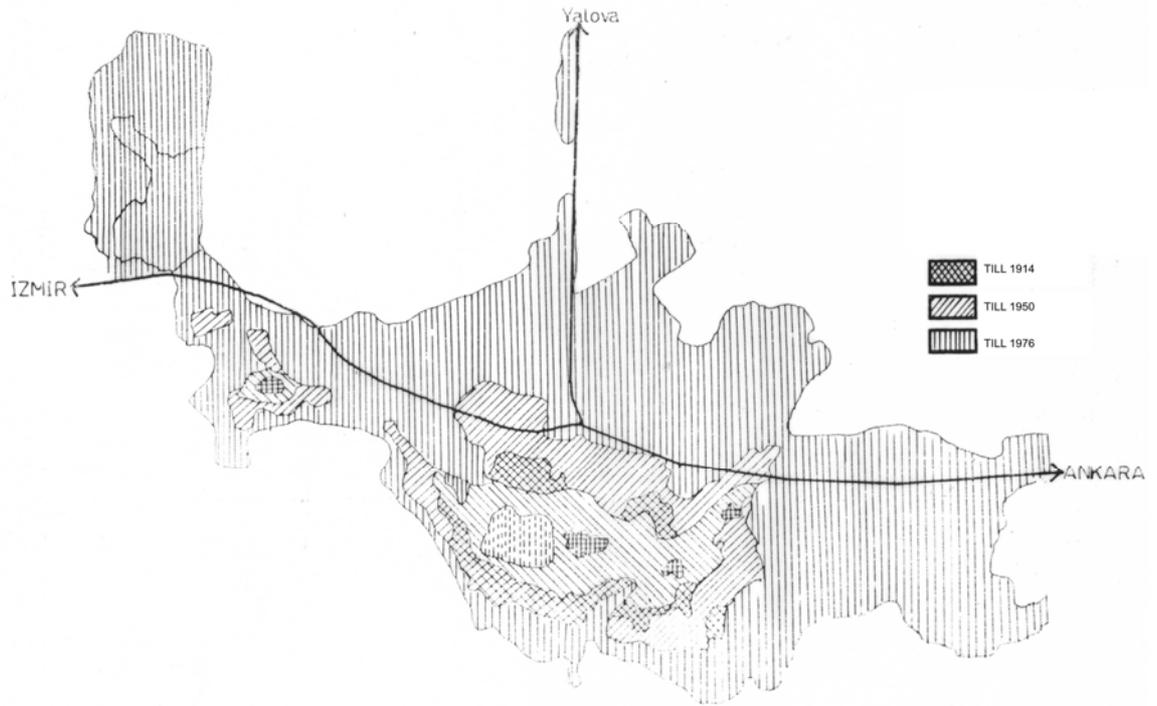


Figure 3.9. The development of the city between 1900-1976.

(Source: Üstündağ, 1999)

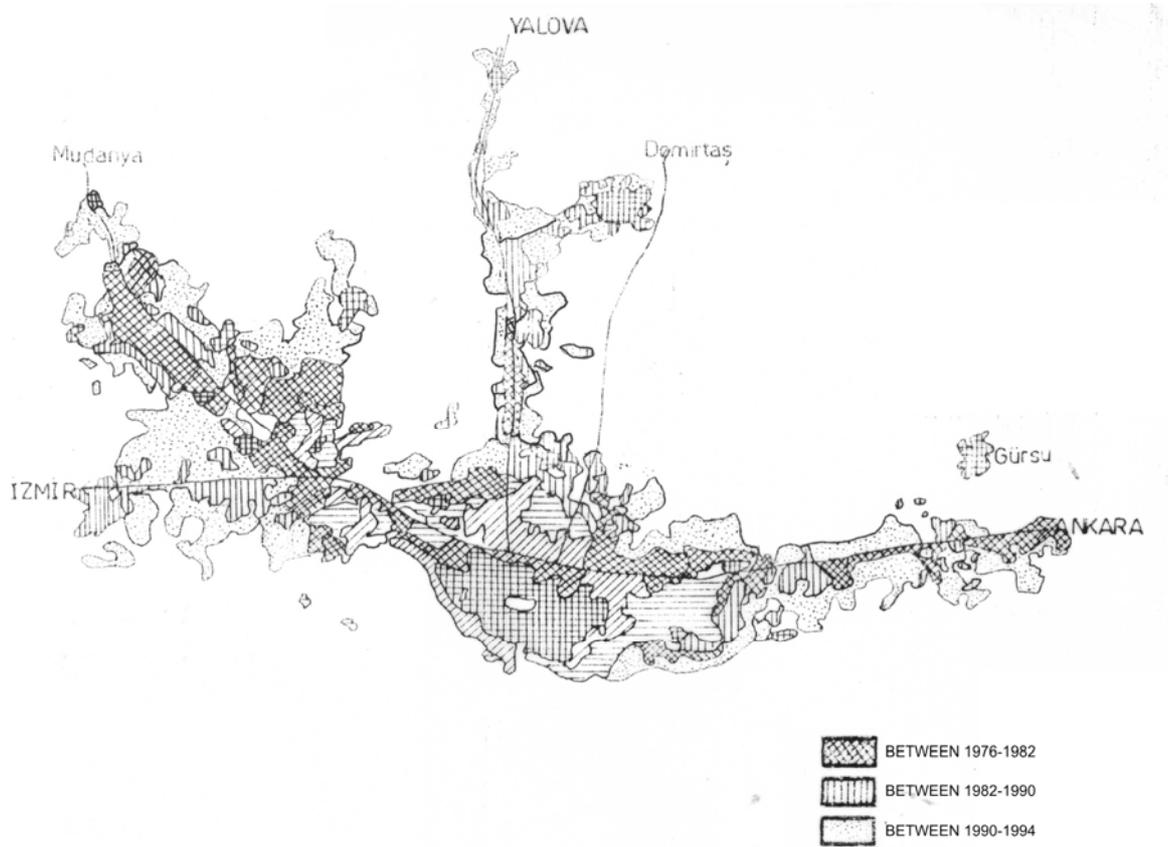


Figure 3.10. The development of the city between 1976-1994.

(Source: Üstündağ, 1999)

With the increased standards of the main transportation arteries, the industrial foundations began to spread around them and this spreading caused an unplanned development of new districts towards the Bursa plain (Figure 3.10). Because of the new occupation possibilities in various sectors the city has also faced with a serious inner migration that plays an important role in the increasing of the population. According to the demographical statistics of the year 2000, the population of the city became five times greater when compared with 1927 general census (Figure 3.11) (T.C. Bursa Valiliği, 2003).

### Population According to Years

Years	Population	Years	Population
1927	399.942	1965	755.504
1935	442.760	1970	847.884
1940	461.648	1975	961.639
1945	491.899	1980	1.148.492
1950	545.919	1985	1.324.015
1955	598.898	1990	1.603.137
1960	693.894	2000	2.125.140

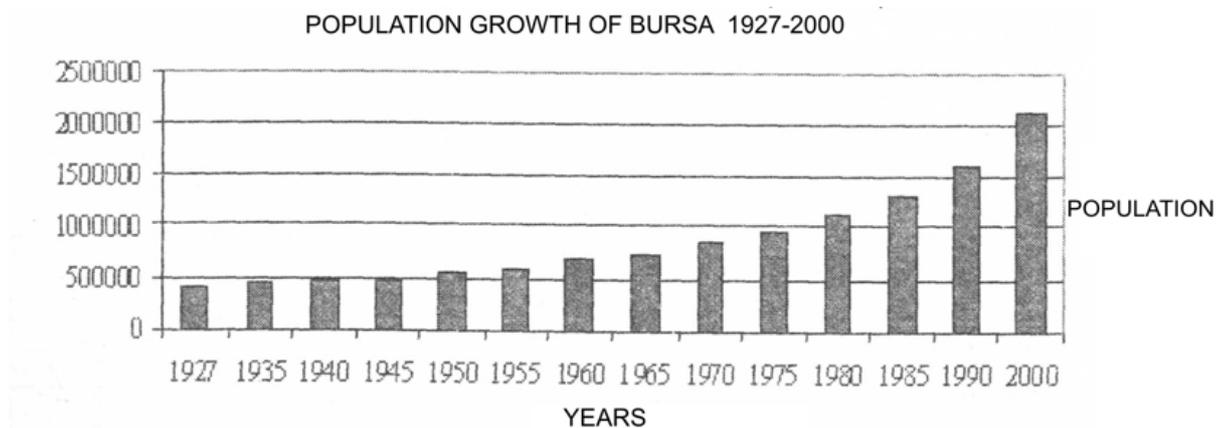


Figure 3.11. The population growth of Bursa between 1927-2000.

(Source: T.C. Bursa Valiliği, 2003)

With this population increase in the city center, the rural population decreased (Figure 3.12) and in the city the need for the new settlements caused illegal housing developments spreading towards the fertile agricultural lands of Bursa plain. Unfortunately this development towards the plain could not be prevented and Bursa plain -the important green element of the past- became invaded and this caused not only the loss of the fertile land but also a decrease in the quality of the urban structure (Figure 3.13).

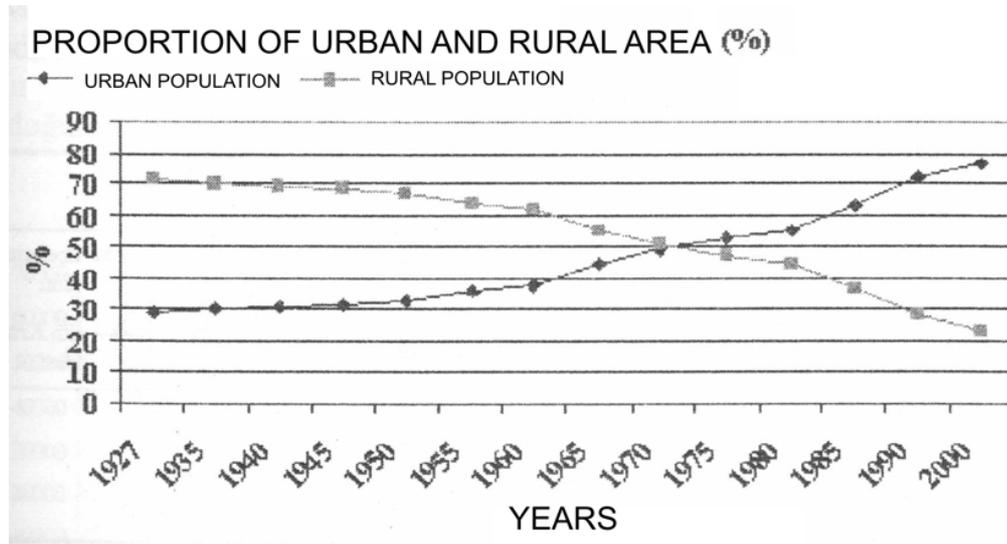


Figure 3.12. The proportion of the urban and the rural population.

(Source: T.C. Bursa Valiliği, 2003)



Figure 3.13. The appearance of vast Bursa Plain in 1890s.

(Source: Dostoğlu, 2001)

### 3.4.3. The Importance of Water Sources

In the history, water always became important for the city. The cold streams, coming from Uludağ and creating open green recreational places called 'mesire' which are distributed within the city and also watering Bursa plain were the important features of Bursa. Neighborhoods were divided from each other by these streams that flowed through the city; by the way they appeared like the separate villages than part of a large city. As the cold watered streams also hot underground waters, that born from the north slopes of Uludağ and provide rich hot springs for the city were the important health centers and attracted many people in the history and also today.

The main running waters are the Orhaneli Çayı, Mustafakemalpaşa Çayı and Nilüfer Çayı. Nilüfer Çayı is the drinking water source of Bursa, for this reason it is very important for the city and also it is used for the agricultural irrigation. The streams Gökdere and Cilimboz had an important role throughout the history of Bursa with the factory developments around them. Today they divide the settlements within the city center and while Gökdere is in the east of the city center in the Setbaşı region, Cilimboz is running in the west part along the Stadyum street and they unite with Nilüfer in Bursa plain, like the other streams of the city (Figure 3.14).

In the past all these natural elements of Bursa such as Uludağ, the Bursa plain and the green areas near / around the streams made a serious contribution to the green of the city like the other elements as Platanus (Plane tree), Cupressus (Cypress) or cercis (Judas tree) species that were densely existed in every district of Bursa. But today because of the rapid urbanization and increasing population the need for new housing areas cause the lack of urban

open areas and they also decrease the strong effects of the main natural green elements.

In order to control the valuable areas in the city the first meeting for the decision of the site boundaries was done in 1978 and different values of Bursa as Natural, Archeological and Historic Urban Sites and the method for the preservation of these areas were defined. Historic Urban Sites, because of their national history and military war history value were determined as protection areas with their surrounding natural environments. Archeological sites, having footprints of ancient civilizations were also determined as valuable areas in and around the city.

As natural sites; the valley from the north part of Gökdere in Setbaşı to the forest areas in the south, the Pınarbaşı district located in the south of Hisar and the stream valley of this area that reaches to the forest area in the south, the area having panoramic green landscape situated in the axially of K lt rpark-K k rtl -Eski Kaplıca and the expansion of this area to Muradiye road, the area of S leyman  elebi tomb, Karag z place, some urban parks of the city (Soğanlı, Hamitler), the area called Paŗa  iftliĝi, the south part of Dobruca settlement, the forest areas located in the south and west part of the city and the slopes of Uludaĝ were determined. And also in Bursa city decisions, Bursa plain was defined as the protection zone. But both the natural site area definitions and plain protection decisions could not prevent the destruction of these most important areas and green identity of the city decreased day by day (Figure 3.15) (Bursa B y kŗehir Belediyesi, 2001).

