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United Nations
Educational, Scientific and
Cultural Organization



Bursa and Cumalıkızık
The Birth of Ottoman Empire
998th World Heritage Site / 2014

BURSA (Khans Area & Sultan Complexes) and CUMALIKIZIK

MANAGEMENT PLAN [2021-2026]





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universal value of a cultural or
natural property which requires protection for
the benefit of all humanity*

DATE OF INSCRIPTION

25 June 2014

A handwritten signature in black ink, reading "Irina Bokova".

DIRECTOR-GENERAL
OF UNESCO

TARİH: 25 / 05 / 2021



**BURSA (Hanlar Bölgesi - Sultan Külliyesi) ve CUMALIKIZIK
YÖNETİM PLANI
(2021-2026)
ONAY TUTANAĞI**

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ABBREVIATIONS - SYMBOLS

ABPRS	Address Based Population Registration System
DCC	Disaster Coordination Center
SM	Shopping Mall
ICC	Infrastructure Coordination Center
BSMU	Bursa Site Management Unit
BMM	Bursa Metropolitan Municipality
BEBDA	Bursa Eskisehir Development Agency
BHRCTC	Bursa Human Resources Contracting Training Consultancy
BHCPRBD	Bursa Cultural Heritage Preservation Regional Board Directorate
BTU	Bursa Technical University
BMRTPTM	Bursa Maintenance, Repair, Transportation, Public Transport Management
BPGSCS	Bursa Parks, Gardens, and Social Cultural Services
BURULAS	Bursa Transportation Public Transport Management
BURSAV	Bursa Research Foundation
BUSKİ	Bursa Water and Sewage Management General Directorate
BUU	Bursa Uludag University
BMP	Bursa Management Plan
BHBKA	Bursa Historic Bazaar and Khans Association
BTSO	Bursa Chamber of Commerce and Industry
BOR	Biochemical Oxygen Requirement
EDP	Environmental Design Plan
WCH	World Cultural Heritage
WHC	World Heritage Committee
WHL	World Heritage List
WHC	World Heritage Center
WHF	World Heritage Fund
SPO	State Planning Organization
DU	Duzce University
EC	European Commission
EUROPA NOSTRA	The European Voice of Civil Society committed to Cultural Heritage
HCREAM	High Council of Real Estate Antiquities and Monuments
GPD	Gross Domestic Product
SWOT	Strengths and Weaknesses, Opportunities and Threats
ICCROM	International Center for the Study of the Preservation and Restoration of Cultural Property
ICOM	International Council of Museums
ICOMOS	International Council on Monuments and Sites
IUCN	International Union for Conservation of Nature and Natural Resources
CDP	Conservation Development Plans
KUDEB	Bureau of Conservation, Implementation, and Audit
FOCUH	Friends of Cultural Heritage
CBD	Central Business District
OICC	Organization of Islamic Capitals and Cities
CAE	Civil Architecture Example
NGO	Non-Governmental Organizations
UC CET	Union of Chambers and Commodity Exchanges of Turkey
TSO	Turkish Standards Organization
TSI	Turkish Statistical Institute
UNESCO	United Nations Educational, Scientific, and Cultural Organization
UNWTO	United Nations World Tourism Organization
UU	Uludag University
WH	World Heritage
WHO	World Health Organization
MP	Management Plan

PREFACE

Bursa, the first capital of the Ottoman Empire, has a unique historical heritage with its city walls, khans, thermal springs, mosques, tombs, hammams and fountains. Bursa, located on the Silk Road, where sages, armies, ideas, religions and cultures pass from east to west and west to east, as well as traders, is a city of history and culture that has been able to carry its authentic values into the 21st century.

Bursa, which has hosted many civilizations from Bithynia to Rome, from Byzantine to Ottoman, offers a unique architectural texture with its modern structures, while preserving the authenticity of its historical monuments to a large extent. We see our historical heritage dating back thousands of years as a trust that should be passed on to future generations, and we continue our efforts to protect and promote it.

As a result of the evaluation of the "Candidacy File" named "Bursa ve Cumalıkızık: The Birth of the Ottoman Empire", prepared with the support of many institutions and organizations under the coordination of Bursa Metropolitan Municipality, including the historical sites of Khans Region (Orhan Gazi Complex and Its Surroundings), Sultan Complexes (Hüdavendigâr, Yıldırım, Yeşil, Muradiye) and Cumalıkızık Village, was admitted to the UNESCO World Heritage List in 2014.

Being inscribed on the UNESCO World Heritage List demonstrates the outstanding universal value of the cultural site and that its preservation is for the benefit of all humanity. Our greatest responsibility towards UNESCO and the international community; to protect our world heritage sites that we have protected until now and to ensure the continuity of their state of preservation.

After this process in Bursa, which has been declared a UNESCO World Heritage Site, besides the work of the Bursa Site Presidency, the people living and working in the areas also have responsibilities. Bursa Site Presidency concentrates on efforts to ensure that these management areas can be protected within the framework of the Management Plan, which was approved and effectuated in 2013 and revised in 2021. As a result of these studies, it is aimed to protect the Khans Region, Sultan Complexes and Cumalıkızık Village with all their tangible and intangible values, to maintain the heritage and bequeath them to the world.

It is extremely important to ensure the sustainability of the management areas even after Bursa is included in the UNESCO World Heritage List, and we would like to thank all our stakeholders, institutions, organizations and non-governmental organizations for their contributions during the preparation of the new Management Plan covering the 2021-2026 period, and hereby I present my warm wishes and respect.

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Mayor of Bursa Metropolitan Municipality

FOREWORD

Bursa, or as it was initially called Prusias ad Olympeum, is a city that has been the cradle of many civilizations throughout its 2200 year-old history. Built by King of Bithynia I Prusias within the Southern Marmara Region in 185 BC, the city was originally named Prusias which then was first changed to Prusa and then to Bursa. Following Bithynian, Roman, and Byzantine periods, the city was incorporated into Ottoman lands by Sultan Orhan in 1326. On the path towards becoming an empire, Bursa, the first capital of the Ottoman State, is an important and an exemplary city model that extends the established structure of the foundation system, authentically synthesized and developed, and the historic physical and social elements that define rural and urban settlements into our day and age. Within this scope, Bursa, composed of Khans Area, whose authentic structures are preserved and where a culture of commerce unique to itself thrives, Social Complexes, which have been built by the first Ottoman sultans in strategic points throughout the city, and Cumalikizik Village that sustains its way of life with its celebrated and historic sociocultural texture, has been accepted into the "UNESCO World Heritage Site List" in 2014.

Bursa Metropolitan Municipality began taking the first steps of its nomination process in order to enter the UNESCO World Heritage Site List with its application titled "Bursa and Cumalikizik, Early Ottoman Urban and Rural Settlements" and its acceptance into the Temporary World Heritage List. These efforts were revitalized in 2009 by Bursa Metropolitan Municipality and gained momentum in 2011 through the establishment of the Bursa Site Management Unit connected to the Directorate of Projects and Clustering, the assignment of the Site Management Unit President and the formation of the work team. Further, protocols were signed with Osmangazi and Yildirim Municipalities, the Advisory Board and the Coordination and Supervision Board was founded through the Bursa Metropolitan Municipality in order to implement joint and coordinated efforts in regions identified as World Heritage List Nominees.

Throughout the processual timeline of the management plan's preparation, in line with the data gathered by the Bursa Site Management Unit, Bursa Khans Area (Orhan Ghazi Social Complex and its Surrounding Environment), Complexes of Sultans (Hudavendigar, Yildirim, Yeşil, Muradiye) and Cumalikizik Village were integrated into the management site borders, which were regarded as concordant by the Ministry of Culture and Tourism.

Efforts coordinated by the Site Management Unit continued in a concentrated manner, which translated into the formation of a shared vision through a participatory approach regarding the "UNESCO World Heritage List" Nominated Sites, within the context of Strategy Development Meetings, through which viewpoints of stakeholders were gathered and objectives and strategies were defined along the same lines of thought.

Connected with the aforementioned borders, the "Nomination File", prepared by experts in their fields, named "Bursa and Cumalikizik: the Birth of the Ottoman Empire," its annexes and the Nomination Application File composed of "the Management Plan Draft" were delivered to the UNESCO World Heritage Center. The Management Plan, developed and completed, was approved by the Coordination and Supervision Board in June 6, 2013 according to respective legislation and deemed appropriate through the decision of the Bursa Metropolitan Municipality. Bursa, with all its characteristics, and through milestones that were achieved, was accepted into the "UNESCO World Heritage List" as the world's 998th and Turkey's 12th Heritage site.

The Management Plan, whose aim is to contribute to the establishment of an effective protection and management for the bring of heritage sites to the future in line with their universal importance, is a condition of UNESCO. In the regulations, apart from the annual review, there is a provision to evaluate the management plan by reviewing the vision, objectives and policies every five years. For this reason, at the end of 2018, the works for the Management Plan, whose five-year term expired, were restarted and the new Management Plan, which includes the 2021-2026 period, was prepared as a continuation and complement of the first plan. In this process, strategy search conferences, in which targets and actions for the protection of areas were determined for the revised management plan, were made on 16-17 October 2018, and the opinions of the Advisory Board

and the Coordination and Supervision Board were asked. Thus, the first effective Management Plan was approved and renewed at the Coordination and Supervision Board meeting held on May 25, 2021.

As the Site Management Unit President, I would like to thank everyone who has contributed to the preparation of the Management Plan, especially the Ministry of Culture and Tourism and Bursa Metropolitan Municipality, that carried leading roles in the process, Bursa Metropolitan Municipality Department Of Public Works and Engineering and Historical Cultural Heritage Branch Office, Dizayn Tourism Team who prepared the Management Plan, Bursa Site Management Unit Advisory Board for their contributions during the process, the members of Coordination and Supervision Board, and Site Management Unit team members.