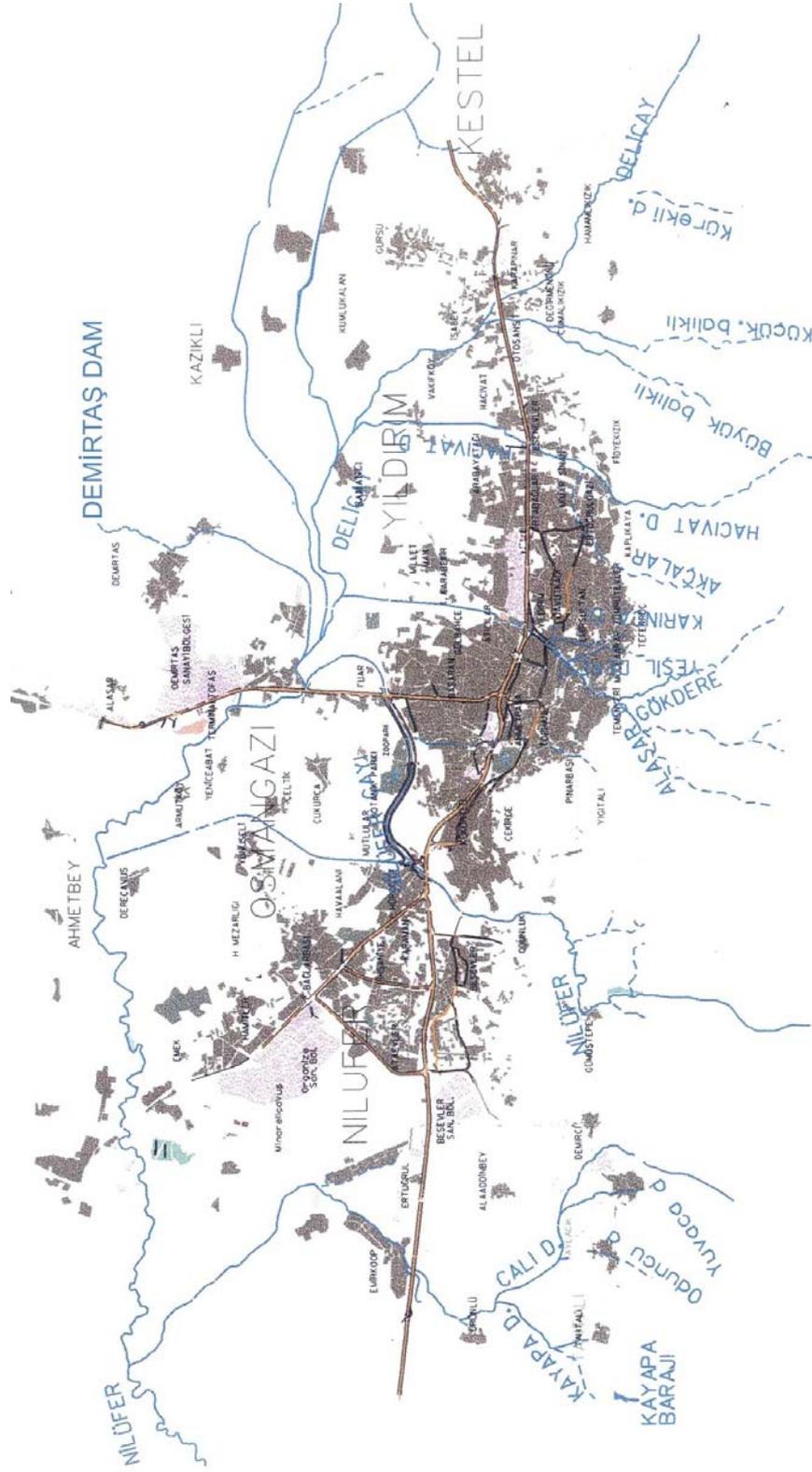


Figure 3.14. The streams of Bursa. (Source: Municipality Archives)

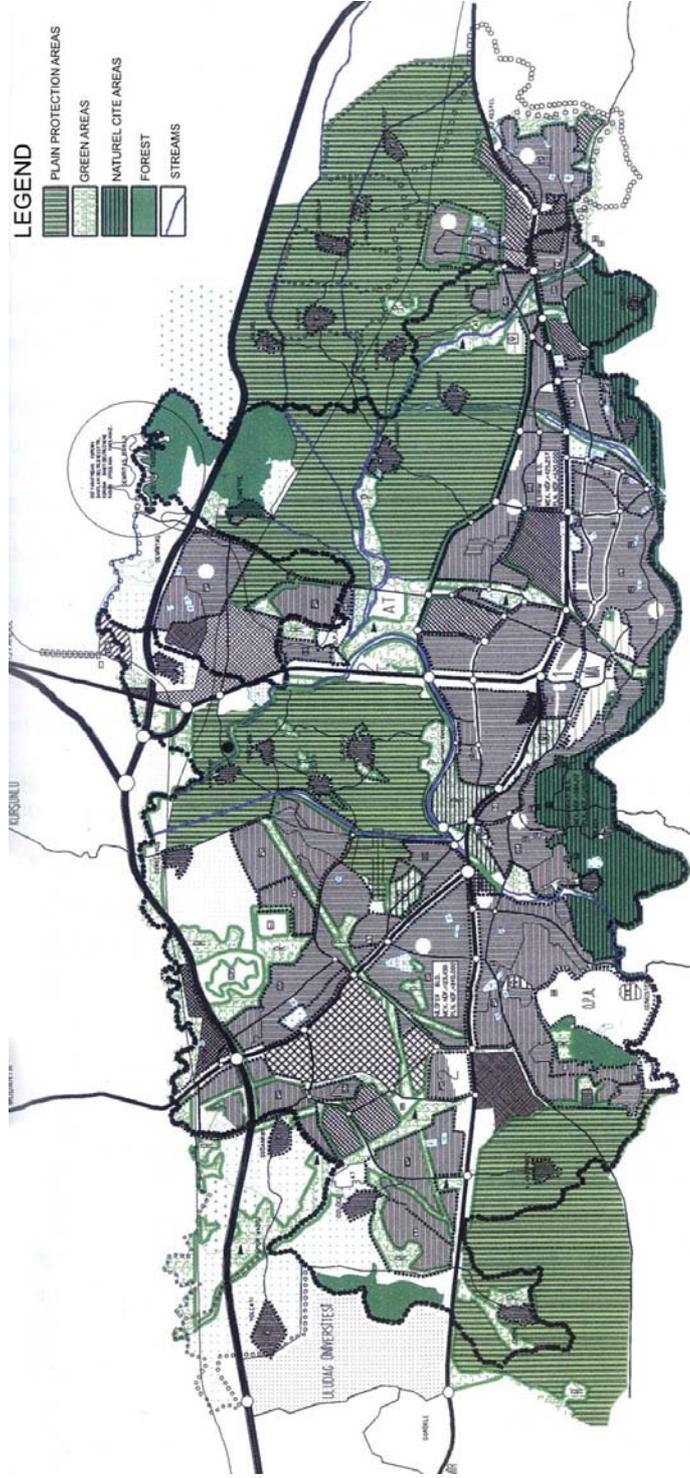


Figure 3.15. The natural cite areas and plain protection zones. (Source: Municipality Archives)

#### 3.4.4. Examples for the Artificial Areas of the City

In Bursa except these natural elements also city parks exist that are distributed within the city and contribute to the urban public open areas. Some of the parks occupying more than 2 hectares of land can be listed as follows (Bursa Büyükşehir Belediyesi, 2001):

Balat Sports and Recreation Area (3): It covers nearly 7 ha of land. Picnic areas, children's playgrounds, sports areas exist in the park.

Gümüštepe Picnic Area (5): It covers 2ha of land. The area serve to the inhabitants since 1997 with the children's playgrounds and the picnic areas.

Hamitler Park (7): It covers 29 ha of land. Since 1994 with playgrounds, sports areas, picnic areas, cafes and amphitheatres, the area serve to the people as a recreational place and it is also determined as natural site area.

Soğanlı Park and Zoo (8): It covers 56 ha of land and Soğanlı Park is a natural site area serving to the inhabitants since 1997. Cycling possibility, artificial lakes, cafes, playgrounds, sports areas exist in the park with a variety of plant species. The zoo was completed in 1998 and nearly 500 animals of 55 species live in an ecological environment and attract people.

Nilüfer Valley Nature Park (10): The park covers 40 ha of land with the cycling ways, sports fields and picnic areas.

Kültürpark (11): It is the first urban park of Bursa that covers 48 ha of land and it is protected as natural site. Artificial lake, cafes, restaurants, open air theatre, archeological museum and sports areas are the important places located in the park. Because of its situation in the city access is easy and many people prefer the area because of the existence of different facilities.

Temenyeri Park (13): It covers 7ha of land and was completed in 1984. Children's playgrounds, sports and picnic areas exist in the park.

Kaplıkaya Park (15): The park was completed between the years 1994-1997 and having 20 ha of land. Children's playgrounds, sports areas, picnic areas and landscape elements as variety of plant species exist in the park. Also because of its high topographical location, cooling effect of the area attract many people.

Çeltik Camping Area (19): In the 42 ha of land sports areas, children's playgrounds, caravan parking area and other camping facilities take place.

Zafer Park (14): It was completed in 1994 and cafes, children's playgrounds, resting areas and various landscape elements take place in the park and in 1998 football fields were added to the area.

With these examples also some other parks exist in the city, having various sizes and functions that serve to the inhabitants at present, or which are in the decision phase (Figure 3.16). Whether the parks are small scaled like the local and neighborhood parks or urban scaled as district, metropolitan and regional parks they are the important elements that play a vital role in today's rapidly developing Bursa.

From its establishment till today the name Bursa had always been mentioned with its green identity as 'Green Bursa'. With its natural elements like Uludağ, Bursa plain and green areas created by the streams, and also with the artificial elements like parks of various types, today the city try to protect its previous image despite some negative factors. Except these elements; an other type of open areas which are urban balconies, that exist in Bursa naturally and continuously, can also be added to the green inventory of the city, because of their locations along the slopes of Uludağ; so in the fourth chapter urban balconies of Bursa will be examined with their existing conditions and future potentials.

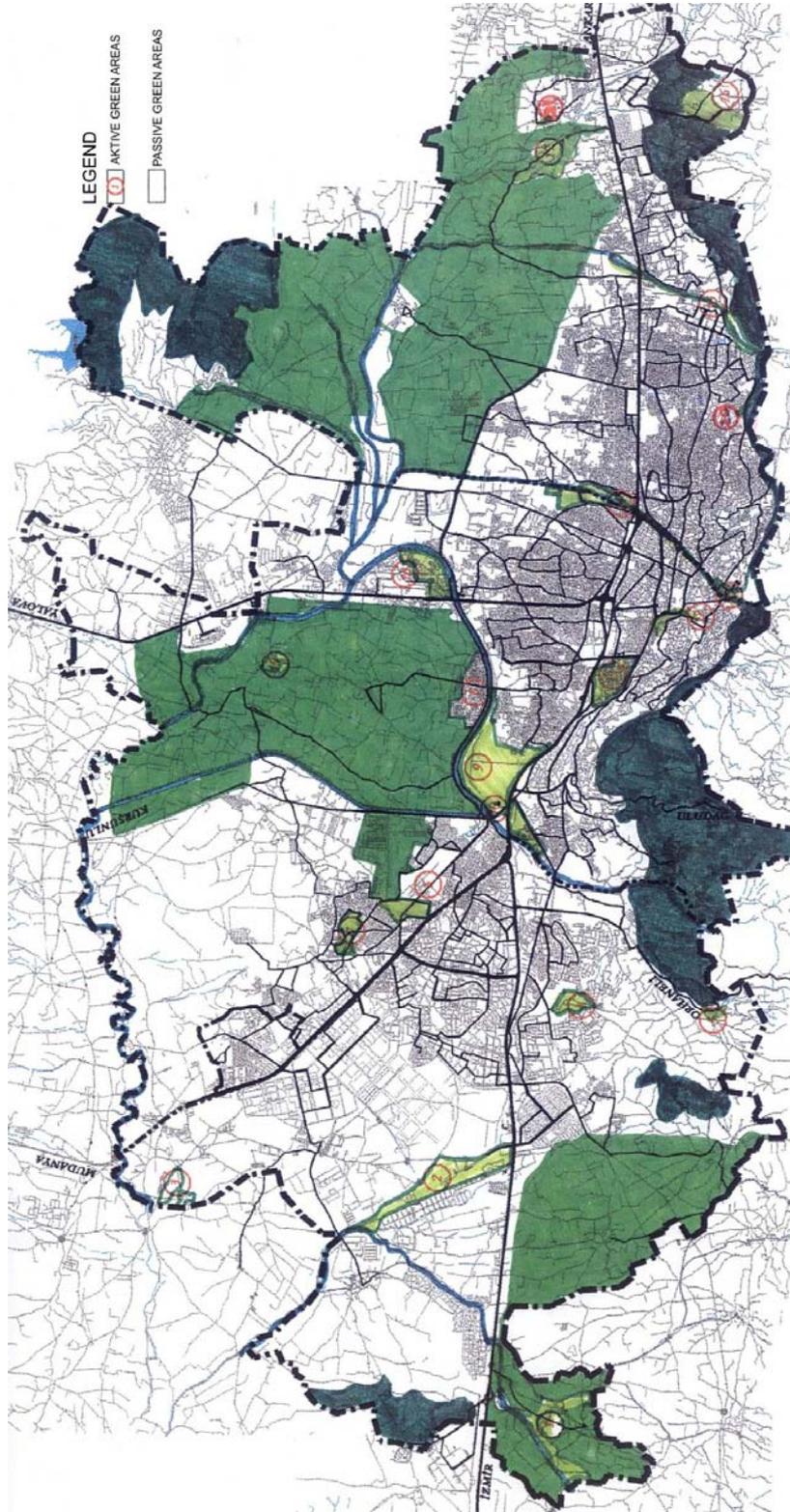


Figure 3.16. The green areas of Bursa. (Source: Municipality Archives)

## CHAPTER 4

### URBAN BALCONIES OF BURSA

#### 4.1. Old Vista Points of the City

Like in many cities of different periods and civilizations, also in the establishment of Bursa high places played an important role. These high places were chosen both for defense purposes and for the need of observation of the surrounding area; also they were the symbols of strength and the domination.

In the formation of the first neighborhoods, the complexes that were built on the highest points of the city had an important effect by the way all neighborhoods in the city were spread around these complexes. More than being the first centers, these complexes located on Hisar, Çekirge, Yıldırım, Yeşil and Muradiye districts, also became the first vista points in the city (Figure 4.1).

These areas were important because of their locations within the city. But long before the establishment of these neighborhoods, in the documents of some travelers like; Evliya Çelebi, Katip Çelebi, Georges Perrot and George Wheller, the magnificent city view perceived from the slopes of Mount Olympus was stressed with the natural beauties like streams and various plant species. These documentations about the city show the existence of *vista points* formed by Uludağ, and their importance in the formation of the *image of the city*. Although the untouched slopes of Mount Olympus were the important *vista points*, because of their distance to the city, five districts explained above gained importance in old Bursa.



Figure 4.1. The location of the complexes within Bursa. (Source: Çetin, 1994)

#### 4.1.1. Hisar

Hisar district is the oldest settlement area of Bursa and also it was one of the highest points in the city. After the city's conquest by the Ottomans, Orhan Gazi selected the Byzantine palace, situated in Hisar (which is no more existing today) as the administration centre. Within time, many urban improvements occurred in the area. Mosques, fountains and bathhouses were constructed but these developments began to force the capacity of the old Hisar and Orhan Bey decided to enlarge the city to the out of the city walls. With these developments, new areas placed on the lower parts of Hisar caused changes in the city's physical situation. But despite these changes, the importance of the Hisar because of its high, dominating location had never been decreased (Çetin, 1994).

Today Hisar district has also importance but not because of the administrative reasons, only because of its historical background and the city panorama it provides. In the area still some vernacular houses exist that remind people the old street pattern of Bursa but unfortunately none of the palaces, bathhouses or remains of city walls exist in the district. While it was the highest point of the city in the previous times today because of the rapid urbanization, Hisar district become an area in the centre of the city and covered by many new neighborhoods from all sides.

But despite these bad environmental conditions, the area still attract many people because, the slopes of the old Hisar district still exist today with their natural beauties and provide a broad view of the city as urban balconies. The panorama of the city from the area and the district's visual

appearance from the lower parts of the city show important differentiations when compared with the past (Figure 4.2).The spreading of the city to the Bursa Plain and to the skirts of Uludağ, create these striking differences. In the part, 'Today's Urban Balconies' the slopes of Tophane (Hisar district) will be detailed.



Figure 4.2. The appearance of Hisar slopes in 1890s. (Source: Dostođlu, 2001)

#### 4.1.2. ekirge

I.Murat was an important sultan and also in his period lots of developments occurred in the city. Because of the hot water springs situated in the west of the city he chose this place named ekirge as the new development area. Another reason for choosing this place was its high location and domination to the city. In the complex he founded; (Hüdavendigâr Külliyesi) mosque, tomb and bathhouse buildings were existed and in the reign of I.Murat,

with all these developments the city was directed to the west (Yurt Ansiklopedisi, 1982).

The old photographs of the area give important clues about the physical appearance of Çekirge district in the previous times (Figure 4.3). The area was far from the center so it was not a crowded place. Because of being the thermal center of the city, except two storied small houses also some boarding houses, hotel buildings were existed in the region. As landscape value, between the rarely located buildings green open areas were existed, containing endemic plant species that give Bursa its green identity. The area that the complex was situated; and also the empty, natural areas between buildings had provided vast panoramic view of the Bursa plain in those years as urban balconies.

Today from some upper places of Çekirge district Bursa plain can be observed too. But 'Hüdavendigâr Külliyesi' does not have any natural area around it which can act as an urban balcony. Only from the courtyard of Hüdavendigâr Mosque, city vista can be observed. Like Hisar district, Çekirge is also one of the central neighborhoods in Bursa and except the housing developments also hotels and thermal bathhouses exist in the area. So the complex of I.Murat still stands in its place but its surrounding environment both naturally and artificially shows an important change when compared with its old silhouette.



Figure 4.3. Çekirge district and complex of 1. Murat in the old city.

(Source: Dostođlu, 2001)

#### 4.1.3. Yıldırım

Yıldırım neighborhood was developed with the establishment of the complex by Yıldırım Bayezid with his name. After the development of the west of the city with Hüdavendigâr complex, Yıldırım had chosen the east of Bursa as the new development area. In the complex he founded; mosque, tomb, school, hospital and bathhouse buildings were existed (Yurt Ansiklopedisi, 1982).

Like in the construction of other complexes, one of the most important reasons in determining the location of the Yıldırım complex was its high position within the city. In the area, when observed from the Bursa plain located in the north of the city, no other buildings were existed, in the

previous times (Figure 4.4). The terraces and the slopes located in / around the complex, formed the eastern urban balconies of the city.

Today because of the spreading of the city, Yıldırım neighborhood is not located at the one end of the city like in the past; many other new neighborhoods covered the area in all directions so the historical Yıldırım complex become squeezed between the low quality housing areas (Figure 4.5). In the previous times, on the lower slopes of the complex, one or two storied housing units were existed but their distribution within the area and the landscape that they were provided were in harmony with the natural environment. But today because of the bad urban pattern caused by the apartment blocks and the negative environmental factors, Yıldırım district become third or fourth class housing area in Bursa. This uncontrollable development also caused the disappearance of the natural green areas that were the urban balconies of the city in the past and today unfortunately none of them exist in the area.



Figure 4.4. North view of Yıldırım complex in 1895. (Source: Dostođlu, 2001)



Figure 4.5. Today's Yıldırım complex between dense apartment houses.

#### 4.1.4. Yeşil

After Yıldırım complex, also in the east of the city but more closer to the center, Yeşil complex was established between the years 1419-1424, at one of the highest points of the city. The construction of the complex had begun in the reign of Çelebi Sultan Mehmet and completed by II.Murat. In the complex the buildings such as; mosque, tomb, school, bathhouse and shelters for the poor people were existed (Yurt Ansiklopedisi, 1982).

The two important buildings of the complex which were the mosque and the tomb were placed on opposite hills dominating Bursa Plain and also there were many open green areas having urban balcony specialty around the complex, providing city vista.

With the foundation of Yeşil Külliyesi a new neighborhood called Yeşil had been developed around the complex. The one or two storied vernacular organic housing pattern surrounding the complex had caused the accenting of the imposing architecture of the buildings in the complex more and more and in the past, both for the Yeşil neighborhood and for the whole city Yeşil Külliyesi had become an important symbol (Figure 4.6).

Also today among the other buildings of the complex especially Yeşil Tomb became one of the important landmarks of the city. But unfortunately the previous physical situation of the surrounding area does not exist anymore in today's Bursa. The apartment blocks replaced the old typical Bursa houses and the district became a crowded area (Figure 4.7). Between the housing developments, the magnificence of the architecture of the buildings in the complex had been lost and in the panorama of the city the complex became less noticeable.

Also the increasing of the housing developments in the area caused the poverty of the green areas; the green pattern around the complex become limited with the courtyards and the gardens of the mosque and the tomb, so the previous urban balconies which were the natural vista points do not exist in Yeşil today. Only the terraces of some restaurants and cafes which are the artificial meeting places provide a broad view of the city but they could not replace the previous green areas.



Figure 4.6. The organic housing pattern surrounding the old Yeşil complex.  
(Source: Dostoğlu, 2001)



Figure 4.7. Today's Yeşil complex within the urban environment.  
(Source: Yenal, 1996)

#### 4.1.5. Muradiye

Muradiye was the fifth important neighborhood of Bursa that had developed with the establishment of the Muradiye complex by Sultan II.Murat between the years 1424-1426. The complex had contained many buildings like mosque, tombs, school and bathhouse and like the other complexes, while selecting the location of the buildings of the complex, one of the highest areas of the city had chosen in order to control the surrounding environment (Yurt Ansiklopedisi, 1982).

Muradiye Külliyesi had increased the demand for the area as housing district and the housing units of both Muslims and the Greek population, formed an organic urban pattern and architectural style in Muradiye. The district was located between Hisar and Çekirge regions and like them it had provided a broad view of Bursa Plain and the city, because of its topographical situation. The open green areas around the buildings of the complex, having endemic species such as cypress trees, had acted as the urban balconies and contributed to the green areas of the city that formed the green Bursa image (Figure 4.8).

Today most of the old trees of the complex still exist today and form the greenest part of Muradiye district. But because of the dense housing developments; both the north and the south part of the area become invaded. The spreading of the city towards Uludağ caused the development of new neighborhoods on the upper parts of Muradiye, so the district's high location specialty does not become a determinant anymore and also the apartment blocks that were situated in the north of the complex prevent the magnificent city

vista from the area so in today's Muradiye, only limited numbers of old houses and the historical Muradiye Külliyesi exist as the footprints of the past.



Figure 4.8. Muradiye complex and its environs in 1895. (Source: Dostođlu, 2001)

These five complexes were important for the city because the first neighborhoods were formed around them and because of their high topographical conditions they had acted as the first vista points (urban balconies) of the city. But when the previous physical conditions of these districts were compared with today by the help of the documentations like the old photographs, the change can be noticed easily. In today's Bursa except Hisar area, around the other complexes no natural urban balconies exist because of the rapid urbanization in the city. But despite the extinction of many of the old urban balconies, today also different types of them contribute to the open areas of the city both visually or functionally.

## 4.2. Peak Points Providing City Panorama

These three areas at Uludağ will be evaluated out of categorization because they are the important peak points out of the city but at the same time providing a broad view of Bursa. The height of Teferrüç (Teleferik) that is the starting point of the cable lift to Uludağ, is 375m. then comes Kadiyayla station with the height of 1231m, Sarıalan 1634m. and Çobankaya station 1711m. having Bakacak area that sweep a wide panorama of the city (Teleferik, 2005).

### 4.2.1. Kadiyayla

With the height of 1231m, Kadiyayla has an important potential as daily recreational area for the inhabitants of Bursa. Other than the picnic areas, good air quality and landscape values, also the possibility of observing Bursa from this high point make Kadiyayla one of the balconies away from the urban centre but despite this distance to the city, the area attracts many people with the opportunities it provides.

### 4.2.2. Sarıalan

After Kadiyayla, Sarıalan is also an important high point dominating Bursa from 1634m. so this second station area of cable lift can also be included to the distant balconies of the city. When compared with Kadiyayla, Sarıalan is a more organized recreational and camping area with the tent units, camping huts, meat brazier restaurants, numerous picnic tables and many other facilities. In summer

because of the cool air and in winter for enjoying the magnificent panorama of the city and the forest area, Sarıalan is preferred by many people from Bursa.

#### 4.2.3. Bakacak

Bakacak hill can be seen from many areas in Bursa and the place is known with its effective Bursa vista. From Kaplıkaya (one of the neighborhoods on the skirts of Uludağ) to Bakacak there is a trekking route that many people prefer and at last rewarded with the city panorama.

Çobankaya area that Bakacak is located has 1711m. of altitude and serves as forest resting place with tent units, picnic tables and restaurants like Sarıalan. The beauty of Bursa and Uludağ National Park observed from Bakacak hill, also increase the importance of Çobankaya area. More than its urban balcony specialty, Bakacak also create possibility for slope parachute sport; by the way attract many people from Bursa for various facilities.

Although these hills of Uludağ are not urban areas because of their distance to the city, they are evaluated in this part because of their panoramic, public and landscape values like the urban balconies.

#### **4.3. Today's Urban Balconies**

In this part while examining today's urban balconies of Bursa, among the categories, that were defined in the part 'The Categorization of the Urban

Balconies'; artificial ones, which are the parts of any architectural elements will be excluded.

Although urban balconies' contribution to the open public areas play an important role in many cities, for Bursa, because of the physical conditions also the 'green' features of them show a distinct characteristic, and they become the elements of urban public green areas. So only the green areas of Bursa serving to the inhabitants as urban balconies; or the areas having this potential, but not opened to the public yet, will be exemplified in this part (Figure 4.9). And this will be done under four main topics, such as; urban balconies containing vast areas away from center (having capacity for recreational facilities without time limitation) (Table 4.1), urban balconies as special points away from center (providing limited usage within a limited time) (Table 4.2), city scaled urban balconies near to the center (Table 4.3), and neighborhood scaled urban balconies (Table 4.4).

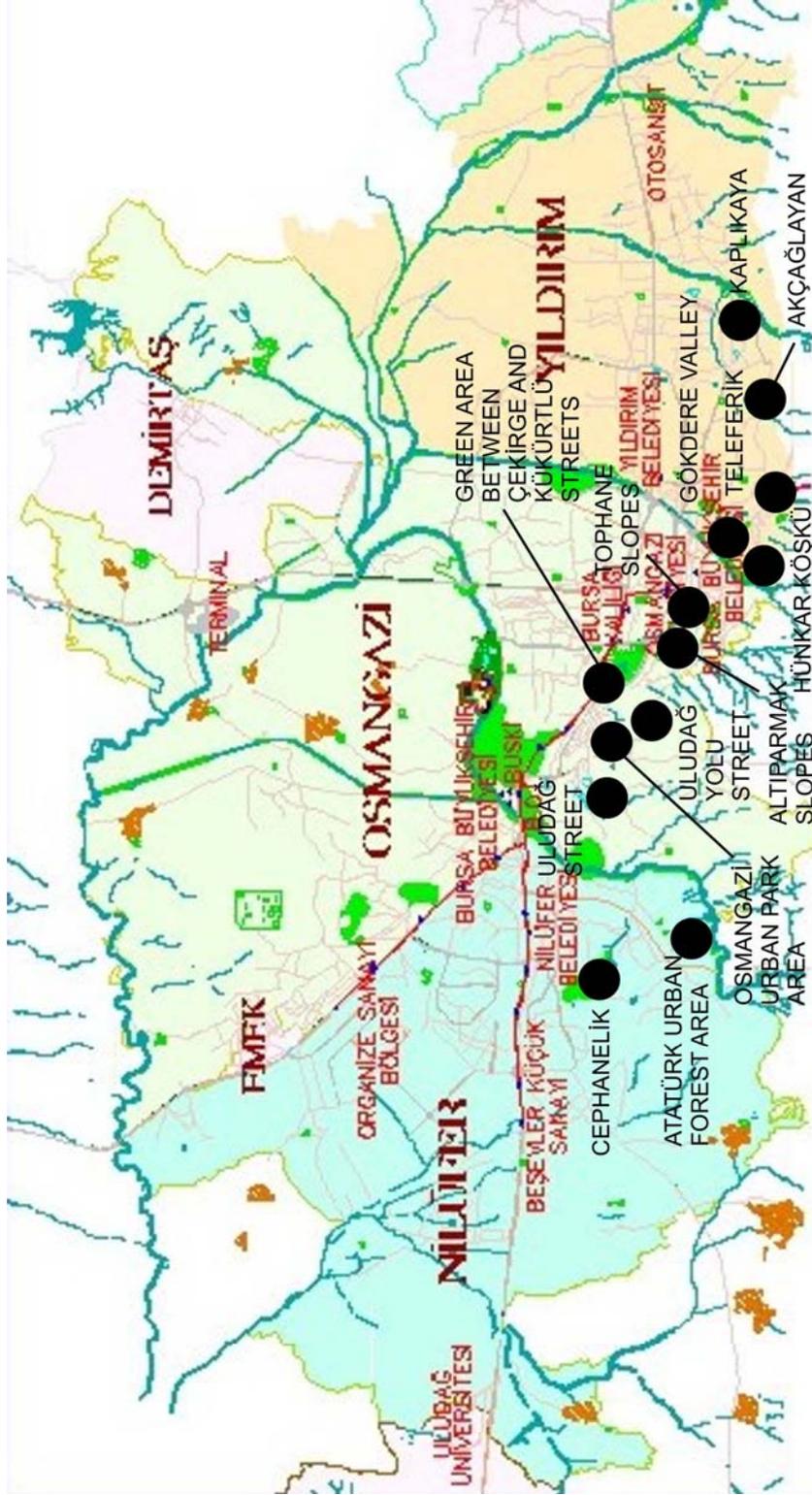


Figure 4.9. The general distribution of today's urban balconies of Bursa. (Source: Municipality Archives)

Table 4.1. Comparison of urban balconies containing vast areas away from center.

URBAN BALCONIES CONTAINING VAST AREAS AWAY FROM CENTER			
	OSMANGAZI URBAN PARK AREA	CEPHANELIK	ATATURK URBAN FOREST AREA
LOCATION	IN THE MIDDLE WEST OF THE CITY ON THE SKIRTS OF MOUNT ULUDAĞ	IN THE WEST OF THE CITY IN BEŞEVLER NEIGHBORHOOD	IN THE EAST OF ORHANELİ ROAD, IN THE WEST OF THE CITY
AREA COVERED	700.000M <sup>2</sup> LAND	200.000M <sup>2</sup> LAND	200.000M <sup>2</sup> LAND
OWNED BY	MUNICIPALITY OF OSMANGAZI	LAND IS OWNED BY TREASURY BUT USED BY MILITARY FORCES	MUNICIPALITY OF NILUFER
EXISTING USAGE OF THE AREA	EXISTS AS A NATURAL ENVIRONMENT AND DOES NOT HAVE ANY USAGE	BECAUSE OF BEING A MILITARY ZONE DOES NOT SERVE TO THE INHABITANTS	EXISTS AS A NATURAL ENVIRONMENT AND DOES NOT HAVE ANY USAGE
ENVIRONMENTAL FEATURES OF THE SURROUNDING AREA	A NATURAL ENVIRONMENT SURROUNDS THE AREA, BUT IN THE LOWER PARTS ÇEKİRGE NEIGHBORHOOD IS SITUATED	APARTMENT BLOCKS SURROUND THE AREA FROM ALL DIRECTIONS	A NATURAL ENVIRONMENT SURROUNDS THE AREA, BUT IN THE NORTH APARTMENT HOUSES ARE SITUATED
GENERAL FEATURES			GREEN AREA WITHIN AKÇAĞLAYAN DISTRICT
			IN THE EAST OF THE CITY, NEAR FIREWOOD STORE HOUSES
			GREATER MUNICIPALITY OF BURSA
			EXISTS AS AN EMPTY, NATURAL ENVIRONMENT
			LOW QUALITY HOUSING UNITS SURROUND THE AREA

Table 4.1. continued

	ACCESSIBILITY	NO PUBLIC TRANSPORTATION	PUBLIC TRANSPORTATION	NO PUBLIC TRANSPORTATION	PUBLIC TRANSPORTATION
VISTA DIRECTIONS	BURSA PLAIN IN THE NORTH, AND HOUSING DEVELOPMENTS IN THE WEST OF THE CITY	WEST OF THE CITY AND BURSA PLAIN IN THE NORTH	WIDE PANORAMA OF BURSA PLAIN IN THE NORTH	BROAD VIEW OF THE EAST AND NORTH OF THE CITY	
PHYSICAL CONDITIONS	SOFTLANDSCAPE ELEMENTS	PINE TREES OF DIFFERENT SIZES	PINE TREES	TREES AND SHRUBS OF DIFFERENT SPECIES	PINE TREES
	EVALUATION OF THE SECURITY OF THE AREA	BECAUSE OF THE EXISTING SITUATION THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA	AREA IS CONTROLLED BY THE SOLDIERS AND SURROUNDED WITH HEDGES	THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA	BECAUSE OF THE EXISTING SITUATION THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA
	EVALUATION OF HARDLANDSCAPE ELEMENTS	NO HARDLANDSCAPE ELEMENTS	NO HARDLANDSCAPE ELEMENTS	NO HARDLANDSCAPE ELEMENTS	NO HARDLANDSCAPE ELEMENTS