Prof. Dr. Neslihan Dostođlu
Bursa Site Manager

1. SITE MANAGEMENT PLAN UPDATE TIMELINE

1.1. REASONS FOR THE UPDATE

Bursa (Khans Area and Sultan Social Complexes) and Cumalikizik Management Plan covering the time period from 2020 to 2025 was prepared as a continuation of and complementary to the **Management Plan of 2013 to 2018**. Approved and set to motion by the Coordination and Supervision Board on June 6 2013, the Management Plan has been reviewed and revised. Published in the Official Gazette of the Republic of Turkey in 27.11.2005, numbered 26006, and titled “Ordinance Pertaining to the Procedural Constituents and Principles of the Site Management and Monument Organization’s Establishment and Mission along with the Determination of Management Sites,” the document decrees, apart and in addition to reviews conducted yearly, the evaluation of the management plan with respect to the vision, goals, and policies for a 5-year timeframe.

UNESCO proclaims the development and implementation of a site management plan for all qualified World Heritage Sites. The purpose of the Management Plan is, in accordance with appreciating the universal significance of each cultural site, to provide effective conservation and management policies and practices with the central aim to preserve their legacy for future generations.

The new plan has been developed by taking the goals and actions established in the previous plan as the basis, evaluating completed and ongoing action items and plans, updating planned projects, focusing on the sites inspected to have a need for preservation and development, identifying key issues and topics raised throughout the previous plan’s timeframe, and the evaluation of the abovementioned points of interest.

The site, utilized both as a place of residence and work, holds historical, cultural, commercial, and religious value for many local and foreign visitors. The cultural heritage site, apart from being a place where conservation and tourism activities take place, is a living space, which requires both the appointed management and individual as well as organizational stakeholders to act together in the strategic management of opportunities and difficulties, thereby working alongside to manage, preserve, and protect the universal values it sustains. Thus, in between conservation and development, the Universal Value of the City can be protected and passed onto future generation as a legacy.

Experiences and suggestions of those who were directly and implicitly interested in or partaking in activities on the site were taken into account during various phases of the plan’s development. Some of the suggested projects reflect the results from conducted conference calls and meetings with stakeholders. The attendance and effective presence of individual and organizational stakeholders in these gatherings has provided the opportunity for all to take ownership of the Plan’s vision and deemed important their contributions in preserving and developing the Heritage Site. To implement the Plan successfully, receiving a wide-ranged public approval from the community is also a must besides the participation of individual and organizational stakeholders.

Activities pertaining to the implementation of the Management Plan are coordinated by the Bursa Site Management Unit. The Management Plan serves a processual timeframe – in order for the Management Plan to support an efficient and effective implementation process, it is important to be flexible and actively involved. All activities concerned with project implementation will be observed and evaluated, and in situations identified as cases of necessity, interventions and changes can be performed.



Image 1. Khans Area (Source: Bursa Site Management Unit)

1.2. ACCEPTANCE OF BURSA'S HISTORICAL REGIONS INTO THE UNESCO WORLD HERITAGE SITES LIST

Legal precautions, strengthened with national and international agreements composed to preserve cultural heritage, displayed an evident progress over the course of the past 60 years. During the 16th General Conference of UNESCO held in Paris on November 16, 1972, "Convention concerning the Protection of the World Cultural and Natural Heritage 1972" was adopted.

In 1978, the World Heritage List practice was initiated to acknowledge natural and cultural artifacts that hold "Outstanding Universal Value" around the globe as shared legacies of humanity, set the grounds for their presentation, and to raise social awareness such that communities across the globe would take ownership of universal heritage and work together to secure its preservation through a joint effort. The Convention was signed by the Republic of Turkey in 1982 and it was published in the National Gazette in 1983, officializing the commitment.

During this time period, our country was required to prepare site management plans, not only for World Heritage Sites, but also for protected areas and archeological sites under the ordinance numbered 260006, "Code of Procedural Constituents and Principles Concerning the Establishment and Goals of the High Council for the Historical Real Estate and Monuments along with the Determination of Management Sites," published in 27.11.2005 with respect to subcategory 2a under the "Act on the Protection of Cultural and Natural Assets" numbered 2863.

Bursa was accepted into the Temporary World Heritage Sites List in year 2000 with the application titled "Bursa and Cumalikizik Early Ottoman Period Urban and Rural Settlements". UNESCO indicates six cultural and four natural conditional criteria for a site to be registered into the World Heritage List. For Bursa, cultural criteria number 1, 2, 4, and 6 were seen fitting.

In 2009, with efforts initiated and implemented by the Bursa Metropolitan Municipality, momentum increased regarding the goal to satisfy the criteria of conditions set by UNESCO. In this scope, serial nomination documentation began; in the aftermath of the coordination meeting in 30.03.2010, as determined with the opinions gathered from stakeholder organizations on behalf of the ministry, the Recommended Management Site Borders were established with the approval of the Minister in 19.19.2010.

Operating within Bursa Metropolitan Municipality, "Bursa Site Management Unit" was established in December 2011 and Prof. Dr. Neslihan Dostođlu was appointed as Site Manager.

Bursa Site Management's structuring connected to Bursa Metropolitan Municipality, Historic Cultural Heritage Branch Directorate until September 2016 continues through the Ministry of Culture and Tourism as of December 2016. In this regard, Coordination Protocol was signed by both Bursa Metropolitan Municipality and the Ministry of Culture and Tourism on December 27, 2017; Bursa Site Management Unit continues its efforts through Historic Cultural Heritage Branch Directorate connected to Bursa Metropolitan Municipality.

With the establishment of Bursa Site Management Unit, in line with the opinions of Bursa Cultural Heritage Preservation Regional Board Directorate, Advisory Board and related institutional organizations, it was expected that the Sultans Social Complexes (I. Murad-Hüdavendigar, Yıldırım, Yeşil and II. Murad-Muradiye) would be included in the Recommended World Heritage Site Borders, Nomination File prepared under a new title, and Cumalikizik and Khans Area Site Borders revised in order to provide a better understanding of Bursa's Outstanding Universal Values.

Following the opinions of Bursa Cultural Heritage Preservation Regional Board Directorate, Advisory Board and related institutional organizations, the inclusion of Sultan Social Complexes within Management Site borders and the revision of Khans Area and Cumalikizik buffer zone borders were seen appropriate and approved of by the Culture and Tourism Ministry in 07.26.2012.

Preparations for "World Heritage Site List Nomination File" were initiated in 07.15.2011 and "Management Plan" in 04.18.2012. The file's name was changed to "Bursa and Cumalikizik: The Birth of the Ottoman Empire" and the "Nomination File" along with the "Management Plan" draft in its annex were presented to the UNESCO World Heritage Center on 02.01.2013.

On June 6th, 2013, in response to correlating legislative policies, the Management Plan was approved of and inured by the Coordination and Supervision Board and on July 18th, 2013, ratified by Bursa Metropolitan Municipality Parliament. **On June 22nd, 2014, Bursa was officially accepted into the World Heritage Site List.**

1.3. BURSA AND CUMALIKIZIK “2021 - 2026 TERM” MANAGEMENT PLAN PREPARATORY WORK

In this section, the processual timeline regarding the existing approved plan’s renewal, within the legal framework, and the new plan’s defining characteristics have been summarized.

Bursa Site Management Unit, with respect to legislative policies, is composed of a work team that includes the Site Manager, Coordinator, Subject Matter Experts along with respective institutional organizations, which are namely the Advisory Board and the Coordination and Supervision Board. Within the scope of the Management Plan’s preparation, nation-wide and localized meetings have been held in order to ensure transparency and the participatory engagement and involvement of all stakeholders. The Management Plan is an important tool, concerning the preservation of cultural heritage, that supports the coordination amongst institutional organizations (public institutions and organizations, non-governmental organizations, professional associations, rights holders and regional stakeholders), with respect to work requiring a collaborative and joint effort.

Bursa Site Management Unit, in order to ensure the adherence to international norms and contributions of all participatory parties concerning the preparation of the Bursa (Khans Area and Sultan’s Social Complexes) and Cumalikizik World Heritage Site 2020-2025 Time Period Management Plan, signed a contract with Architect Tanju Verda Akan’s firm, Dizayn Turizm, on December 24, 2018.

Participatory meetings were held at the Merinos Ataturk Congress Cultural Center on the 16th and 18th of October 2018. In these meetings, the management site’s strengths and weaknesses, opportunities and threats along with the vision for its future and solution proposals were identified — valuable and diverse perspectives were gathered from participating stakeholders, elucidating the scope concerning site management’s mission with which goals, strategies, and policies were determined.

Prior to scheduled meetings – running parallel to its course – management site’s analysis was updated, and work was conducted to generate a definition for the region pertaining to gathering services in line with the activity scope of 2020-2025 Management Plan Preparation’s 1st phase.

Assessment of discussion results following the scheduled stakeholder meetings formulated 2020-2025 Management Plan Preparation’s 2nd phase – taking the mission, vision, and principles of the existing and approved Management Plan as the foundation, goals and strategies in line with propagating a set of actions that would enable the planning, preservation, utilization, and the development of all social, cultural, economic, tangible and more elusive assets of the management site through transparent, participatory, active, organized, and holistic means.

“Goals and Strategies” embedded in the existing and approved Management Plan were reviewed and revised taking into consideration the results from participatory stakeholder meetings and updated site analyses.

The vision, mission, and fundamental principles along with the preservation, accessibility, and sustainable economic development needs with respect to local interests were kept in balance and prioritized, thereby retaining respective topics present in 2013-2018 Management Plan’s scope. The topics are as follows:

1. Management (Authority, Legislation, Organization, Coordination, Participation)
2. Cultural Values, Preservation and Planning
3. Social, Economic, Environmental Structure and Quality of Life
4. Education and Raising Awareness
5. Accessibility and Transportation
6. Tourism, Presentation and Visitor Management
7. Emergency and Natural Disaster Management

The vision serves as a navigational map that shapes the course of Management Plans and leads the Site Management Unit and Stakeholders towards long-term goals; the Mission explains why Management Plans, the Management Site Unit, and Shareholders are present with respect to what they are set to achieve; the

Fundamental Principles describe the values, principles, and work ethic that will guide the implementation of the Management Plan through the involvement of the Site Management Unit and respective stakeholders.