Table 4 1 continued

<p>RELATION OF THE AREA WITH VEHICULAR TRAFFIC ARTERIES</p>	<p>ULUDAĞ YOLU STREET IS LOCATED IN THE SOUTH OF THE AREA AS THE MAIN ROAD</p>	<p>BILGINLER STREET PASSES ALONG THE NORTH OF THE AREA</p>	<p>BURSA-ORHANELI ROAD IS SITUATED IN THE WEST OF THE AREA</p>	<p>ÇİÇEK STREET PASSES ALONG THE NORTH OF THE AREA</p>
<p>DEVELOPMENT POTENTIAL OF THE AREA</p>	<p>OSMANGAZI MUNICIPALITY HAS RECENTLY DEVELOPED A PARK PROJECT FOR THE AREA, BUT ALSO ITS URBAN BALCONY POTENTIAL WITHIN THE CONTINUITY OF ULUDAĞ SLOPES IS IMPORTANT FOR THE CITY, SO THE AREA CAN ALSO BE EVALUATED FROM THIS POINT OF VIEW</p>	<p>IF THE AREA CAN BE OWNED BY THE MUNICIPALITY AND DEVELOPED, NOT ONLY FOR THE INHABITANTS LIVING AROUND BUT ALSO FOR THE WHOLE CITY IT CAN BECOME AN IMPORTANT GREEN AREA, HAVING URBAN BALCONY POTENTIAL AT THE SAME TIME</p>	<p>BOTH AS AN URBAN GREEN AREA AND BALCONY THIS NATURAL ENVIRONMENT CAN BE DEVELOPED WITH VARIOUS FUNCTIONS AND BY THE WAY CONTRIBUTE TO THE PUBLIC GREEN AREAS OF THE CITY</p>	<p>THIS AREA ON THE SKIRTS OF ULUDAĞ IN THE EAST OF THE CITY CAN BE EVALUATED AS A CONTINUOUS URBAN BALCONY FOR THE USAGE OF THE INHABITANTS</p>

#### 4.3.1. Urban Balconies Containing Vast Areas away from Center

##### Osmangazi Urban Park Area

This area is situated in the middle west of the city on the skirts of Mount Uludağ, between the upper slopes of Çelik Palas (one of the oldest hotels of the Bursa) and Uludağ Yolu Street (Figure 4.10). The place that has nearly 700.000m<sup>2</sup> of land is owned by Municipality of Osmangazi, which is one of the three local municipalities of Bursa.

Today the area exists as a natural environment having different plant species most of which are pine trees and makes an important contribution to the green areas of the city. More than this contribution, also the area has an important potential as one of the urban balconies in Bursa, having a city panorama of Bursa plain in the north and the housing developments in the west of the city (Figure 4.11). But because of its natural existence, today no hard landscape elements exist to prevent the intersection of pedestrian and the vehicular traffic, crime or the effects of unpleasant weather conditions. Although the place is far from the center and does not used as a public open area, Osmangazi municipality has recently developed some projects for the place as an urban park, by the way also made some decisions for easing the accessibility to the area. With the application of the project in the near future, the area will become a public place and will serve to the inhabitants of the city both as a recreational area and as an urban balcony.



Figure 4.10. The vista directions of Osmangazi urban park area, Uludağ Street and Uludağ Yolu Street.

(Source: Municipality Archives)

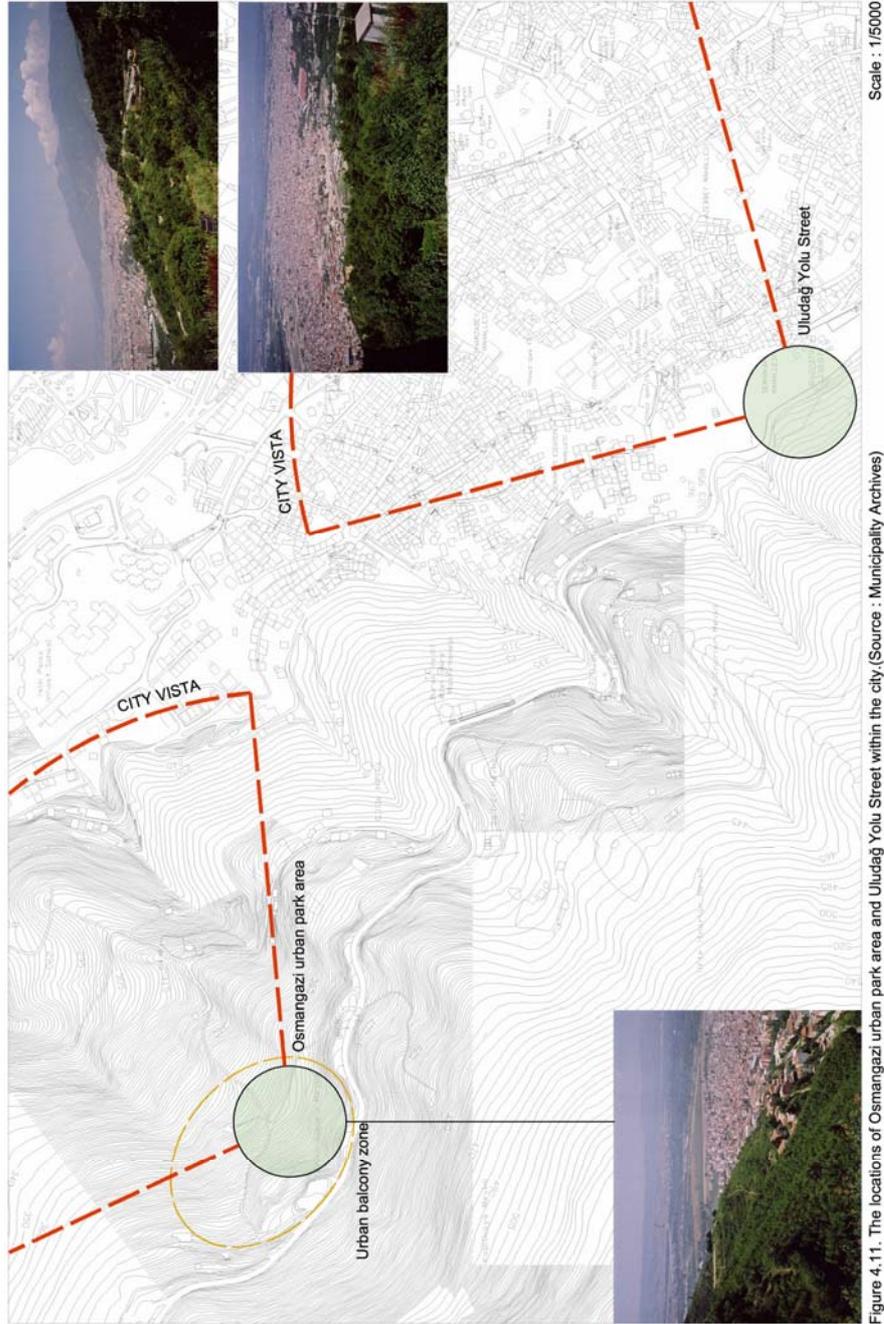


Figure 4.11. The locations of Osmangazi urban park area and Uludağ Yolu Street within the city. (Source : Municipality Archives)

## Cephanelik

Cephanelik area is located on the highest point of the planned areas within the borders of Nilüfer municipality and is included to the first degree natural protection areas. When compared with the Osmangazi Urban Park area Cephanelik is situated on the west part of the city and provide a broad view of the whole west of the city and the Bursa plain so this area has also potential as an urban balcony, among the housing developments (Figures 4.12, 4.13).

The municipality had firstly planned 'Children's World' concept for the area and then in order not to demolish the natural environment in the area, developed a park project instead of the former to unite the inhabitants with the nature within the city. But today the area does not serve to the inhabitants of Bursa as a planned area with hard landscape and soft landscape elements, because it is a military zone so it has only visual effect for Nilüfer district and the city. Although Nilüfer municipality had made some formal correspondences with the related associations to apply the park project, could not own the area because of the disagreement on the price. So today with the dense pine trees, the area only stands as a pine grove and could not serve to the people although it has a valuable potential.

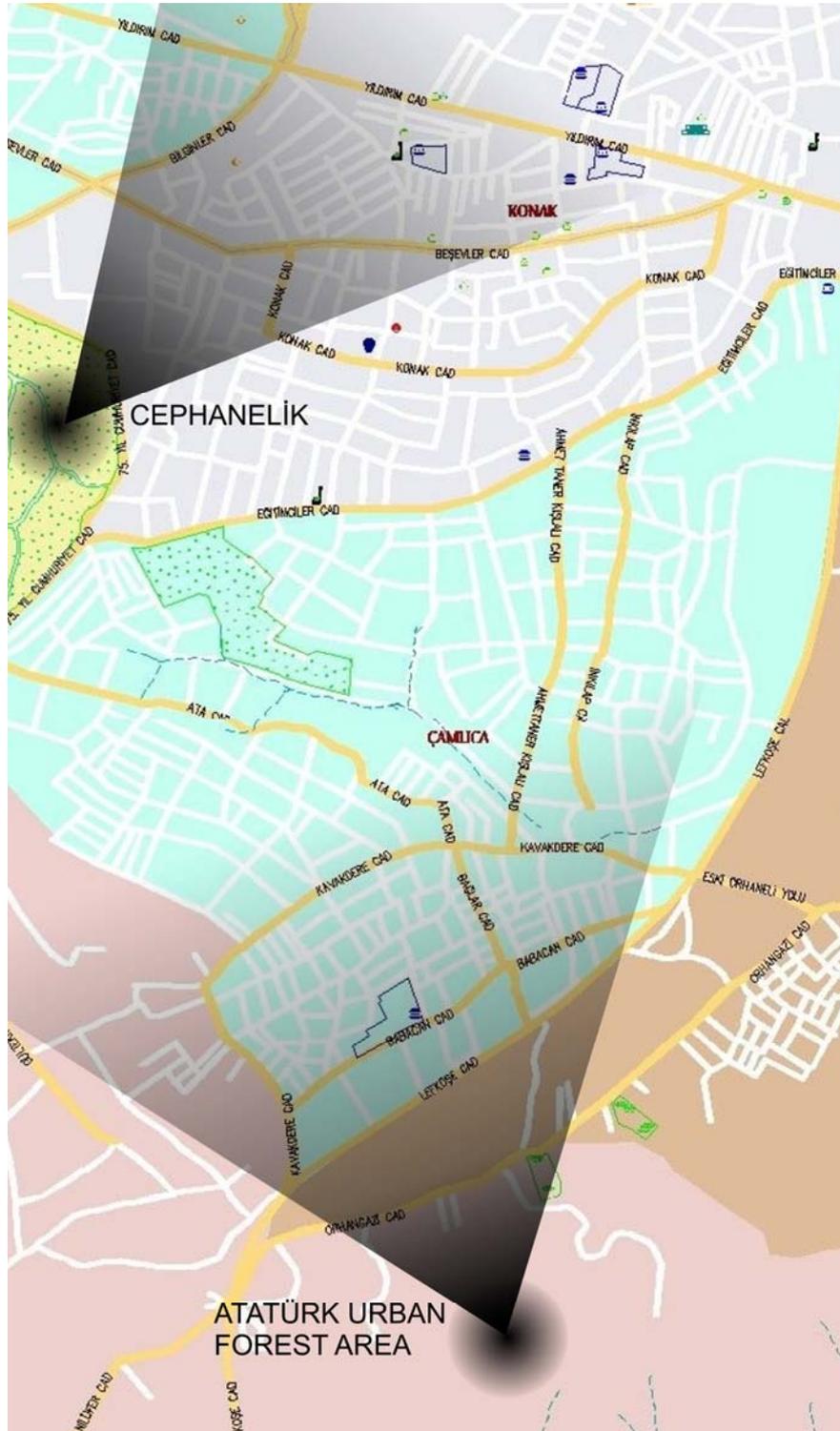


Figure 4.12. The vista directions of Cephanelik and Atatürk urban forest area.  
(Source: Municipality Archives)



Scale : 1/5000

Figure 4.13. The location of Cephanelik within the city. (Source : Municipality Archives)

## Atatürk Urban Forest Area

The area is located in the east of Orhaneli road in the west of the city (Figure 4.12). Because of its topographical feature it is one of the urban balconies in Bursa providing a wide panorama of Bursa plain in the north (Figure 4.14).

Till this July, this green area was belong to the Ministry of Forest but with the attempts of Nilüfer Municipality, the area is allocated to the municipality and this development, accelerated the projects decided for the place that occupies nearly 1.400.000m<sup>2</sup> of land. Although the area is accessible by various possibilities, now it seems like a forest, full of pine trees and does not serving to the people functionally.

According to the Atatürk Urban Forest Resting Place project, this area will not only serve to the recreational needs of the inhabitants of Nilüfer but the whole city as well. Picnic areas, nature museum, camping areas for tents, sports areas of various kinds and adventure areas for children; in order to deal with nature sports will exist in the park.

Except these open areas; some constructions such as vista terraces, amphi theatre, countryside coffee houses, emergency offices will also exist in the area but their material will be chosen according to the natural environment (such as wood) in order to be in harmony with it. With these developments the area will contribute to the green inventory of the city not only as a vast recreational area but also as an urban balcony as well.