The concrete results of the aforementioned headings can be defined and viewed as both qualitative and quantitative. These concepts were adopted with the intention to preserve the inspiration they provide to the Management Site Unit and Shareholders, to sustain the energy that joint participation provides, and to continue the rising synergy and motivation following the efforts employed in the previous time period. In addition, national and international management plan examples were examined considering the approaches utilized and processes followed during each plan's preparatory phases.

***FUNDAMENTAL CONCEPTS REGARDING BURSA (KHANS AREA - SULTAN'S SOCIAL COMPLEXES)
AND CUMALIKIZIK'S MANAGEMENT TIMELINE***

Bursa (Khan's Sites – Sultan's Social Complexes) and Cumalikizik Management Plan Vision:

To protect, let prosper, and leave as a legacy for future generations, all tangible and intangible values of Khan's Area, Sultan's Social Complexes and Cumalikizik – Ottoman Empire's first capital city, carrying the footprint of years that symbolize an establishment.

Bursa (Khans Area - Sultan's Social Complexes) and Cumalikizik Area Management Plan's Mission:

Regarding the tangible and symbolic natural and cultural heritage located within the Bursa (Khans Sites-Sultan's Social Complexes) and Cumalikizik Area Management Plan Region, the following shall be prioritized:

- **Planning, protection, effective utilization, and development,**
- **Ensure effective participation of all stakeholders during planning and execution,**
- **Management of resource allocation processual timelines taking into consideration strategic priorities,**
- **Coordination, inspection, and evaluation of practices,**
- **The establishment of a balanced, sustainable protection system for the region and directing the economic, social and cultural development of stakeholders residing on-site**

Bursa (Khans Area - Sultan's Social Complexes) and Cumalikizik Area Management Plan, Fundamental Principles:

Preparation, implementation, and revision of the plan with the following values:

- **Transparent and participatory management understanding;**
- **Effective,**
- **Deliberate,**
- **Holistic,**
- **Scientific.**

1.4. INTEGRATION OF SUSTAINABLE DEVELOPMENT PRACTICES WITH THE SITE MANAGEMENT PLAN

During the 70th General Assembly of United Nations held on September 25, 2015, member countries of United Nations agreed upon seventeen sustainable development goals – to end poverty, fight against inequality and injustice, economic expansion, energy, sustainable consumption and production, industrialization and climate change.

Within the scope of UNESCO General Conference, the World Heritage Agreement 20th General Assembly that took place in Paris on November 19, 2015 with the participation of member countries adopted the notion to fuse together the perspective of sustainable development with processual timelines of the Agreement.

The overall purpose of this new approach is to help member nations, implementors, institutions, communities, and cooperative networks benefit from World Heritage asset potentials and enable the heritage to contribute topics concerning sustainable development.

Moreover, while increasing the Agreement's effectiveness, interest, and relational standing, the new policy would simultaneously serve to implement its mission to protect the Universal Value of World Heritage Assets. The new policy, in alignment with the "2030 Sustainable Development Agenda", rests on the three pillars of sustainable development, which encompass environmental, social, and economic scopes of thought and action supporting the establishment of peace and security. Its acceptance represents a significant milestone in history that marks a notable advancement in efforts put forth towards the Agreement's implementation.

World Heritage assets instigate tourism and visitation activities, besides many others, and thus play an important role in economic development as they provide an avenue for investment, supporting local and steady employment opportunities.

UNESCO World Heritage Agreement – accepted in the 20th Session of Member Nations General Assembly (2015) – the Political Documentation Regarding the Integration of Sustainable Development Perspective Into the World Heritage Agreement Timeline, under "Sustainable Development Pillars, Comprehensive Economic Development, Encouraging Monetary Investments and Quality Tourism, Article 26", suggests the following points of consideration.

World Heritage assets are signification destinations for tourism, when managed appropriately, that possess great potential to advance local economic development, sustainability, and to strengthen the social structure. In order to ensure that benefits are shared and allocated fittingly, comprehensive and fair economic investments shall be incited for all sustainable tourism, including for ventures primarily concerned with community enhancement. Hence, the government (or public authority) should engage in the appropriate initiatives mentioned below:

- Regarding World Heritage sites and surrounding regions, by utilizing local resources and talents, protecting local knowledge and infrastructure, first and foremost, investments that will benefit the local community and individuals shall be encouraged;
- With the goal of supporting economic diversity, the formation of a local, responsible, and sustainable tourism management system, concerning World Heritage assets and surrounding regions, should be encouraged – the management should complement other development resources, strengthen social and economic structure, and be structured in a manner that also assists the protection of Outstanding Universal Values of assets;
- A share of the revenue generated from tourism related activities should be allocated towards the protection and management of World Heritage assets and surrounding heritage resources
- Prior to receiving approval for tourism-focused projects aimed at developing World Heritage sites, an appropriate visitor management plan and socio-economic impact assessment shall be formed and conducted
- Protection of the heritage and existence and advancement of local artistic practices, craftsmanship, and expertise as sustainable economic activities shall be encouraged.

The concrete implementation of suggested policies requires cooperative efforts on behalf of managers, institutions, establishments, and communities of interest, and advancement of the network that shapes communication and collaboration between different disciplines and industrial sectors. Thus, in order to observe the advancement in implementation, necessary tools and programs should be developed and appropriate index measures defined.

1.4.1. TOURISM MANAGEMENT AT HERITAGE SITES

Tourism is an important industrial sector, which supports the advancement of cultural and social development processes and benefits the national economy on both domestic and international grounds. Tourism activities, in addition to providing prospects for fostering and preserving national values, facilitate a profound contribution towards the cultivation of employment opportunities, organization of equal income distribution and development of rural regions. A tourism destination's success primarily, and to a great degree, rests on the power and uniqueness of the indigenous elements it presents to visitors. Evaluated in this scope and context, Bursa and its surrounding regions, with their abundance of cultural resources, retain a pronounced potential in becoming a notable tourist destination.

Historical, natural, and cultural heritage represent values that incite movement and liveliness in the economy and which increase the quality of life for local communities.

Historical, natural, and cultural heritage sites, in addition to being a valuable form of tourism resource and product in and of themselves, affect all other tourism forms and create a touristic appeal and added value coupled with other commodities of tourism. Concurrently, it is required and expected that the balance, and its continuity, between socio-economic development and the protection of environmental values, natural, historical and cultural assets are maintained.

World Heritage Site status does not imply touristic expansion, and thus it is required that all governing parties develop and implement a management plan for heritage sites to protect the region's value and focus on reducing the negative impact that can be caused by tourism. The two fundamental principles of sustainable heritage tourism implementation is to establish a long-term and comprehensive planning process and to provide grounds for an active and participatory involvement from a multitude of stakeholders. However, the planning and implement process lacks the capacity to postulate a comprehensive and holistic approach in generating solutions that address the broad range of requirements concerning preservation-utilization-tourism continuity.

UNESCO and UNWTO, in order to sustain the relationship between heritage tourism and development, suggest the governing party overseeing World Heritage Site Management and that which manages touristic activities establish a board and exchange ideas through period meetings. However, committed collaborations adversely result in discontented partnerships, providing no resolution, if they don't incorporate necessary details in their mission and performance, such as ensuring the active participation of many stakeholders and implementing activities cited in the plan with stakeholder involvement.

Tourism attraction factors (appeal, accessibility, and housing) play an important role in the advancement and expansion of the tourism sector. Especially human attractiveness factors (historical and cultural attractions, ancient sites, attractions connected to sports-related activities, entertainment, festival and assembly attractions) and natural attractiveness factors (water-related attractions, waterfalls, caves, national parks, natural sites, waypoints and other attractions) will qualify a region as a central tourist attraction.

However, the intensive utilization of such resources, high physical and environmental devastation will cause their attractiveness to deteriorate. For such resources, tourism activities should only be allowed if conditions set forth regarding their preservation are applied. Preservation, in relation to tourism attraction resources, depends on short, mid, and long-term planning. Other conditions connected to tourist attraction potential are the ability to ensure site accessibility and communications, offer accommodation facilities, possess a sound infrastructure that can support fundamental operational activities, manage tourism-related activities in a systemic and organized approach. Another factor important for the advancement and expansion of tourism is the diversification of types of tourism and activity sites.

In matters concerning tourism activities, public and private sectors must act as a unit, planned and improvable applications must be developed for short, mid, and long-term. Conflicts and lack of authority amongst all public and private institutions must not be allowed and prevented.

Tourism management and advancement represent primary situations of difficulty for all World Heritage cities, because:

- The encouragement of tourism advancement, in most cases, is one of the key reasons to apply for inclusion in the World Heritage List;
- Inadequate management of tourist visitations pose a great threat against the physical, social, and environmental integrity of heritage sites;
- Tourism, in general, is unfortunately regarded as a potential method to exploit heritage for economic development.

Hence, the pressure of tourism on heritage sites should be managed on both qualitative and quantitative levels. A model, which takes into consideration management of tourism and site management – along with potential future subdivisions of regional management – as a comprehensive and holistic subject matter, could be formulated.

1.4.2. HISTORIC URBAN LANDSCAPE

Historic Urban Landscape (HUL), reaching beyond concepts of ‘historical center’ or ‘society’, extending into the broader scope of an urban context, incorporating into its definition the geographical environment, is an urban area, which has formed through the historical unfolding of cultural and natural values along with characteristics. This larger context, in addition to all other components that compose an urban structure, encompasses the site’s topography, geomorphology, hydrology and natural characteristics, both historical and modern structural form, underground and elevated infrastructure, open spaces and landscape architecture, land use patterns and spatial organization, its perceptual and visual network of relations. Simultaneously, it embraces social and cultural practices and values, economic processes, diversity and identity-related incorporeal dimensions of the heritage.

Historic urban landscape aims to cultivate a harmonious network amongst city planning and development processes and complex interconnected elements that shape the inhabiting communities. It accepts that the preservation of physical environment is only one factor that contributes to planning for sustainability – in reality, planning and design involves many concrete and corporeal elements that compose societal spaces, such as community values, cultural factors, the environment, socio-economic and local network of relations. HUL approach is an answer to rapid urbanization, a platform for the cultural landscape standpoint and has been developed to form and support a network of historical cities across the globe.

Urban heritage, a key resource in increasing the habitability of urban spaces, encourages economic development and social harmony. The future of humanity rests on the effective planning for and management of resources; thus, preservation has become a strategy for formulating a sustainable ground which balances factors that impact urban expansion and those that generate quality of life.

Cities serve an important role in the maintenance of human well-being and health, advancement of social creativity and cultural diversity along with the preservation and sustainable utilization of material and non-material cultural heritage. In this regard, it is imperative to accept cities as sources of vitality for the future. Furthermore, cities are dynamic organisms: social structures and needs are in flux and the physical texture is in a constant and perpetual state of responsive adaptation.

In this regard, it is possible to formulate urban preservation values and practices in a manner that preserves heritage — without viewing development and preservation in a state of conflict. For this reason, urban management requires an updated and a holistically unifying approach.

This is the embodiment and development of the Historic Urban Landscape approach through the UNESCO General Assembly and by means of the 2011 Historical Urban Landscape Proposal (<http://www.visualisingballarat.org.au>, <http://www.hulballarat.org.au>).

Historic Urban Landscape (HUL) approach is an interdisciplinary and holistic – it addresses the comprehensive management of heritage resources in historical cities that aim to guide change within dynamic and continually changing environments.

All values — natural and cultural, tangible and corporeal, international and local — which exist in any city depend on the recognition and definition of their layers and interconnection. According to the HUL approach, these values must be treated as starting points for general urban management and development. In this regard, HUL is both an approach and a novel way that helps us better understand our cities:

- As an approach, it establishes the foundation for a series of traditional and innovative tools to be implemented in order to integrate urban preservation into the general scope of a sustainable development framework;
- As a definition, by expanding our understanding that pertains to the concept of historic environment, it supports us in describing the complex network of elements which distinguish our cities and thereby prompting the evolution and embodiment of a sense of place and identity;
- These layers create the necessary wealth which must be recognized and advanced in strategies related to preservation and urban development.

1.4.3. GLOBAL CLIMATE CHANGE AND ENVIRONMENTAL SUSTAINABILITY

Conducted by the General Meteorology Administration, regional climate forecasts have been produced, covering years from 2016 through 2099. According to the results, Bursa and its surrounding environment will experience an increase in temperature of 2°C and 4°C during summer and winter months respectively, and a decrease in precipitation overall – however an increase in winter rainfall is predicted.

Within the scope of work conducted for Bursa Sustainable Energy and Climate Action Plan (BUSECAP) in 2017, a processual timeline that focuses on decreasing direct urban greenhouse gas emissions has been initiated; during the assembly “Bursa Planning its Sustainable Future” held on May 24th, 2017, where involvement and participation of all urban stakeholders were facilitated, results of the carbon footprint inventory were discussed. The negative impact of climate change on urban livelihoods and quality of life were specified; coupled with the research covering its effects on public health and urban pollution, mid and long-term planning and strategic analysis, previously halted due to a lack of cooperation amongst related institutions of interest, were facilitated.

Due to industrial electricity production and diesel fuel consumption, an estimate of 6-7% increase in greenhouse gas emissions in Bursa are expected. In regions where urbanization is dense, rise in air temperature, compared to rural regions, is explained through the urban heat island effect – architectural and ground material along with texture are significant, playing an imperative role in triggering the effect. Annual average of minimum night temperatures have been showing an increasing trend in Bursa for the past 30 years.

With the wide recognition and acceptance of research concerning the impact of climate change, including the increase in extreme weather events, it is clear that structures that exist on Heritage Sites will be adversely affected. Thus, climate change and environmental sustainability are key themes that influence the Management Plan’s goals. Materials used in the construction of existing buildings are in a state where control, conservation, repair, and change programs are required to mitigate deterioration as a result of exposure to wind and rainfall amongst other reasons. Responsiveness towards the expected increase in deterioration rates due to climate change will be necessary. In addition, stream erosions, floods and river erosion risk history, are increasing in their potential to impact cultural and natural heritage and thus, must be observed closely and planned for in accordance.

1.5. BURSA AND CUMALIKIZIK “2021 – 2026 TERM” MANAGEMENT PLAN PREPARATION METHODOLOGY AND SCOPE

The Management Plan – as specified in the related legislative act – which is to be periodically analyzed through observatory practices and revised correspondingly, has been prepared to guide the actions of Bursa Site Management Unit and other responsible establishments for the following 5-year timeline. Addressing central and local administrations along with associated stakeholders, The Management Plan contains action proposals that will ensure the sustainability of outstanding universal values pertaining to the Bursa (Khans Area – Sultan Social Complexes) and Cumalikizik region. Stated actions encompass the management of stakeholder participation and the essence of Bursa Site Management Unit’s responsibilities.

The Management Plan is composed of five main sections. The first section contains a summary of the work conducted within the scope of the first Management Plan, timeline regarding the preparation of the first Management Plan, justifications, and the methods and scope designated and utilized within the topical framework of approaches addressing the preparatory timeline of the plan. The second section, according to the region’s values and qualities associated with its World Heritage Site status, presents an overview of the site’s characteristics, current state of preservation, conservation, and utilization, an examination of its legal status and legislation, informing of its history, and provides an analysis regarding its geographical structure and infrastructure, social advancement and organization, and its state of socioeconomic activity. In the third section, a detailed analysis of Heritage Sites have been conducted and their status of preservation examined. The fourth section, with gathered opinions from stakeholders regarding the future preservation, conservation, and utilization status of the region and accomplished implementations, contains an assessment of the 2013-2017 Management Plan’s impact on the site. During the fifth phase, stakeholder opinions, compiled analyses, planned and ongoing organizational projects assessed, action plan charts that include goals, activities, and monitoring index measures formulated, a management model mapped out, and the implementation process and tools have been defined.

In accordance with pertaining legislations, all public and private institutions, governments, real and legal entities, must take into consideration the benchmarks set forth by the “Bursa (Khans Area - Sultan Social Complexes) and Cumalikizik 2020-2025 Time Period Management Plan” which will set to motion following its approval by the Bursa Site Management Coordination and Supervision Board.

Authorized administrations, with respect to the legislative framework, must prioritize services specified within the scope of the plan and, with this objective, have the responsibility to allocate the necessary funds in their budget and to provide resources for implementation. During the process of executing tasks specified in the Management Plan, the Site Management Unit should work in coordination and cooperation with respective institutions and organizations responsible with implementation, and identified official administrations.

Throughout the monitoring phase regarding the implementation of resolutions specified in the Management Plan; with respect to pertaining legislation, Coordination and Supervision Board will conduct annual performance assessments of actions undertaken by respective institutions and prepare a budgetary draft and work program for the following year.

Reports and the Management Plan’s work program and budget for the following year prepared as a result of the aforementioned procedures will be evaluated and approved, respectively, by the Coordination and Supervision Board. In addition to annual assessments, every five years the Coordination and Supervision Board will review and evaluate the vision, goals, and policies.

In order to prepare a realistic Management Plan that encompasses short-term, mid-term, and long-term goals implemented on a larger scale, issues and development goals have been identified on every level, solutions and action plans have been proposed. How the respective system will operate along with the processual timeline of specified actions have been clarified in Section 5 of the Management Plan.

Participatory, transparent, and sustainable procedures have been identified and designed in order to equitably ensure that the integrity of agreed-upon principles are maintained between goals and strategies along with respective projects and pertaining regions.

The second and updated plan prepared for Bursa (Khans Area – Sultan Social Complexes) and Cumalikizik, requests that the continuity of management practices, which have been devised in response to significant issues facing the region –determining the course of its future – are ensured, and that especially the short-term actions and supervisory processes must immediately be implemented.

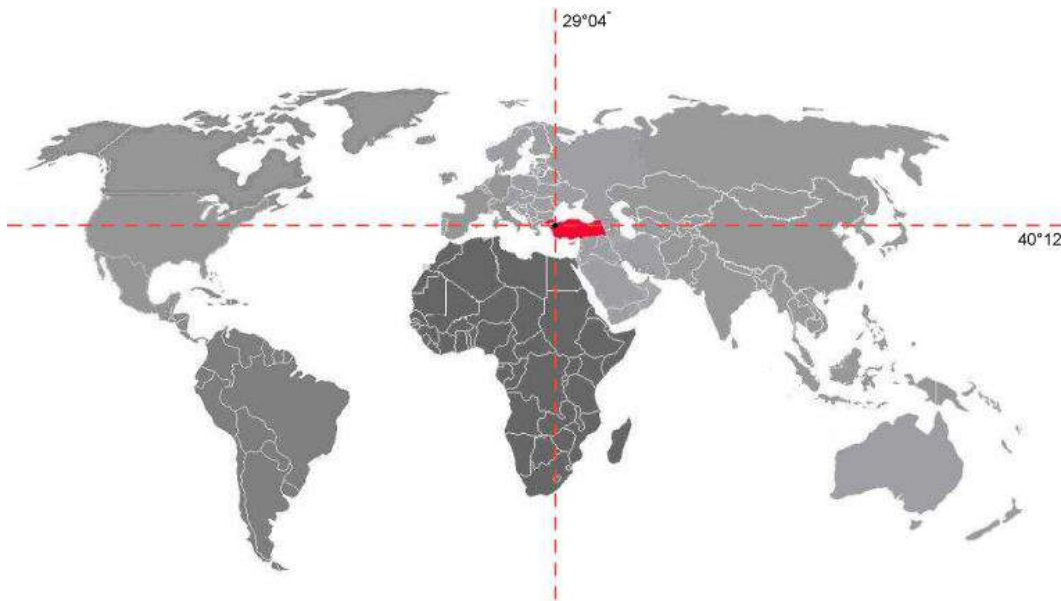
2. GENERAL CHARACTERISTICS OF BURSA AND CUMALIKIZIK MANAGEMENT PLAN HERITAGE SITES

The information, data, commentary, and assessments present in this section have been prepared as a complementary continuation of the first Management Plan covering the years 2013-2018. The first Management Plan has been reviewed and updated.