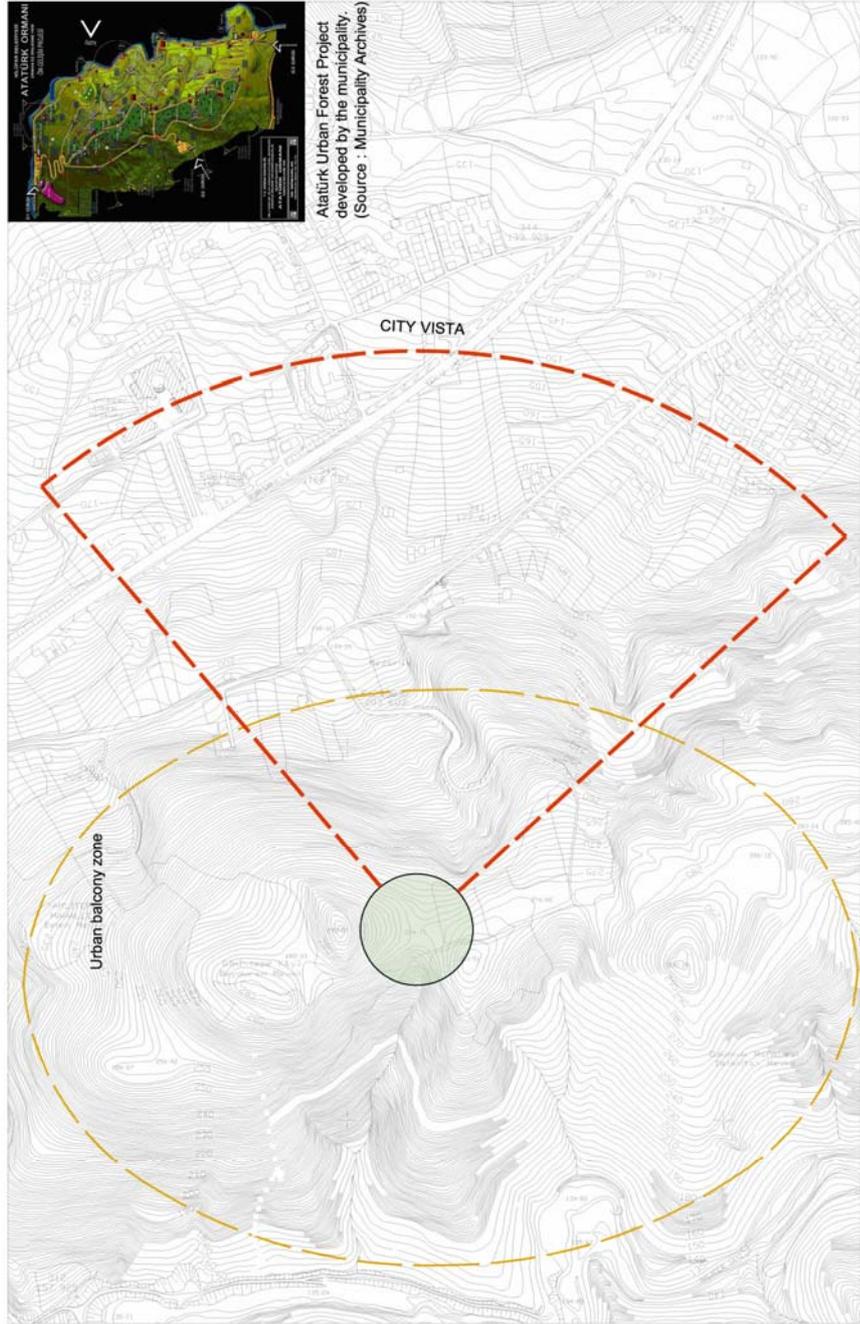


Figure 4.14. The location of Atatürk urban forest area within the city. (Source : Municipality Archives)

## Green Area within Akçağlayan District

In the east of the city, near firewood storehouses, a large green area exists that provides a broad view of the east and the north of the city so becomes one of the important urban balconies of Bursa. The place is situated between Çiçek Street and the skirts of Uludağ in the borders of Akçağlayan neighborhood of Yıldırım Municipality (Figures 4.15, 4.16).

The area was firstly owned by Treasury but then became the property of Greater Municipality of Bursa. Today, the green place that is flat and empty along Çiçek Street becomes sloped and full of groups of pine trees towards the skirts of Mount Uludağ. Although this area is situated away from the center, there are many possibilities for the access because of its location among housing units such as; municipality busses and 'dolmuş'. So because of the large area it contains and the ease of accessibility, both for the Akçağlayan neighborhood; having population of 11154 with 3220 housing units and the whole city, this area have an important potential as an open public recreational area.

For this place, in the past some projects were developed such as a Water Park, having lots of water games in it but because of the monetary reasons these ideas had remained as utopias and till today the area had served to the city only with its green appearance without any public use.



Figure 4.15. The vista directions of the green areas within Akçağlayan district and near Hacivat Stream. (Source: Municipality Archives)

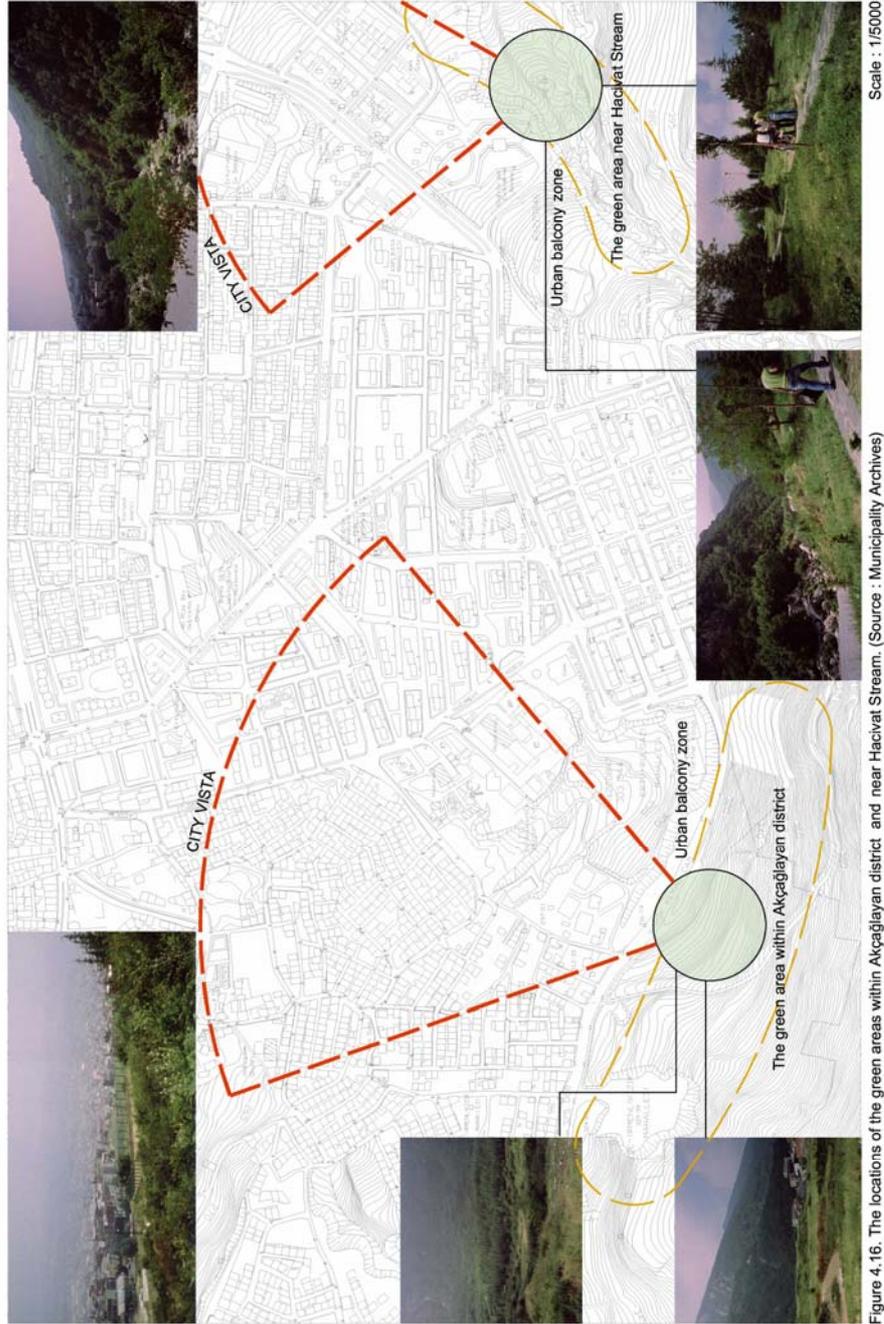


Figure 4.16. The locations of the green areas within Akçaglayan district and near Hacivat Stream. (Source : Municipality Archives)



Figure 4.17. A view of the west of Bursa from Uludağ Street.

These four areas which are located away from the center have both urban balcony features and some recreational qualities but unfortunately none of them are decided as public areas till today, only with their rich plant species, they contribute to the green areas of Bursa. Away from the center also another kind of balcony exists, which are the special points that serve to the inhabitants of the city for a limited time.

#### 4.3.2. Urban Balconies as Special Points away from Center

Because of Bursa's topographical condition, from many points situated in the upper parts of the city, a wide panorama of different districts can be observed by the way these places attract many people; both the inhabitants and the foreigners.

Table 4.2. Comparison of urban balconies as special points away from center.

URBAN BALCONIES AS SPECIAL POINTS AWAY FROM CENTER			
	ULUDAG STREET	ULUDAG YOLU STREET	THE ROAD TO ZEYNILER VILLAGE
LOCATION	IN THE WEST OF THE CITY BETWEEN ÇEKİRGE HOTELS DISTRICT AND MOUNT: ULUDAĞ	COMES FROM THE UPPER PARTS OF THE CENTER OF THE CITY AND UNITES WITH ULUDAĞ STREET ON THE WEST	IN THE EAST OF THE CITY ON THE SLOPES OF ULUDAG
EXISTING USAGE OF THE AREA	EXISTS AS AN IMPORTANT ARTERY REACHING TO ULUDAG AND NATIONAL PARK AND ALSO MANY POINTS ALONG THE ROAD ATTRACT INHABITANTS AND PROVIDE CITY VISTA	EXISTS AS AN IMPORTANT ROAD ON THE SKIRTS OF ULUDAG AND FROM SPECIFIC POINTS PROVIDE CITY VISTA, BY THE WAY ATTRACT PEOPLE	EXISTS AS A VILLAGE ROAD SO HAS A RARE USAGE WHEN COMPARED WITH ULUDAG STREET AND ULUDAG YOLU STREET
ENVIRONMENTAL FEATURES OF THE SURROUNDING AREA	A NATURAL ENVIRONMENT EXISTS ALONG THE ROAD	ALONG THE ROAD, IN THE EAST, NEIGHBORHOODS, AND IN THE WEST, A NATURAL ENVIRONMENT EXISTS	A NATURAL ENVIRONMENT EXISTS ALONG THE ROAD
ACCESSIBILITY	TILL INKAYA, PUBLIC TRANSPORTATION VEHICLES SERVE TO THE INHABITANTS	TILL THE NEIGHBORHOODS PUBLIC TRANSPORTATION VEHICLES SERVE TO THE INHABITANTS	NO PUBLIC TRANSPORTATION

GENERAL FEATURES



Table 4.2. continued

<p>DEVELOPMENT POTENTIAL OF THE AREA</p>	<p>THIS ROAD IS IMPORTANT, BECAUSE EXCEPT THE INHABITANTS OF BURSA, ALSO MANY FOREIGNERS USE THE ROUTE WHILE REACHING TO ULUDAG; SO WITH SYSTEMATICAL AND CONTINUOUS ARRANGEMENTS, ULUDAG STREET MAY BECOME ONE OF THE IMPORTANT VISTA AXIS OF BURSA HAVING BALCONIES PROVIDING MAGNIFICENT CITY VIEWS</p>	<p>ALTHOUGH TODAY THIS ROAD ATTRACTS PEOPLE BECAUSE OF THE WIDE OBSERVATION ANGLE IT PROVIDES, WITH SOME NEW ADDITIONS OF CONTINUOUS AND DESIGNED BALCONIES, IT CAN MAKE AN IMPORTANT CONTRIBUTION TO THE PUBLIC AREAS OF BURSA</p>	<p>ALTHOUGH THIS ROAD IS SITUATED ON THE STEEP SLOPES OF MOUNT ULUDAG AND FOR THIS REASON DOES NOT USED FOR VISTA PURPOSES, DEVELOPMENT OF NEW TERRACES ON TOPOGRAPHICALLY APPROPRIATE POINTS MAY INCREASE THE USAGE OF THE ROAD</p>
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## Uludağ Street

Uludağ Street is situated on the west part of the city that comes from Çekirge district and reaching to Mount Uludağ. Along this road many special points exist which provide a wide view of the west and the north of the city. These places do not contain vast areas; conversely they are the special points that attract people for a limited time as urban balconies. Both in the day time and at nights people prefer these areas for enjoying the magnificent vista of the city (Figure 4.10).

These places generally exist as the break points along the road. As an example the natural areas near to Aşıklar (A well known restaurant on the way to Uludağ, that provide a broad panorama from its terraces) attract many people as high points. Also the environs of the historical plane tree in İnkaya village on Uludağ Street shows urban balcony character and provide many facilities like restaurants, markets, gift shops and open air bazaars. Other than these, many other points both natural and artificial, (cafes, restaurants, etc.) make this road one of the important vista points of Bursa (Figure 4.17).

## Uludağ Yolu Street

Like the former one also Uludağ Yolu Street attracts the inhabitants of Bursa because of its wide observation angle sweeping the whole city (Figure 4.10). It comes from the upper parts of the center of the city from Alacahırka neighborhood and unites with Uludağ Street on the west. Many

points natural or artificial; along the road, become urban balconies and made this route also an important axis, providing city vista.

### The Road to Zeyniler Village

This road is situated on the slopes of Uludağ, providing a wide panorama of the eastern districts of Bursa so has a potential as urban balcony. But today unlike the previous two streets defined above, Zeyniler road does not used by the people of the city for enjoying the panorama, firstly because of the poor plantation of the eastern hills, and secondly, the steepness of the slopes of the east skirts of Mount Uludağ. Despite these negative conditions, with the development of new terraces also some points along this road can be contributed to the urban balconies of the city by the way become important factors in enriching the high points, located in the east parts of Bursa.

As defined above, these special points along Uludağ and Uludağ Yolu Streets and also probable future vista points that will be formed on Zeyniler Road differ from the vast recreational areas having urban balcony features, in terms of possibilities they offer to the people, but they have a common feature that, both kinds are located away from the center.

As an other kind, within the city but near to the center also urban balconies are existed in Bursa and it will be appropriate to examine these places in two categories which are; city scaled urban balconies, that have the capacity for the usage of more people because of their central locations, and neighborhood scaled urban balconies, that have the capacity to serve to the limited people within a neighborhood.

Table 4.3. Comparison of the city scaled urban balconies near to the center.

CITY SCALED URBAN BALCONIES NEAR TO THE CENTER			
	THE SLOPES OF TOPHANE	ALTIPARMAK SLOPES	TELEFERIK AREA
LOCATION	IN THE CENTER OF THE CITY	IN THE CENTER OF THE CITY	IN THE MIDDLE EAST OF THE CITY
AREA COVERED	15.000M <sup>2</sup> LAND	19.000M <sup>2</sup> LAND	20.000M <sup>2</sup> LAND
OWNED BY	MUNICIPALITY OF... OSMANGAZI	MUNICIPALITY OF... OSMANGAZI	GREATER MUNICIPALITY... OF BURSA
EXISTING USAGE OF THE AREA	EXISTS AS A NATURAL ENVIRONMENT, HAVING PEDESTRIAN ROADS PROVIDING CITY VISTA	EXISTS AS A NATURAL ENVIRONMENT, HAVING PEDESTRIAN ROADS PROVIDING CITY VISTA	A PARK, AN OPEN AIR CAFE AND DENSE GROUPS OF PINE TREES EXIST IN THE AREA
ENVIRONMENTAL FEATURES OF THE SURROUNDING AREA	APARTMENT HOUSES AND A SLUM AREA SITUATED IN THE SOUTH OF ALTIPARMAK STREET EXIST NEAR TO THE AREA	APARTMENT HOUSES ARE SITUATED AROUND THE AREA	LOW QUALITY HOUSING PATTERN SURROUNDS THE AREA
ACCESSIBILITY	POSSIBILITY OF PUBLIC TRANSPORTATION	POSSIBILITY OF PUBLIC TRANSPORTATION	POSSIBILITY OF PUBLIC TRANSPORTATION

**GENERAL FEATURES**

Table 4.3. continued

PHYSICAL CONDITIONS		VISTA DIRECTIONS	BURSA PLAIN IN THE NORTH, PARTIALLY EAST OF THE CITY, AND PARTIALLY WEST OF THE CITY	BURSA PLAIN IN THE NORTH AND PARTIALLY WEST OF THE CITY	THE NORTH AND PARTIALLY EAST OF THE CITY
	SOFTLANDSCAPE ELEMENTS	TREES AND SHRUBS OF DIFFERENT SPECIES	TREES AND SHRUBS OF DIFFERENT SPECIES	TREES AND SHRUBS OF DIFFERENT SPECIES	PINE TREES
	EVALUATION OF THE SECURITY OF THE AREA	BECAUSE OF THE INSUFFICIENT LIGHTING ELEMENTS, SLUM AREA NEAR TO THE TOPHANE SLOPES AND STREET OF PUBS NAMED ARAP ŞÜKRÜ; THE AREA NEEDS NEW PRECAUTIONS FOR THE SECURITY	BECAUSE OF THE INSUFFICIENT LIGHTING ELEMENTS, NEW PRECAUTIONS HAVE TO BE DEVELOPED FOR THE SECURITY OF THE AREA	BECAUSE OF THE INSUFFICIENT LIGHTING ELEMENTS, NEW PRECAUTIONS HAVE TO BE DEVELOPED FOR THE SECURITY OF THE AREA	THERE IS NO EXISTING PRECAUTION FOR THE SECURITY OF THE AREA
	EVALUATION OF HARDLANDSCAPE ELEMENTS	ONLY INSUFFICIENT LIGHTING AND SITTING ELEMENTS EXIST, SEASONAL CONDITIONS ARE NOT CONSIDERED	HARDLANDSCAPE ELEMENTS ARE ONLY LIMITED WITH INSUFFICIENT LIGHTING AND SITTING ELEMENTS, SEASONAL CONDITIONS ARE NOT CONSIDERED	HARDLANDSCAPE ELEMENTS ARE ONLY LIMITED WITH INSUFFICIENT LIGHTING AND SITTING ELEMENTS, SEASONAL CONDITIONS ARE NOT CONSIDERED	INSUFFICIENT LIGHTING ELEMENTS EXIST IN THE AREA

Table 4.3. continued

<p>RELATION OF THE AREA WITH VEHICULAR TRAFFIC ARTERIES</p>	<p>FROM ALTIPARMAK STREET AND OSMANGAZI STREET PEDESTRIANS REACH TO THE SLOPES, AND WITHIN THE AREA NO RISK OF VEHICULAR TRAFFIC EXISTS BECAUSE OF THE TOPOGRAPHY</p>	<p>FROM ASKER STREET AND 2. BAYIR STREET PEDESTRIANS REACH TO THE SLOPES, AND WITHIN THE AREA NO RISK OF VEHICULAR TRAFFIC EXISTS BECAUSE OF THE TOPOGRAPHY</p>	<p>AREA IS SURROUNDED WITH TRAFFIC ARTERIES SO INTERSECTION OF TRAFFIC AND THE PEDESTRIANS HAVE TO BE CONSIDERED IN THE DEVELOPMENT PROJECTS</p>
<p>DEVELOPMENT POTENTIAL OF THE AREA</p>	<p>OSMANGAZI MUNICIPALITY HAS RECENTLY DEVELOPED TOPHANE RECREATIONAL AREA PROJECT FOR THE AREA, THE USAGE AND THE VALUE OF THIS URBAN BALCONY MAY BE INCREASED WITH THE DEVELOPMENT OF COMPLEMENTARY ELEMENTS</p>	<p>WITH COMPLEMENTARY HARDLANDSCAPE AND SOFTLANDSCAPE ELEMENTS THE USAGE AND THE PHYSICAL QUALITY OF THE AREA CAN BE INCREASED</p>	<p>AS BEING THE DEPARTURE POINT OF THE CABLE LIFT TO ULUDAĞ, THIS AREA HAS A DIFFERENT IMPORTANCE FOR THE CITY, WITH NEW ADDITIONS, BOTH AS AN URBAN GREEN AREA AND BALCONY, THE USAGE OF TELEFERIK AREA MAY BE INCREASED</p>

### 4.3.3. City Scaled Urban Balconies near to the Center

#### The Slopes of Tophane

The slopes of Tophane are the *natural areas* that have urban balcony features and situated in the center of the city, between Altıparmak Street in the north, Cemal Nadir Street in the east and Osmangazi Street in the south (Figures 4.18, 4.19). Firstly because of their historical value, secondly because of their *green contribution* to the city Tophane slopes have a distinguishing place for Bursa. Tophane neighborhood is located in the first establishment area of Bursa so from the previous times till today the area had protected its importance.

In Tophane district two protection areas are existed that are archeological protection area and urban protection area. And in the 'Protection Plan for Tophane and the Environs' these archeological and the urban protection areas in Tophane district are assumed as the parts of the whole protection areas within the city by the way the slopes were protected and supported with the pedestrian ways, and Tophane slopes became *connectors* between the protection areas in the city (Bursa Büyükşehir Belediyesi, 2001).

Today the footprints of this protection plan can be partially seen in the area. In the name of Tophane Recreational Area Project, with the pedestrian ways constructed as *bridges*, the slopes of Tophane are opened to the *pedestrians* without giving harm to the natural environment containing many plant species like Acacia sp, Cedrus sp, (Cedar tree) and also shrubberies; and



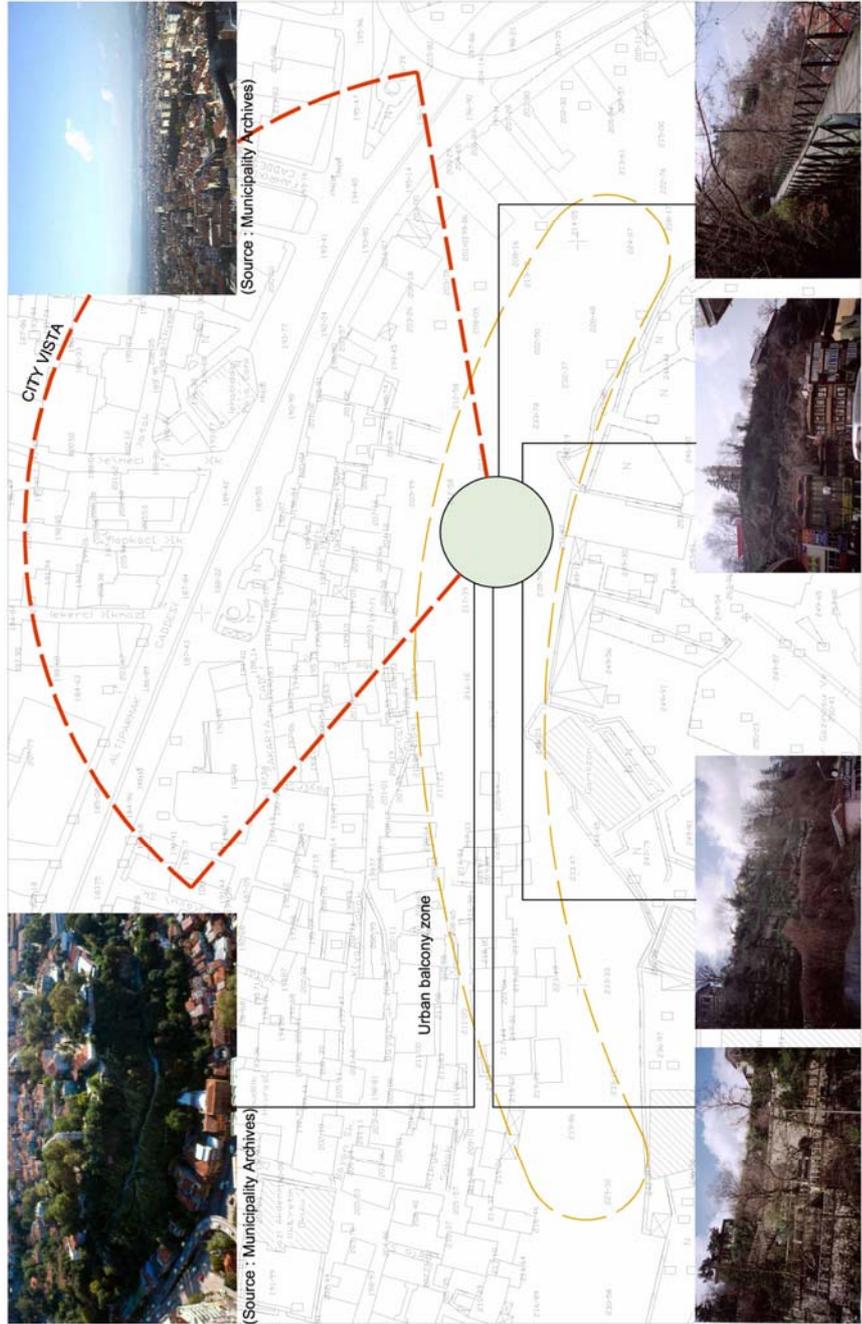


Figure 4.19. The location of the slopes of Tophane within the city. (Source : Municipality Archives)

Because of the area's central location in the city, with the public transportation vehicles and by foot, the accessibility can be possible every time and because of the topography, traffic and the pedestrians do not intersect in the area, so many people use the slopes as passing areas and vista points to enjoy the wide panorama of the north, east and west of the city (Figure 4.20). But because of the existence of the slum area situated in the south of Altıparmak Street and the street of pubs named Arap Şükrü, the security of Tophane slopes and its environs become insufficient, so while women and the old people prefer to use the area during the daytime, at nights the user profile changes.

The usage of Tophane slopes can be developed and without age or sex discrimination the number of the users can be increased with some additions of urban street furniture such as; sitting elements, shelters that will minimize the negative effects of unpleasant weather conditions, and an effective lighting system with an ordered security. Also with the renewing of the landscape elements in the area, the feeling of overcrowding and the environmental pollution (noise, air, etc.) in the city center will be reduced. If the area can be reevaluated with these additions without destroying its character, its linear, unifying specialty will be more stressed and the area's importance for Bursa will be increased.

### Altıparmak Slopes

Essentially, these slopes located on the upper parts of Altıparmak neighborhood are the expansions of the Tophane slopes but here they will be evaluated separately. They are existed between Asker Street in the south,

2. Bayır Street in the north and Yahşibey Street in the west and like Tophane this area has also a central location within the city so both on foot or with the public transportation vehicles the inhabitants may easily reach to the area (Figure 4.18).

This area exists as a natural environment having pedestrian roads away from vehicular traffic and that are constructed according to its topographical features (Figure 4.21). And from Tophane and Heykel districts located in the center of the city to Altıparmak, many people prefer this area as a linkage. Also the panoramic view of the west and the north of the city that can be observed from the area attract many people, by the way prove the urban balcony specialty of the slopes (Figure 4.22). Many shrub and



Figure 4.20. The physical appearance of Tophane slopes.



Figure 4.21. The existing situation of Altıparmak slopes.

tree species that naturally existed in the area like; *Cercis siliquastrum*, (Judas tree) *Acacia dealbata* (Acacia) and *Platanus orientalis*, (Plane tree) provide a continuous green image to Altıparmak slopes and also increase the ecological value of this area that penetrates to the densely built up neighborhood of the city.

Like Tophane slopes, with the addition of some hard landscape elements such as; shelters that will tolerate the seasonal conditions, lighting elements that will increase the security of the area, ramps for the old and disabled people and more sitting elements; Altıparmak slopes can also be developed, thus can be used by more people in the city.



Figure 4.22. The location of Alliparmak slopes within the city. (Source : Municipality Archives)

## Teleferik Area

Teleferik area is located within the borders of Teferrüç neighborhood in the east part of the city and it is surrounded with Uludağ Street on the east, Menekşe Street on the west and Çiçek Street on the north and divided into two parts by Teleferik Street; because of its high topographical situation, green pattern and the domination to the north and partially east of the city, the area is included to the urban balconies of Bursa (Figures 4.23, 4.24).

The departure point of the cable lift is existed in this area so despite its distance to the center of the city, the access is possible with public transportation vehicles so both from Teferrüç neighborhood (population of 4837) and the whole city, many people use this place and for this reason it is included to the city scaled urban balconies.

Today in the area; a park, an open air café and dense groups of pine trees exist. But because of the low quality housing units that are situated around, the physical appearance of the area does not match with a detailed and a desired environment answering the needs of the inhabitants; as an example, no security precautions such as an effective lighting system or bollards are provided for the protection of the users from probable crime incidents or vehicular traffic. Also the absence of other hard landscape elements (such as shelters that may protect people from unpleasant weather conditions) or unplanned distribution of soft landscape elements make this area a neglected place, so a reevaluation and new additions have to be made, in order to increase the usage and include this area to the special urban balconies of Bursa.



Figure 4.23. The vista direction of Teleferik area. (Source: Municipality Archives)



Table 4.4. Comparison of neighborhood scaled urban balconies.

NEIGHBORHOOD SCALED URBAN BALCONIES					
<b>GENERAL FEATURES</b>		THE GREEN AREA NEAR HACIVAT STREAM	THE ENVIRONS OF HUNKAR KOŞKU	GÖKDERE VALLEY.	THE GREEN AREA BETWEEN ÇEKİRGE AND KÜKÜRTLÜ STREETS
	LOCATION	IN THE EAST OF THE CITY	IN THE CENTER OF THE CITY	IN THE MIDDLE EAST OF THE CITY	IN THE WEST OF THE CITY
	AREA COVERED	22.000M <sup>2</sup> LAND	19.000M <sup>2</sup> LAND		8500M <sup>2</sup> LAND
	OWNED BY	MUNICIPALITY OF YILDIRIM	GREATER MUNICIPALITY OF BURSA	GREATER MUNICIPALITY OF BURSA	MUNICIPALITY OF OSMANGAZI
	EXISTING USAGE OF THE AREA	EXISTS AS A NATURAL ENVIRONMENT AND ATTRACTS PEOPLE FOR PICNIC PURPOSES	EXISTS AS A NATURAL ENVIRONMENT, HAVING TERRACES IN DIFFERENT LEVELS	EXISTS AS OPEN GREEN AREA SITUATED ALONG THE UPPER PARTS OF THE VALLEY	EXISTS AS A SLOPED GREEN AREA AND A PEDESTRIAN ROUTE CONNECTING TWO STREETS
ENVIRONMENTAL FEATURES OF THE SURROUNDING AREA	IN THE SOUTH, A NATURAL ENVIRONMENT; IN THE NORTH, HOUSING UNITS EXIST	IN THE SOUTH, A NATURAL ENVIRONMENT; IN THE NORTH, LOW QUALITY HOUSING UNITS EXIST	DENSE HOUSING PATTERN SURROUNDS THE AREA	IN THE SOUTH APARTMENT BLOCKS, IN THE NORTH AN OPEN PRIVATE AREA EXIST	

Table 4.4. continued

	ACCESSIBILITY	POSSIBILITY OF PUBLIC TRANSPORTATION	POSSIBILITY OF PUBLIC TRANSPORTATION	POSSIBILITY OF PUBLIC TRANSPORTATION	POSSIBILITY OF PUBLIC TRANSPORTATION
VISTA DIRECTIONS		EAST OF THE CITY	NORTH, NORTHEAST AND NORTHWEST OF THE CITY	THE AREA DOES NOT HAVE A WIDE VISTA ANGLE, PARTIALLY NORTHEAST OF THE CITY CAN BE OBSERVED	BURSA PLAIN IN THE NORTH
SOFTLANDSCAPE ELEMENTS	SPECIES OF PINE, CEDAR AND ACACIA TREES WITH SHRUBBERIES	TREES AND SHRUBS OF DIFFERENT SPECIES	TREES AND SHRUBS OF DIFFERENT SPECIES	TREES AND SHRUBS OF DIFFERENT SPECIES	TREES AND SHRUBS OF DIFFERENT SPECIES
EVALUATION OF THE SECURITY OF THE AREA	THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA	THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA	THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA	THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA	THERE IS NO PRECAUTION FOR THE SECURITY OF THE AREA
EVALUATION OF HARDLANDSCAPE ELEMENTS	HARDLANDSCAPE ELEMENTS ARE ONLY LIMITED WITH INSUFFICIENT LIGHTING ELEMENTS	LIGHTING ELEMENTS EXIST IN THE AREA	LIGHTING ELEMENTS EXIST IN THE AREA	LIGHTING ELEMENTS EXIST IN THE AREA	LIGHTING ELEMENTS EXIST IN THE AREA