2.1. MANAGEMENT SITE'S LOCATION AND BORDERS

Bursa and Cumalikizik Management Plan of the 2019-2023 time period incorporates Khans Area and Sultan's Social Complexes along with the Cumalikizik Village into its socio-geographical definition of concern.

Situated north-west of Anatolia and south Marmara region, located between $40^{\circ}12''$ on northern latitude and $29^{\circ}04''$ of southern longitude, Bursa rests at the center of the triangle formed by Turkey's three largest cities – Istanbul, Ankara and Izmir – at the crossroads connecting Marmara Region to western and central Anatolia.



Map 1. Bursa and Cumalikizik Management Site Location in Turkey and within the World

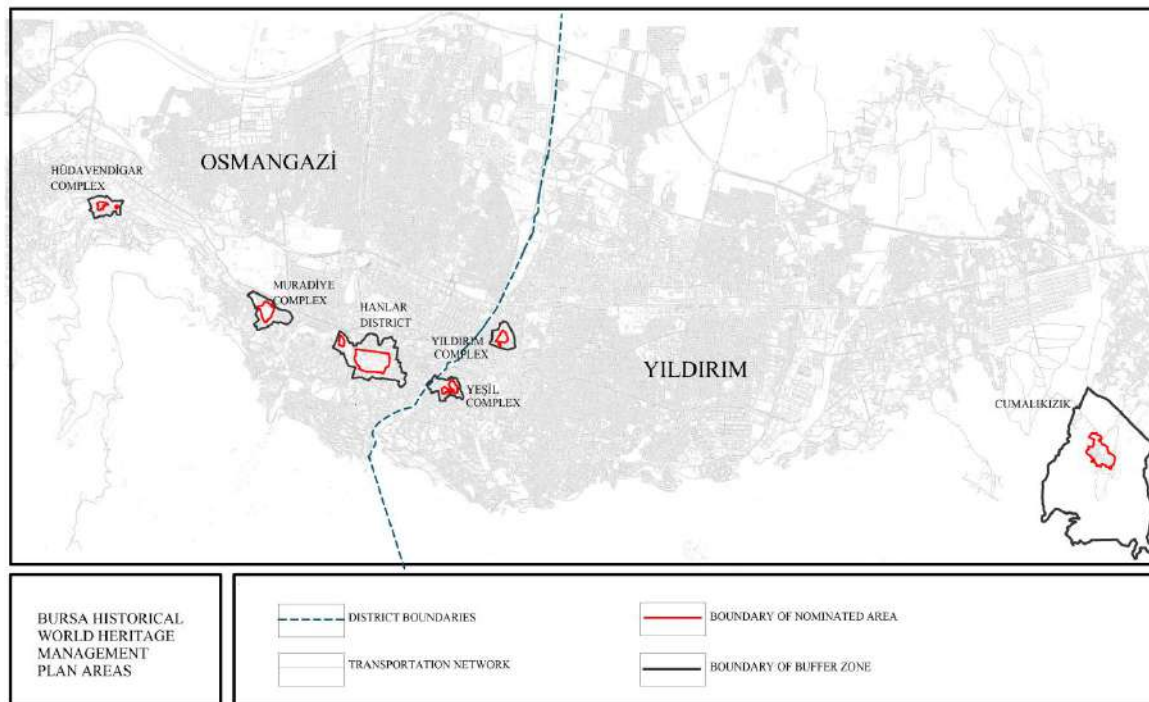


Map 2. Bursa and Cumalikizik Management Site Location in Turkey and within the Marmara Region

Bursa province is composed of seventeen districts. Bursa and Cumalikizik Management Site exists within the administrative borders of Osmangazi and Yildirim districts.



Map 3. Bursa Province Administrative Borders and Districts with World Heritage Sites (Source: Dizayn Turizm)

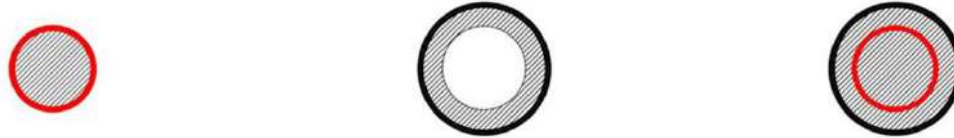


Map 4. Bursa and Cumalikizik Management Site Location within the City (Source: Dizayn Turizm)

SITE BORDERS

Khans Site, known as the commercial site of the region, is comprised of numerous historical caravanserais, emporiums, and bazaars. The first Social Complex in Bursa was built on the outer plains resting beyond the border of the city walls by Sultan Orhan Gazi, who conquered Bursa in 1326 – Orhan Gazi Social Complex, at the time of completed construction, was composed of a mosque, educational institution, imaret (public soup kitchen), caravanserais, and a Turkish bath. However, the educational institution and imaret could not survive,

as structural units, through present times. Buildings constructed and maintained throughout history around its location formed, over time, Khans Region. Other Social Complexes are namely Hudavendigar Social Complex built by Murad I, Yildirim Social Complex built by Yildirim Bayezid, Yesil Social Complex built by Celebi Mehmed, Muradiye Social Complex built by Murad II, and each are located on their own hills, situated at the northern slopes of Uludag. Cumalikizik, a rural settlement example, is a Foundation Village donated to Orhan Gazi Foundation.

**Core Area**

(area with outstanding universal values)

(UNESCO World Heritage Sites)

Buffer Zone

(Core Area interaction field)

Management Site

(core area + buffer zone)

Khans Area Management Borders were devised according to the site's natural landscape and by incorporating civil architecture and examples of monuments, whose entirety and distinguishing features have been preserved, along with registered and qualified buildings that generate the historic street landscape's unique texture, into its buffer zone. Orhan Gazi Social Complex rests within Khans Area Site Management Borders.

Holding an important place in the formation of an urban identity and settlement structure for Ottoman cityscapes, the core site and surrounding buffer zone borders of Sultan's Social Complexes were defined taking into consideration the natural landscape. Located within the core site, all authentic and preserved monumental structures (mosque, Turkish bath, imaret, mausoleum) have specified borders which are direct results of the topographical natural structure. On the other hand, buffer zones were created taking into consideration the social texture, merging with the structures surrounding the social complexes, and with respect to edifices, groups of buildings, streets and civil architecture examples.

Cumalikizik rural settlement composes the central region's entirety. The buffer zone border, which extends into the land of villagers engaged in agricultural practices and the agricultural land adjacent to the residential area, has been defined with respect to the site's natural landscape and margins associated with forests, highways and roads. The Division of Management Site in Reference to Districts of Administration and Area Coverage determined by the latest works conducted by ICOMOS Technical Council.

Administrative Division of the Management Site in Reference to Districts and Area Coverage, determined by the latest works conducted by ICOMOS			
Region	District	Core Zone	Buffer Zone
Khans Area	Osmangazi	114.187 m ²	368.236 m ²
Hudavendigar (Murad I) Social Complex	Osmangazi	9.837 m ²	87.570 m ²
Yildirim (Bayezid I) Social Complex	Yıldırım	15.295 m ²	78.881 m ²
Yesil (Celebi Mehmed) Social Complex	Yıldırım	17.486 m ²	91.553 m ²
Muradiye (Murad II) Social Complex	Osmangazi	31.417 m ²	135.475 m ²
Cumalikizik Village	Yıldırım	86.468 m ²	2.005.656 m ²
Total		274.690 m ²	2.767.371 m ²
		3.042.061 m ²	

Table 1. Administrative Division of the Management Site in Reference to Districts and Area Coverage

2.2. TRANSPORTATION – ACCESSIBILITY

TRAVELING TO THE CITY OF BURSA

Bursa, the 4th largest city in Turkey, is a province that takes advantage of land and sea travel to the greatest extent and has the potential to advance in transportation by air travel. The geographic and historic context of the province along with its close proximity to the country's principal and most advanced centers have supported the development of its transportation options.

Highway

The province is dense in highway traffic whether in terms of inner or long-distance intercity travel. Bursa-Bandırma-Canakkale is at the crossroads of Bursa-Ankara and Istanbul-Izmir land travel routes. Roads that connect centers in Central and Western Anatolia with Marmara coastal regions pass through Bursa. In addition, there exists an expansive and established network of roads that link inner-province settlements. Situated 10km away from the city-center is the Bursa Terminal. In terms of public transportation, there are scheduled bus services running through the province which provides access to all inter-city travel.



Map 5. Bursa Highway Transportation Axes

Motorway

Motorway 5 is the distinct motorway completed in 2019 which connects Istanbul metropolitan area with Bursa and extends towards the city of Izmir. Osmangazi Bridge is one of the most significant passages of the motorway. Because the distance between Istanbul-Izmir highway and Bursa-Istanbul Sabiha Gokcen Airport is 82 km (90 minutes), air travel traffic to and from Bursa has increased. Hence, air travel and transportation, which was a weakness of the region, has been partially recompensated. BURULAS organizes periodic transfers amongst Orhangazi, Bursa Terminal and Sabiha Gokcen Airport through the BBBUS line.

Air Travel

Bursa Yenisehir Airport delivers functionalities and hence ease regarding domestic travel and transportation. Positioned at a 50km distance from central Bursa, flights are schedule as connecting flights from Ankara with the exception of direct flights to Istanbul Sabiha Gokcen Airport. In terms of public transportation, Bursa Yenisehir Airport can be reached with the municipal bus numbered 80, taxi and with numerous minibus services.

Sea Travel

Sea travel between Bursa and Istanbul is available through the Bursa Sea Bus Operation (BUDO) and Istanbul Sea Bus Industry and Trade Inc. formed under the BURULAS organization by Denizyolu Bursa Metropolitan Municipality. In alignment with ferry transfers from Guzelyali and Mudanya piers, there are public transportation services available to the city center.