Table 4.4. continued

<p>RELATION OF THE AREA WITH VEHICULAR TRAFFIC ARTERIES</p>	<p>TRAFFIC DOES NOT DIRECTLY INTERSECT WITH THE USERS OF THE AREA</p>	<p>IN THE AREA KOŞK STREET EXISTS AS THE MAIN TRAFFIC ROAD</p>	<p>NO HEAVY TRAFFIC ROAD EXISTS WITHIN THE AREA</p>	<p>ÇEKİRGE AND KÜKÜRTLÜ STREETS PASS FROM THE SOUTH AND THE NORTH OF THE AREA</p>
<p>DEVELOPMENT POTENTIAL OF THE AREA</p>	<p>BECAUSE OF THE AREA'S HIGH SITUATION IN THE EAST OF THE CITY IT HAS A REAL POTENTIAL AS AN URBAN BALCONY, WITH SOME NEW ADDITIONS OF HARDLANDSCAPE ELEMENTS, BOTH THE IMPORTANCE OF THE WATER ELEMENT THAT IS HACIVAT STREAM CAN BE STRESSED AND THE USAGE MAY BE INCREASED</p>	<p>WITH NEW ENVIRONMENTAL PROJECTS, THE ENVIRONS OF HÜNKAR KOŞKÜ MAY BECOME ONE OF THE MOST IMPORTANT URBAN BALCONIES OF BURSA PROVIDING A BROAD VIEW AND AN EFFECTIVE NATURAL ENVIRONMENT FOR THE INHABITANTS</p>	<p>LIKE LOWER PARTS OF GOKDERE VALLEY, ALSO FOR THE UPPER PARTS, NEW PROJECTS MAY BE DEVELOPED IN ORDER TO INCREASE THE USAGE AND THE PHYSICAL QUALITY OF THE AREA</p>	<p>THIS AREA MAY SERVE TO THE INHABITANTS ALSO AS AN URBAN BALCONY, THE ADDITION OF HARDLANDSCAPE ELEMENTS WILL CREATE POSSIBILITY FOR OBSERVING THE VIEW AND MAKE PEOPLE STAY WITHIN THE AREA FOR A LONGER TIME</p>

#### 4.3.4. Neighborhood Scaled Urban Balconies

##### The Green Area near Hacivat Stream

This green area is located in the east part of the city in Kaplıkaya neighborhood (population of 3470) and it is bordered with Kanuni Street in the northwest and Hacivat Stream in the south (Figures 4.15, 4.16). Kaplıkaya is one of the highest neighborhoods of Bursa leaning on the skirts of Uludağ so more than its location also with the opportunities it provides to the people living in Kaplıkaya, this area is included to the neighborhood scaled urban balconies.

Because of its position within the neighborhood, although the accessibility to the area can be possible with many public transportation vehicles, traffic does not directly intersect with the users, and this provides a quiet, natural appearance to this green place near Hacivat stream. Today with their shade effects dense groups of trees such as; Cedrus sp, (Cedar tree) Pinus sp, (Pine tree) and Acacia sp. ( Acacia) attract many people to the area for picnic purposes and also the open air café situated in the area, is used by many families especially on weekends. Hacivat Stream is another important natural feature for the area. In the valley along the stream, with the combination of elements like stream stones, water and various plants; many special points are formed, that are evaluated by the inhabitants as waterside resting areas and urban balconies providing a broad view of the east of the city (Figure 4.25).



Figure 4.25. Hacivat Stream provides a distinct natural specialty for its environment.

But till today because of the absence of projects developed for the area, although it has potential, people had used this space with its natural form. With new additions like; increasing the security, or various hard landscape elements without giving harm to the natural environment such as -shelters, for minimizing the negative effects of unpleasant weather conditions, decks along Hacivat stream, for increasing the water side usage, terraces, as vista observation points or a new lighting system- this green place near Hacivat Stream can become one of the important attraction points in Kaplikaya district and also its urban balcony specialty can be noticed by more people.

#### The Environs of Hünkar Köşkü

One of the important natural areas of Bursa, having urban balcony specialty, is existed around 'Hünkar Köşkü', located in the Mollaarap

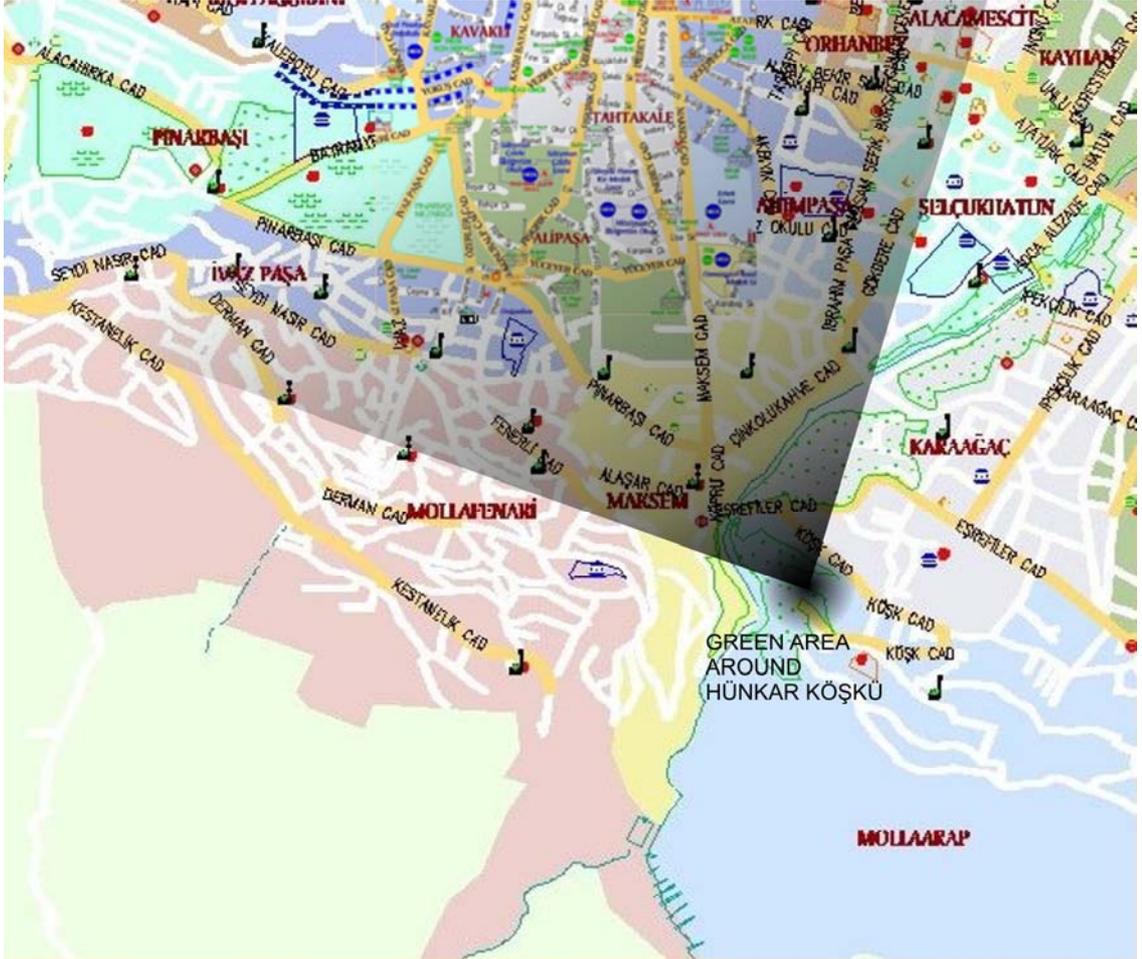


Figure 4.26. The vista direction of the area around Hünkar Köşkü.  
(Source: Municipality Archives)

neighborhood having population of 7815. The area is surrounded by Gökdere in the west, Eşrefiler Street in the north, Köşk Street in the east and the slopes of Uludağ in the south (Figure 4.26). The surrounding area of 'Hünkar Köşkü' provides a wide panorama of the north, northeast and northwest of the city as distant areas, but also the west (including Gökdere valley) and the south parts (including the slopes of Uludağ) of Bursa can be viewed from the area because of its topographical conditions (Figure 4.27).



Figure 4.27. The existing situation of the area around Hünkar Köşkü and the broad vista of the city.



Figure 4.28. The environs of Hünkar Köşkü in 1890s. (Source: Dostoğlu, 2001)

'Hünkar Köşkü' that is located in the south of Köşk Street was constructed in 1844, in the reign of Abdülmecit as hunting house, on the skirts of Uludağ (Figure 4.28). The natural environment around the building that had been used for hunting purposes in the previous times, become unused natural areas today. In the area both flat terraces and sloped areas are existed. Flat terraces are situated along Köşk Street as small vista points at different levels, but they are not used by the inhabitants because of the bad environmental conditions, only sometimes drunken people use the area so in order to attract all inhabitants, firstly new precautions have to be developed for providing the security. Also while revising the terraces along Köşk Street, vehicular traffic / pedestrian intersection have to be prevented by using hard landscape elements. Around Hünkar Köşkü, some parts of the slopes are rocky and some parts are covered with various plant species like; Pistacia sp (Pistachio), Pinus sp, (Pine tree) Ailanthus altissima, (Paradise tree) etc.

Although this area is located within a neighborhood and can be reached by public transportation vehicles; many people living around do not notice such a beautiful place because of its neglected physical conditions. Other than security precautions, with the addition of necessary hard landscape components like shelters or sitting elements, this area can become one of the most important urban balconies of Bursa like Tophane slopes, by the way can attract many inhabitants (Figure 4.29).



Figure 4.29. The locations of the green areas around Hünkar Köşkü. (Source : Municipality Archives)

Scale : 1/2000

## Gökdere Valley

As it was mentioned in the part 'Rivers' of the city, Gökdere is one of the important rivers of Bursa that is running in the middle east and divide the city into two parts. From the slopes of Uludağ in the south, to the Bursa Plain in the north, many parts of various neighborhoods become waterside areas because of Gökdere. In these neighborhoods, the valleys; created by the stream, play an important role for their green identities that contribute to the urban green of Bursa.

In the upper neighborhoods of the city; like Mollaarap and Karaağaç, some parts of these valleys become urban balconies because of their high topographical situations. The green areas near to Temenyeri Park and DSI Social Foundations along Gökdere are the important examples. These areas are covered with different plant species, and other than their green appearances also they act as open areas away from heavy traffic roads and ease air circulation between Gökdere River and Karaağaç neighborhood. Their topographical features provide vista possibility, but because of the existence of housing units around, vista observed from these neighborhood scaled urban balconies does not sweep a wide area like in the city scaled ones. Today although these areas are not decided as vista points, their physical and functional contributions to the environment can not be denied and with some additions (terraces, shelters for minimizing the negative effects of unpleasant weather conditions, resting points, sitting and lighting elements, security precautions, etc.) that can be done without disturbing their natural features; people from the neighborhoods around or from the whole city, can be attracted to these areas with the existing public transportation vehicles or on

foot, by the way the public usage and the value of this part of Bursa can be increased.

#### The Green Area between Çekirge and Kükürtlü Streets

This area is located in the west part of the city, in Çekirge neighborhood having a population of 13977, and it is surrounded by Çekirge Street in the west, Kükürtlü Street in the east and Kaynak Street in the north. Also Hatice Sultan Tomb is situated in the north of the area (Figure 4.30).

Today the area exists as an arranged area and it is generally used as a pedestrian route connecting the two streets and because of its location between them; the accessibility to this green place can be possible both with public transportation vehicles and on foot. With its groups of different plant species, main pedestrian road, lighting elements, etc. this area creates an effective impression, within the district (Figure 4.31).

But except these positive features, an important specialty of the area which is its urban balcony potential was neglected during the environmental design process. With some additions of hard landscape elements such as; sitting units, vista observation terraces, shelters that may tolerate seasonal conditions, etc. people may stay in the area for a longer time and can enjoy the broad view of Bursa plain (Figure 4.32). Also the precautions that will be developed against the risk of vehicular traffic or probable crime incidents can become important factors for increasing the usage of this green area between Çekirge and Kükürtlü Streets.

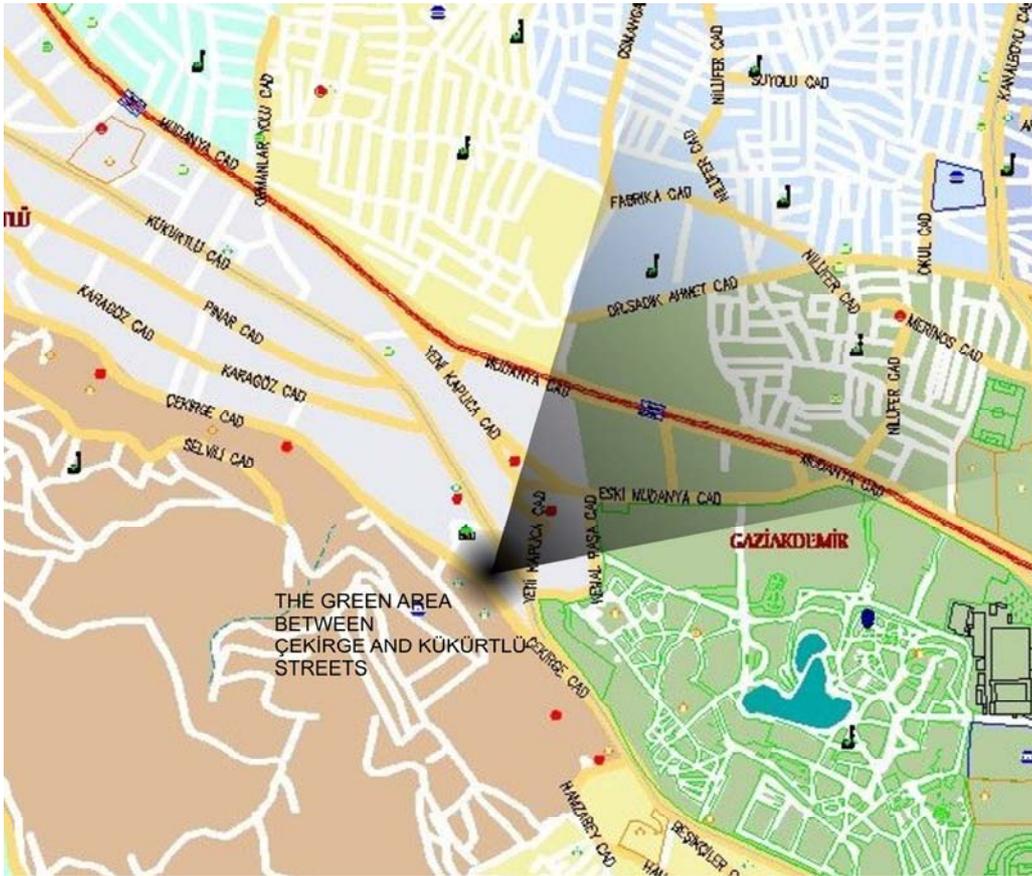


Figure 4.30. The vista direction of the area between Çekirge-Kükürtlü Streets. (Source: Municipality Archives)



Figure 4.31. The green area between Çekirge and Kükürtlü Streets.

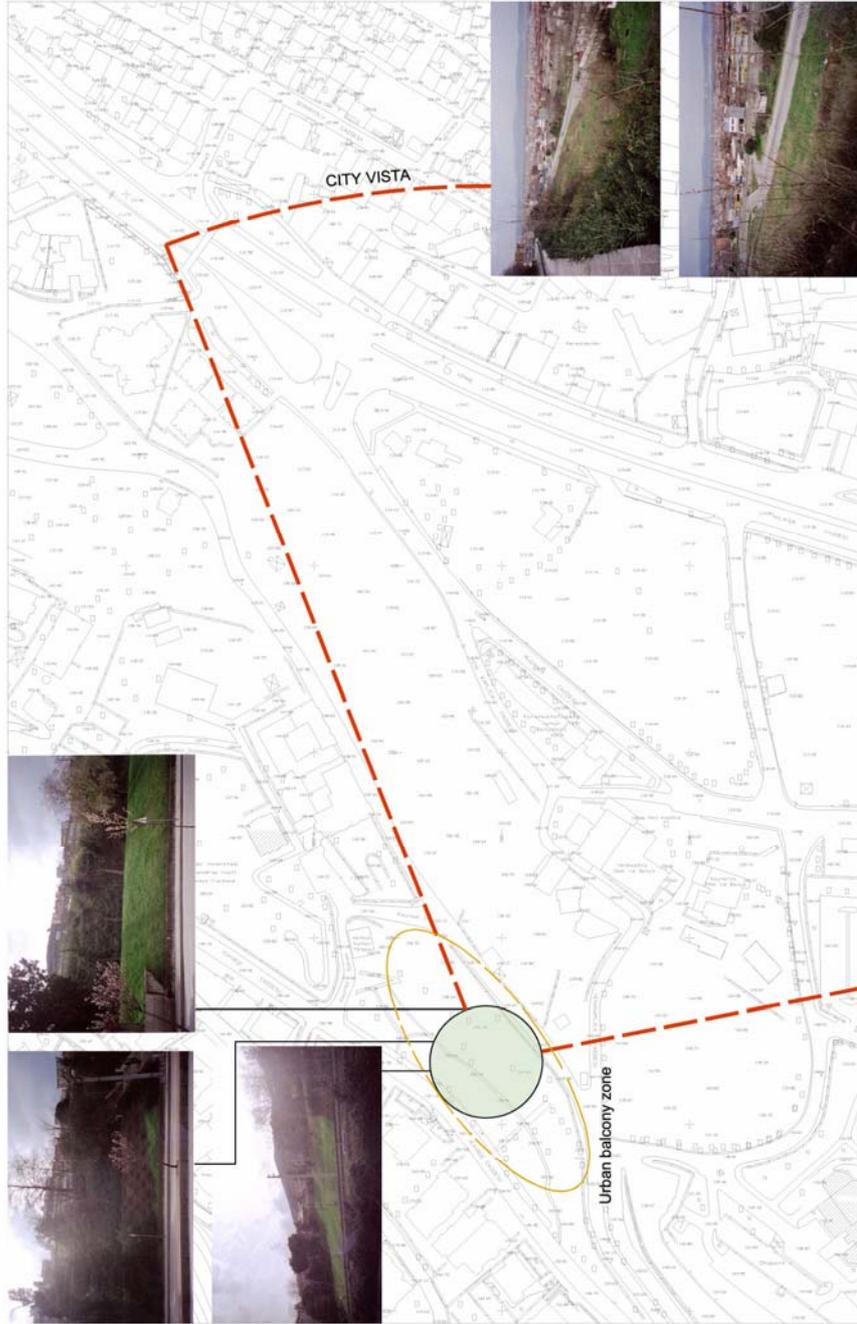


Figure 4.32. The location of the green area between Çekirge and Kükürtlü Streets. (Source : Municipality Archives) Scale : 1/2000

## **CHAPTER 5**

### **CONCLUSION**

Its location and geographical conditions provide Bursa a distinct specialty within Marmara Region. Among other metropolitan centers, also because of its historical value with many monumental buildings and the archeological and urban cite areas, Bursa shows a prominent character. Today, many cities around the world and in Turkey are mentioned with their different qualities that are formed as a result of the variety of social, artificial and the natural data existed within urban environments. For Bursa, except its historical and geographical values, the green texture created by the natural sources had become an important determinant for the creation of urban image, from the establishment of the city till today.

But today's urban conditions cause rapid decrease in the green environment of Bursa so as the public open areas. The uncontrolled housing developments, spreading to the main natural sources that are Uludağ and Bursa plain, make local authorities to think on the new solutions, which can also bring back the old characteristic of the city that was its 'Green Bursa' image. Therefore, municipalities begin to work on the new projects of different types of

open areas that will be distributed within Bursa, by the way serve to the inhabitants of the city.

Some of these projects are in the decision phase, some of them only remained as the election promises of the local administrations, but some of them have been applied and opened to the public use. The enterprises for enriching those areas are important and they really play an effective role in breaking the monotony of the urban environments. But except these projects, also some other potentials of the city have to be evaluated.

At this point, urban balconies gain importance. Although the rapid urbanization, industrialization and the population growth cause the loss of valuable open areas and the green texture of Bursa, the remaining urban balconies that exist because of the topographical conditions may become special areas for the city. More than their open area potentials for the public use, also they can make an important contribution to the green inventory of the city, with their green features. But today because of the impossibility of the public use, many of them have a visual effect for the city rather than functional. With the development of the revitalization projects, these areas can be integrated to the urban environment as green, continuous, systematical public spaces. Thus, their existing but unused potentials can be evaluated. According to Gehl (1987: 173):

'A characteristic common to all optional, recreational, and social activities is that they take place only when the external conditions for stopping and moving about are good, when a maximum number of advantages and a minimum of disadvantages are offered physically, psychologically, and socially, and when it is in every respect pleasant to be in the environment'.

This viewpoint comprises all the public open areas; also for Bursa example, during the revitalization process of the urban balconies, maximization of the advantages and minimization of the disadvantages can become the main criteria.

While reevaluating the urban balconies, primarily some conditions must be obtained in order to increase the usage of these areas by the inhabitants. These can be listed as (Gehl, 1987: 173-177):

- Protection from Crime
- Protection from Vehicular Traffic
- Protection from Unpleasant Weather
- Ease of Accessibility

Crime is an important problem in cities. Especially in the open public green areas if the area does not have a satisfactory security system, people generally do not prefer to use these places except definite times within the day. Also in Bursa, the usage of parks or other green areas are limited with time. The day / night factor or the seasons play an important role in their public usage. At nights or in winter times especially women and the old people do not use these areas because of their empty appearance. So while reevaluating the urban balconies of Bursa as public spaces, primarily they must be guarded against probable crime incidents, in order to serve to every people from any age group or sex. This can be possible with providing security staff and detailed lighting projects. Thus, people may use the areas without any doubt, and with the increasing demand; these balconies can make important contribution to the public open areas.

Vehicular traffic is an important factor that shapes the urban environments. Although in many cities around the world, vehicular and pedestrian streets are separated from each other, in our country their intersection create many problems for the inhabitants. Also in Bursa, the absence of special pedestrian areas causes the flowing of pedestrian traffic along the vehicular arteries. Only in the vast green areas like parks; pedestrians feel themselves in a safe environment. Also for the broad areas having urban balcony potential that are located away from the roads, the risk of vehicles is at the minimum level.

But for the balconies situated near to the main transportation routes, like the green area between Çekirge - Kükürtlü Streets, the probability of the intersection of pedestrians (especially children) and the traffic always exists. So while developing new projects for the revitalization of these areas, the protection from traffic must be considered as important design criteria and with the solutions like physical borders or the dense plant groups, risk must be minimized.

Weather conditions are the important factors that directly affect the usage of the urban environments. So in an urban green area, the proposals developed against unpleasant weather conditions may become distinctive specialties of that place, increasing the public use. Conversely, the areas disregarding the climatic conditions can only be used for a very limited time and remain as unused places. Like in the other cities, also in Bursa the weather conditions may sometimes create problems for the inhabitants.

The city has a mild climate; winters do not cause extreme conditions, but summer means full sun so the heat can be included to the unpleasant weather

conditions during the summer time. Except sun and heat, also the strong southwest wind of the city, sometimes create bad conditions for the urban environment. So while designing the open areas, these negative conditions have to be considered as an important criteria. Also in the revitalization projects of urban balconies of Bursa, the negative effects of the full sun or the wind have to be minimized with using some shelters or groups of plants, in order to attract and satisfy the inhabitants in every condition.

As defined in the fourth chapter, except the urban balconies that are located within the city, in Bursa also another kind of urban balconies exist that are situated away from the center. The accessibility to the areas that are existed in the city near to the center can be provided with many public transportation vehicles and on foot, so the users have many possibilities for reaching to those areas.

But while working on the new revitalization projects for the urban balconies that are not so close to the center, new public transportation systems, and for the private car owners parking areas have to be developed in order to support and maximize the usage of these areas, because in the formation of the preferences of the inhabitants, not only the physical qualities of an urban open area play an important role, but also the ease of access, as well.

These four factors; protection from crime, protection from vehicular traffic, protection from unpleasant weather and providing ease of accessibility are the primary necessities in order to attract people to the public open areas and they are also valid for the urban balconies of Bursa to increase their usage. But in order to make these areas more comfortable, the physical elements that will

provide these primary necessities can be supported with various hard landscape and soft landscape elements.

### Hard Landscape Elements

For every public open area including urban balconies, the usage by the inhabitants is closely related with the improvement of the physical qualities. And the physical qualities shape with the actions, which take place within the area. Urban balconies of Bursa show variations because of their sizes, but both for the vast areas and the small sized places, walking and sitting can be considered as the main actions.

During the decision or revision phases of urban balconies, the walking routes must be evaluated in a detailed way. Because of the variety in the user profile of these areas, (old people, children, disabled people, etc.) firstly the paving materials must be selected in a proper way, so as not to cause any difficulties in different conditions. Also the differences in the levels must be minimized and instead of stairs, ramps must be preferred and reminding of the city vista to the users with definite intervals must not be neglected while planning the pedestrian ways. With all these details, the urban balconies can be used by more people thus make an important contribution to the public areas of Bursa.

Like walking areas, the types of seating and their locations are also important factors that attract people or make them leave the environments. So in the urban balconies of the city, in order to increase the usage, the distinct characteristic of these areas which is their vista providing specialty, can be supported with the placement of the seating; and by planning these elements'

amounts, intervals, relations with the city panorama and appropriation to the human scale, the time that the inhabitants spend in the area can be extended.

Except walking areas and the sitting elements also other complementary hard landscape elements such as; bridges, bollards, garbage cans, lighting elements, shelters, buffets, etc; serve to the inhabitants in the urban balconies, and also the existence of the other elements like playing equipments or sports areas, depends on the size of these areas. While developing revitalization projects for the urban balconies in Bursa, the hard landscape elements must be distributed within the areas properly, in order to stress vista providing specialties of these places, which differentiate them from the other public open areas.

#### Soft Landscape Elements

Soft landscape elements consisting of trees, shrubs and ground covers are the other important factors that shape the physical appearances of the urban balconies. The advantages of them can be evaluated in two topics. Firstly, like the hard landscape elements, functionally, they make important contribution to the balconies. With many other advantages, their grouping minimize the negative effects of the unpleasant weather conditions, (heat and wind) they provide microclimate within the urban environments, and they form buffer in the desired conditions (screening an unpleasant view, separating functions, etc.). Secondly with their proper arrangements within urban balconies, also they provide many aesthetical qualities. Their smell and color make people relaxed and feel themselves in a quiet, natural environment. Also their appearance from the lower parts of the city provides an important effect as urban green areas.

As defined above all these factors; capacity of protection from crime / vehicular traffic / unpleasant weather conditions, ease of accessibility, hard landscape elements and soft landscape elements gain importance while determining the usage density of the urban balconies. But in Bursa if the existing conditions are considered, only the Tophane slopes, Altıparmak slopes and the green area between Çekirge and Kükürtlü Streets can be evaluated according to these features, because among the areas having urban balcony potential, only these parts of the city were developed by the municipalities, and despite their deficiencies serve to the public both physically and functionally. But in Teleferik area, the green area near Hacivat stream, the environs of Hünkar Köşkü, Gökdere valley; and at the break points along Uludağ Street and Uludağ Yolu Street the situation is different; although the accessibility to those places is possible and people use these areas partially, because of their undeveloped environmental conditions, a profitable usage can not be obtained, so with the new development projects, more than their public open area value, also urban balcony potentials can be introduced to the inhabitants of Bursa. Except these places, in Bursa some other areas exist that are included in this study to the urban balconies containing vast areas away from center. Although in the past some projects were developed by the municipalities for these areas, today Osmangazi urban park area, Cephanelik, Atatürk urban forest area and green area within Akçağlayan district do not serve to the inhabitants functionally; but their soft landscape elements consisting of trees and shrubs, contribute to the greenery of Bursa. Like the other undeveloped urban balconies, also these four areas can be introduced to the public use with the revitalization projects.

As an addition to the possibility of the public use, with the realization of these projects, urban balconies will also play an important role for the physical evolution of Bursa, by forming a continuous green system. Although urban balconies can either appear as natural or artificial areas, in Bursa example,

because of their locations on the same threshold which is Uludağ, they are existed as green areas, so gain potential as the parts of a continuous system.

During the reevaluation period of these areas, firstly; in order to increase the variation of the soft landscape elements, urban balconies of the city can be supported with the tree species that were existed in the city densely in the previous times, such as; *Cercis siliquastrum* (Judas Tree), *Platanus orientalis* (Plane Tree), *Cupressus sempervirens* (Mediterranean Cypress), *Magnolia grandiflora* (Magnolia) or *Pinus sp.* (Pine Tree). With the usage of these species, while bringing back the green image of the city with balconies, also the elements of this green image will be reminded to the inhabitants of the city as the old values of Bursa.

Today because of the urban developments, in the number of the old monumental trees, a certain decrease can be noticed. Only the ones, located in the courtyards of the complexes, and very few of them, which are existed in the old neighborhoods, remained untouched. Although the trees that were placed in the borders of the complexes, provide these areas a green image, the surrounding green characteristic of these old vista points become disappeared because of the unhealthy housing developments surrounding them and today with every urban change it becomes difficult to identify; Yeşil complex that can be clearly perceived from Tophane slopes, Yıldırım complex that was noticeable from Yeşil neighborhood or Muradiye complex that can be perceived from Altıparmak slopes; within the city silhouette. Also the distinct appearance of Hüdavendigâr complex located in the west of the city in the past, become lost within many hotel buildings, today (T.C. Kültür Bakanlığı, 1996).

During the revitalization process of urban balconies of Bursa, secondly; these old vista points can be reevaluated. Except Hisar slopes, with the nationalization of the low quality housing developments around complexes; these old, main centers of Bursa can become today's important urban squares. Thus both the areas surrounding them (that were defined as urban cite areas but could not be protected because of the urban invasion) and the monuments could gain their real historical value. And with the openings that will be provided around them, they may be included to the neighborhood scaled urban balconies.

Also for the areas around some of today's urban balconies, nationalization can be applied. Especially the environs of Hünkar Köşkü, Teferrüç neighborhood and many neighborhoods located near Uludağ Yolu Street are the suitable places for this planning decision. By the way the existing balconies can be widened, and many new ones can be added to them, which are located on the slopes of Uludağ and covered by housing developments today. With all these planning strategies such as; nationalization decisions and replacement of the hard landscape / soft landscape elements, the urban balconies; that naturally exist in the city, but become neglected because of the rapid urbanization, can be revitalized and become continuous, systematic urban areas within Bursa. Thus the city can easily be differentiated from the other examples, in terms of its public open areas, and as an answer to the Lynch's (1960: 44) question:

'...Would it be possible, in our cities, to make this panoramic experience a more common one, for the thousands who pass everyday?'

with the development of the urban balconies, experiencing the panorama of the city can become a more common action for the inhabitants of Bursa, that increase their enjoyment within the monotony of the urban life.

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