Railway

The province of Bursa does not currently possess an infrastructure for a railway. Construction of the railway line connecting Bursa to the Ankara-Istanbul fast train track is still ongoing and expected to be completed by 2020. Planning efforts are also continuing for the line that will present an alternative transportation route and provide a railway connection linking Bursa to Izmir and seaports through Balikesir. Moreover, bus services, which take 2 hours and 15 minutes, operating between Bursa Terminal and Eskisehir Station, are available to access the Ankara-Istanbul fast train track.

INNER-CITY TRANSPORTATION

World Heritage Sites and Buffer Zones are situated within Osmangazi and Yildirim districts. Located within Osmangazi district borders are Khans Area, Hudavendigar and Muradiye Social Complex; within the district border of Yildirim are rest Cumalikizik Village, Yesil and Yildirim Social Complexes. These regions, in terms of the transportation network, are situated within the province's Central Quarter.

Public transportation is provided through bus, minibus and railway systems. Existing within the scope of BURULAS, two roads of streetcars, BURSARAY – 39 km long railway system – and BURULAS – 2.2km long railway system – operate the line. With the mission to operate public transportation lines, BURULAS Bus Directorate provides environment-friendly, comfortable, safe, and nonstop public transportation services with 156 rental, 325 privately owned, in total 481 busses, all across the 7 districts of Bursa.



Map 6. Schematic Map of Bursaray and Burtram T1 – 53 Tram Lines

Due to the prevalence of public institutions, shopping centers, stores, art and entertainment centers, financial institutions and related places of commercial activity within the city center, car and pedestrian traffic in the city center from 09:00AM to 08:00PM during the day is evidently busy.

In the city of Bursa where historical structures shape the culture surrounding neighborhoods, roads, and streets, work is underway, on the one hand, to protect and support the well-being of the city's historic structure, and to create accessible travel routes for both the inhabitants of the city and its visitors. Within the city, especially regarding the Management Site, organizational actions must be taken which prioritize

pedestrian travel and ensure accessibility for all sects of the population. In addition, the relationship between travel and transportation and Social Complexes which form the heritage sites within the Management Area, can be partially addressed and solved through the Visitor Management Plan and the Travel and Transportation Plan.

Another issue faced in the general city-scope is parking. Parallel to the increasing density of private car traffic is the need for parking spaces for vehicles. Existing multi-story car parking lots do not respond effectively to the posed demand.

Found within inner city secondary and primary roads, pedestrian walkways are renovated in alignment with universal design principles, prioritizing accessibility needs of disabled communities. These practices and projects are followed up and implemented by associated organizations in the city center especially where pedestrian traffic is found in higher rates.

CUMALIKIZIK INNER-CITY TRANSPORTATION

From Bursa's city center towards Ankara, the road situated 3 kilometers after reaching the slopes of Uludag by travelling 10 kilometers south of the Bursa-Ankara highway, is the Cumalikizik village. Cumalikizik can be reached in about thirty minutes from Bursa Central Station via minibus and municipal bus services.

The metro station, of which's construction has been completed, is situated 3 kilometers below the village, on the Ankara highway. With the name Cumalikizik, the station provides ease for tourists and becomes an effective point of travel. By getting on the train at the Sehrekustu (Heykel) station at the city center, one can get off at Cumalikizik (Degirmen) stop and use the minibus services provided to reach the Village. After using the municipal bus numbered 38 at the Intercity Bus Terminal, one can arrive at the City Center and similarly utilize the Cumalikizik minibus services to travel into the Village.

Cumalikizik can also be accessed by getting on the 1/GY numbered municipal bus from Mudanya and transferring to the metro line at Emek station.

Because access points within the village and in the surrounding area are appropriate for pedestrian travel, most travel occurs on foot. There is no apparent road hierarchy found within the site. The roads within the village do not display a planned structure. Some roads which have been constructed according to the geography's structure of slopes are dead end streets and not found in high or considerable numbers within the village's textural form. Village roads have been paved with natural rocks in consonance with the land structure. Some are significantly narrow, and some are as wide as to accommodate only one person for travel.

Approved by Bursa Cultural Assets Conservation Council on 30.07.2015, Management Plan for the Preservation of Cumalikizik maps out parking lot sites and bus stations in front of the city's entrance. Work is in progress regarding Natural Protected Areas.

URBAN FURNITURES

As urban furnitures, all sites contain lighting, seating, and top cover elements along with trash and recycling bins, railings, street signs, fountains and flower beds. In addition, public areas provide infant care rooms, telephone booths and restrooms. However, there is a need to increase the number of public areas. In this regard, urban objects and public areas must be designed to accommodate and harmonize with the historic structure of the land. All additions and signs that do not reflect the value of the site must be removed.

The selection of lighting elements, street signs, urban objects, and restrooms to be used in the village must be designed to harmonize with and complement the site's urban fabric. All necessary actions must be taken in order to enable access into and around the city for the disabled community.

All garbage collection and urban object maintenance at heritage sites must be undertaken by respective districts that they are connected to.

2.3. HERITAGE SITE: HISTORICAL DEVELOPMENT PROCESS AND IMPORTANCE

2.3.1. HERITAGE SITE'S HISTORICAL DEVELOPMENT PROCESS

Prusias I of Bithynia is recognized as the founder of Bursa and hence the naming of the city derives from his legacy. The city was under the rule of the Roman empire for 4,5 centuries from 74 BC until when the Empire was divided into East and West wings by 395 AD. After 395 AD, Bursa was administered under the Byzantine Empire. As it had during the Roman period, Bursa preserves its importance as a thermal spring and bath provider in this age. Even though Bursa – a Byzantine city connected to the Western Roman Empire – suffered from charges against its rule for control over the city by Muslim Arab and Turkish armies, it remained as a principedom under Byzantine rule until it was conquered and set to be governed by the Ottoman Empire in 1326.

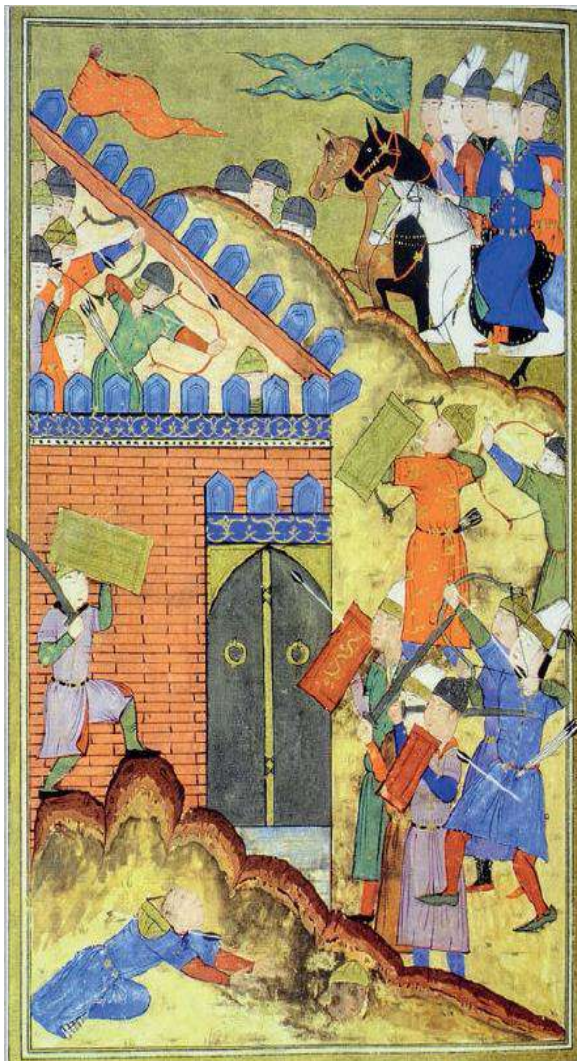
Byzantine resources mention that the founder of the Ottoman Empire, Osman Bey, was seen and said to be settled near Iznik and Bursa, governing from afar and keeping both of these estates under pressure. Almost all Ottoman resources indicate that Osman Bey, who is associated with the clan that migrated towards Anatolia from Central Asia, in particular, the Kayi sect of the Gunhan branch connected to the Oguz confederacy, as a result of Mongolian pressure, and who had settled on the Byzantine border of the Seljuk Sultanate of Rûm, developed an intriguing political strategy in which he first attempted to get along with the Turkish clans in his close vicinity, wanting to conquer each Byzantine city, one by one, thereby expanding his beylik in order to establish a home for all nomadic people from Anatolia.



Map 7. Anadolu in the 1320s (The Ottoman Empire and Early Modern Europe 1300 – 1700 by Daniel Goffman, 2002)

Overtaking nearly twenty castles in the region, Osman Bey and his son Orhan Bey, from year 1303 to 1326, for 23 years, besieged Bursa. Knowing that the castles couldn't be taken down easily, two new castles were built near the Kaplica and mountainous regions in order to cut Bursa's tie with the sea, taking under control the four doors of the castle used to enter the city. Due to this blockade that left the people of Bursa in a devastating condition, leading to a city-wide famine, Bursa's Tekfur handed the city to the Ottomans on April 6, 1326, without ever an attempt to defend its borders. Byzantine people were not incapacitated, victimized – their

livelihoods and property rights were secured under the Ottoman rule. Because Osman Gazi passed away during the besiege, the conquest of Bursa is said to have been handed down to his son, Orhan Gazi.



The siege of Bursa is not always depicted through peaceful means – there are resources which indicate that Bursa was obtained through war and that the exact date was 1322. Whether or not Osman Gazi was alive during the siege is also a matter of debate. According to certain sources, the pain in his foot was intensifying and he was on the verge of dying when he ordered Orhan Gazi to take control over the city of Bursa.

Not seeing much demand before the conquest, Bursa's residential compounds were limited to the neighborhood of Hisar, now one of many found in the region. After the conquest, construction ordinances caused a surge in cultural development and with many incoming transports, the city's progress was supported and advanced, quickly transforming it into a significant Ottoman-Turkish town. When looking at the urban development timeline, with continuous increase in population due to migration and hence increase in production, Bursa was in need of expansion beyond the scope of its existence within and as historic quarters. This timeline can only be explained as a strategic expansion processual time period.

In this regard, the 14th century Anatolia was a witness to the birth of a nation which would pave the way of great political, military, cultural, artistic, and economic achievements in the history of mankind. Bursa, with the conquest, became a center of both education and political activity for the Ottomans.

Image 2. Osman Gazi's Siege of Bursa and Iznik, Ahmedi-Iskendername (Source: Diary of Bursa, 03.2018)

Bursa, with its fertile and wet plains, sitting at the crossroads connecting Anatolia to Istanbul, and thus Europe, was in a strategic location. Urban development in the region cannot only be explained through agricultural opportunities and its marketplace; it is also closely associated with Bursa existing as a center of production and commerce. Historical progress shows that Bursa, as a regional city, expanded beyond its original area of impact and covered beyond the neighborhood of Hisar 13 years after the conquest in 1339, experiencing the emergence of World Heritage Site Khans Area and the first Social Complex.

During the era of Orhan Gazi, it has been observed that a dense construction activity took place northeast plains of the castle called downtown. This formation, which we could describe as "the first phase of Bursa's transformation from a town into a cityscape", has been supported with the development of the mosque, imaret, madrasa, school, bath house, and khans, all of which compose the Social Complex present on site. From these structures, only the Orhan Gazi Mosque, Orhan Bath House, and Khan of Emir have survived to this day. It has been noted that 29 structures in total have been constructed during the Orhan Gazi era. From these structures, 15 have been constructed within the walls, 8 of them within and near the Orhan Gazi Social Complex also referred to as downtown, and the remaining 6 have been constructed outside the scope of both of these areas in different parts of the city-region. Understood from the way in which structures have been spread across the city fabric, during the Orhan Gazi period, there were at least 3 neighborhoods within the walls of Bursa and one outside at the center of which the Orhan Gazi Social Complex stood. Structures pay heed to and support the capital and commercial center identity of Bursa. Orhan Social Complex was built between the years of 1339 to 1340 and with its inception and construction, Bursa was no longer an urban region defined only through its identification as a castle-city.

Besides the Khan of Emir built by Orhan Gazi at the Social Complex and the Khan of Bezir built by Lala Sahin Pasa near the region, there are no other commercial structures belonging to settlements of this particular era. The specific location of all such structures, in close proximity to the Orhan Gazi Social Complex, indicate that the expansion of the region through the construction of additional khans in the decades to come was a strategic goal with a planned implementation to transform the city into a center of trade and commerce.

The sense of security created in the city and the established commitment to progressive development became important factors that contributed to the immigration and settlement of Turkmen populations in the capital. Thus, novel neighborhoods started to emerge outside of the city walls and the surrounding areas displayed change and growth. Neighborhoods named after important sultans and government officials such as Orhanbey, Osmangazim Reyhan, Demirtaspasa, Hocaalizade continue to carry on the legacy of their history to this day.

Outside of the city walls, urban development initiated after Orhan Gazi Complex's construction was, in sequence, followed by:

- Murad I Complex
- Bayezid I Complex
- Yesil (Celebi Mehmed) Complex
- Muradiye (Murad II) Complex

2.3.2. HERITAGE SITE'S IMPORTANCE

Bursa, besides being Ottoman Empire's original capital city and the first Ottoman Turkish city to be reconstructed, represents the Ottoman Empire's institutionalization.

On the road towards emerging as an Empire, Bursa, shaped by the system of foundations supported through the development of Social Complex networks, was the first city and capital to be formed with the influences of early Ottoman architectural traditions from the beginning of 14th century until mid-15th century.

Establishment oriented actions towards the construction of the Ottoman Empire and Ottoman's Bursa developed in a complementary fashion. The social, legal and economic structure pre-existing in Anatolian and Islamic culture formulated the foundations of the new and authentic "government-centric city" synthesizing in Bursa within an appropriate political framework and environment.

Bursa was shaped by three fundamental axioms; Social Complexes which played an important role in formulating the Ottoman town identity and settlement structure, khans and marketplaces that would support Ottoman Empire's economic development and provide the funds for the preservation of many institutional structures, and Foundation villages that were born together with the Ottoman Empire in Bursa's fertile lands and that which continue to support the city's evolution in all possible ways.

Housing and zoning movements in Ottoman's Bursa and its surrounding environment were systemically planned and implemented. With this system, joining urban settlements with rural settlements, self-sustaining structure had formed that supported cultural-economic development and on the other hand, gave rise to an international network of production and commerce within the established margins of a diplomatic and secure environment.

Many of the municipal functionalities that today's governments embody – such as health, education and water supply – were brought to life through foundations, which transformed property rights into a public service to administer these sectors. In general, all property rights of stores found in bedestens, khans, and marketplaces belonged to foundations. Most of them were built while Social Complexes were constructed and donated to foundations. Cumalikizik village which was built nearby during the same time period existed within the interrelated network of foundation – social complex – village – city. Foundations were also the most important and largest institutions that provided employment opportunities.

Guilds, tekkes, madrasas and foundations took on various types of responsibilities during this time period. The issues and questions surrounding how the cities would grow, where the new population would settle and where social, economic, and educational activities would take place was addressed and resolved through this

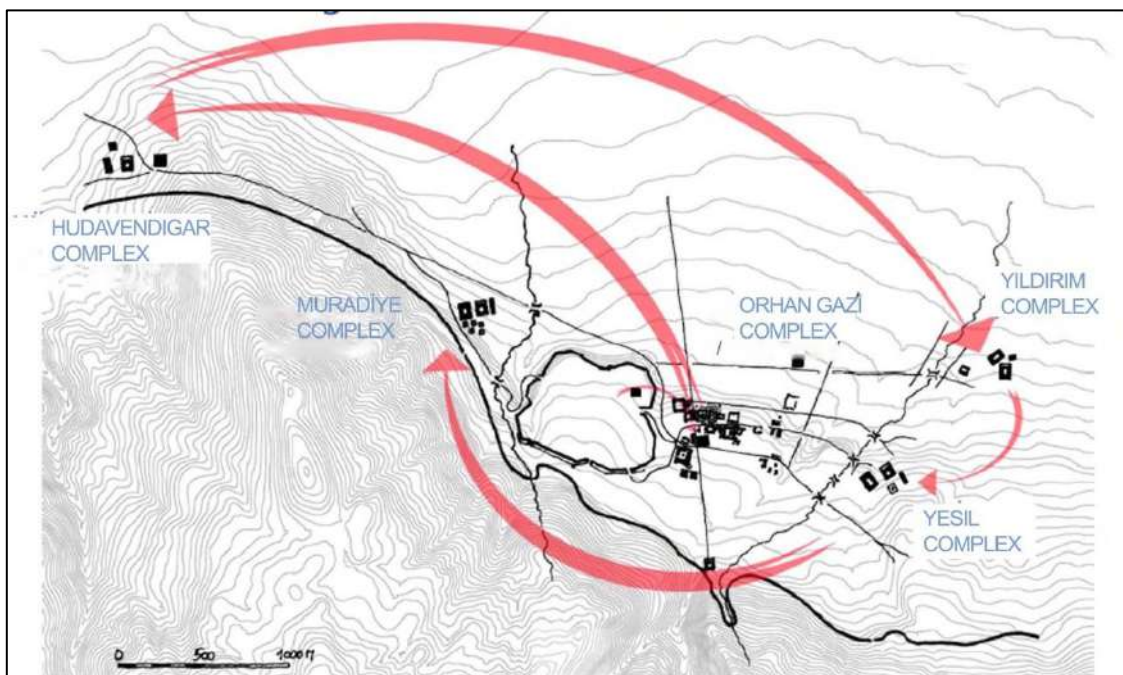
framework. By encouraging the establishment of new settlement sites, “Social Complexes” were fundamental tools propelling the city’s growth.

Social Complexes were appropriated to provide nearly all of the services that newly built settlement sites would require. In this way, they became the central nodes in a given socio-geographic location. Villages started forming around social complexes for to accommodate those that were employed and also to support migratory movements; because all social complexes were placed in strategic locations, newly built towns easily merged with the larger city they inhabited. Social complexes which played a central role in providing social, cultural, religious and education-related functionalities defined city borders at the same time. Residential structures were first built near social complexes and in time, clusters of units transformed into neighborhoods surrounding complexes.

Central to everyday life, marketplaces play an integrative role in bringing together the city socio-economically, increasing communication and interactivity, linking together many regions that have been donated to social complexes in nearby locales. Nearly all characteristics and components of social complexes and Khans Area at the beginning of 14th century are still intact and function accordingly to their original quality and value. The city developed around social complexes which still remain as central nodes in neighborhoods.

Cumalikizik Village, Khans Area, and Social Complexes, all of which rest within the Management Site, are regions that live through and let live all tangible and intangible values they embody. All monumental and civil architecture examples that are situated within the Management Site have been preserved with the same understanding of architectural principles and are authentic structures continuing to provide their essential functions to a large extent.

In summary, in the Ottoman city, all components formulating the social structure have found a place that they can inhabit and belong to with Bursa’s urban development model embodying and encapsulating the social structure that defined the Ottoman Empire. Bursa and the Cumalikizik Management Site are living and solid proofs of the model.



Map 8. Bursa Sultan Social Complexes (Source: Bursa Site Management Unit)

AN OTTOMAN-TURKISH CITY, BURSA

On the road to becoming an Empire from a Beylik, Bursa’s conquest is recognized as the first step for Ottomans. Now Bursa would become a town that could interpret and implement all knowledge, accumulated from interactions with a diverse range of cultures, in a different geography.

All centers formulating Historical Sites of Bursa serve as the currently present witnesses, symbols and models for the beginning of all settlement and zoning movements and their development which would extend

throughout centuries. These sites, connected in terms of regional and functional matters, perform an important purpose individually and as a socio-geographic community.

Social complexes, Khans, marketplaces and foundations (with the village as the fund-provider) all represent a specific location, a specific function, and a specific institution.

All historic components of the Cumalikizik village and Bursa formed simultaneously within a unique urban development system that encompassed the foundation – social complex – village – city network. This particular urban development model of Bursa became an example to follow for all Ottoman-Turkish cities to be established and constructed.

Social life concept authentic to Turkish culture emerged through Bursa, the first recognized Ottoman city. The city's public institutions, especially religious structures as they are associated with Islamic belief and perseverance, were built with sturdy materials that accommodated monumental constructions; residential structures, due to their relational nature, were built with materials of an impermanent nature such as wood and in a more modest fashion.

Starting from Bursa, Ottoman city's characteristic settlement organization is expressed by an urban square situated at the marketplace; a central mosque; usually found near the mosque, the marketplace, khans and bedesten, which serve both production and commercial purposes along with social and cultural functions; neighborhoods with intertwined and narrow roads that contain dead ends cutting through wider and straighter roads that connect to adjacent neighborhoods; social complexes existing within and near neighborhoods, representing public and shared regional functionalities; a residential fabric carefully woven for each residential structure to have its own unique identity without blocking the view and sight of the other. In addition, a special emphasis has been placed upon landscape architecture and the regional profile in order to accentuate the effects of social complexes as they are significant and symbolic structural communities composing the urban landscape. Water, flowing from the slopes of Uludag or obtained from Bursa's other resources, was the most natural element integrated into Bursa's city planning.

Social Complexes, built on the hills of Bursa's landscape dense with plains, are one of the most prominent elements of Ottoman Empire's consciously developed urban model. Each social complex demonstrates the young Ottoman Empire's development stage. Integral to Ottoman cities, social complexes served as important public service regions. They can be described as the physical and geographical manifestation of activities that are associated with the public sector. Social complexes are the essential elements that support Turkish urban livelihoods and which are purposed to uphold religious and social values, representing an integrated structural unit as a whole. They contain all or some of the following architectural units: mosque, madrasa, soup kitchens, and tombs. Protecting, to a large extent, most of their accessibility in our time, this community of structures is also remarkable with a landscape architecture that has remained intact within the urban fabric. Social complexes became symbols representing the Sultan's protectionary policies surrounding the Ottoman capital.

Khans, situated in Bursa's city center as commercial buildings, are usually no taller than two stories. Some of them have been built to harmonize with the existing construction and surrounding road structure. They have been conceptualized to maximize the functionality benefits with respect to their purpose: rooms that have been separately organized with passageways that provide an efficient circulation around a hallway or courtyard, and as such.

Square planned, placed upon the east-west axis and lined up as two rows of equal size, the fourteen domes which cover the Yildirim Bayezid Bedesten, have instigated an increase in the development of Bursa's marketplace, established the focal point of organization for other constructions and has been an example to other cities with such characteristics.

Early Ottoman architecture has left an imprint starting from Bursa spanning across large geographies which the Ottoman Empire governed for centuries.

One of the most significant design-centric developments of Early Ottoman architecture which is seen nearly in all of Bursa's mosques and written in Turkish-Ottoman architectural history literature as the Bursa style or opposite T architectural plan was developed in Bursa.

Angular, opposite T planned mosques are composed of single iwans on each two sides of the place of worship called harim, and two tanneries placed on the north and south nodes of iwans. Mosques built in this plan type, besides being a place of worship, have provided a space to discuss political matters, decide upon rules of

judgement, facilitate educational endeavors of ahi and dervishes as well as rest during the Rise of the Ottoman Empire.

The primary rules of governance regarding reconstruction movements, especially during the Early Ottoman Period (1299-1451), were focused on public and communal requirements. During the Classical Ottoman Period, budgetary expenses show no existing records of spending concerned with matters of reconstruction. Spending for reconstruction implementations can be expressed in a three-fold way. According to sources, the Sultan held 1/5 of the loot and spent it in a manner that he saw fit with respect to the circumstances.

One of the factors that accelerated processes governing the Ottoman beylik's transformation into an Empire was the system of foundations. Ottomans embodied this system, synthesized in a way authentic to their needs, and used it towards urban development and the continuity of their progress-oriented practices within this scope. In addition, the system is one of the most significant elements that has allowed the historic fabric of Bursa to extend throughout centuries and still be tangibly and holistically experienced 700 years later.

The foundation system is responsible for, with respect to the qualities that gave rise to its construction, the administration of many businesses and the repair and maintenance of various facilities within the city, in surrounding villages and rural regions. Foundation activity records, which have been kept since the system's inception, are still used to this day as primary sources for historical research. And this is important for the preservation of the system and urban memory, which inevitably develops with the growth and progress of the former.

Selatin (Sultan) Foundations, part of the larger Ottoman Foundations umbrella, holds the most important role in this system. Sultans who knew the framework very well and implemented it accordingly provided the continuity of Social Complexes (Orhan, Hudavendigâr, Yıldırım, Yeşil and Muradiye) that they constructed as well as the physical and social structure that was taking shape surrounding it. Amongst the funding resources of foundations were real estate rents collected from facilities, shops, khans, gardens, and residences along with taxes gathered from villages in the form of cash or other means of provision as substitute.

During the Orhan Gazi time period, with the support of sultans, state officials and other individuals of authority and power, many of the religious and commercial centers allocated to wealthy foundations started to receive appraisals.

Cumalikizik village preserved its rural lifestyle, traditions and customs through the preservation of its physical and social structure. In addition, by sustaining and continuing its agricultural practices, it endured against the odds to convert into a museum of rural living.

At the entrance of the village, there is a cemetery and a 700 year-old sycamore tree resting in the middle of a square characterized by its dense fabric and recognition as the village's largest empty space. Besides its stone flooring, there haven't been any apparent implementations of urban development's defining elements on the site. Because of its close proximity to the cemetery, it has been left empty considering the potential expansion of the cemetery bounds. However, over time, villagers have made use of the site as a marketplace. Roads that pass through the village are all woven with natural stones and by providing an inclination to these roads, a water passage system has been established to ease rainwater flow which runs the water runs through the mid-line of the streets. Some micro-squares formed by where three narrow streets softly meet have fountains built in the middle that provide water supply to houses nearby. Cumalikizik's commercial center is the town square where the mosque is situated. Cumalikizik is assembled from 270 residential units; however, only 180 of those houses are currently occupied and utilized.

Village streets, in alignment with the topography, create various perspectives extending into the inner-lining of the city. Houses generate a dense urban fabric as they are built on both sides of the streets, resting side by side. Streets are narrow in a way that adheres to traditional customs. Called Genie's interval or the Devil's impasse, the width of these streets sit on a range between 65cm to 90cm.

The village preserved its organic street fabric, original housing plans and implementation techniques. Moreover, the village carries in a distinguishing manner the characteristics of the Early Ottoman rural architecture. The surrounding regional site around the village is still utilized for agricultural and forestry purposes. With respect to building conditions, it is not possible to accurately identify the age of each residential unit, however we can express that not many new buildings have been constructed and minimal changes have been applied to existing units. The village is one of the most well-preserved rural architectural sites from Ottoman Empire's 700 year-old history. This unique Ottoman village is home to a network of relationships that

are generated within and which eventually define the settlement structure linking mankind with nature, forested lands with traditional housing and public buildings with open sites.

In conclusion, all elements that compose the social structure found a place to call home within the Ottoman city and Bursa's urban development model holistically encompassed the social structure forming the Ottoman Empire and preserved its functionalities to this day. Bursa and Cumalikizik Management Site are the living and solid proofs of the model's success.

Cumalikizik Village, Khans Area and Sultan's Social Complexes, all of which rest within the Management Site, are socio-geographic regions that live through and let live all tangible and intangible values they historically embodied and continue to represent to this day.

The exemplary monumental and civic architectural buildings situated within the Management Site are authentic structures which have been conserved with the same architectural understanding and supported to continue serving their essential functions and operations.

2.3.3. WORLD HERITAGE SITE'S OUTSTANDING UNIVERSAL VALUE AND REASONING FOR ITS STATUS AS WORLD HERITAGE

Bursa and its surrounding regions with historical roots dating back to 6500 BC have been the cradle of emergence for various important cultures throughout time. However, the most important event that impacted Bursa was its conquest by the Ottoman Beylik which had set out on the road with ambitions to become a great nation during those days. With reconstruction activities that began after the besiegement, Bursa displayed a new character and form, becoming a central region in economic, political, social and cultural movements. The Management Area that is the concern of this Management Plan covers regions in Bursa symbolizing economic, political, social and cultural developments of urban and rural settlements throughout centuries.

Found south of the Marmara region on the northwestern slopes of Uludag, Bursa is a city that represents a wealth and density of historical and cultural heritage and their continual evolution in unison. Bursa has also been the center of attention because of its fertile agricultural lands and natural beauty. However, it gained its essential importance only after the emergence and rise of the Ottoman Empire as the first Ottoman capital, shifting into a "political-social-economic-cultural" center from 14th century and onwards.

The historical and cultural structure and sites of the dynamic city of Bursa preserved their authentic and holistic nature despite experiencing a change in their surrounding environments as a result of development-focused initiatives and implementations.

All historical structures, forms and materials constituting Khans Area found on the historic axis of commerce pertaining to developing regions around the Orhan Gazi Social Complex continue to operate under their business functions remaining as an intact unit. One of the most prominent features of urban development, Social Complexes, to this day ever since their inception, continue to serve their purpose as a result of the responsibilities they have taken on and the progress of surrounding communities pushed forward through successful implementations. With its organic street fabric, monumental buildings, civic architecture examples, agricultural land and most importantly, the village community taking ownership of these elements, Cumalikizik is amongst the best and well-preserved examples of Ottoman rural architecture, still carrying the characteristics and sentiments of a village.

Bursa (Khans Area – Sultan Social Complexes) and Cumalikizik village satisfy four of the six criteria accepted by the UNESCO World Heritage within the scope of evaluation for Outstanding Universal Values (OUV) due to their exceptional historically significant characteristics.

Declaration of Acknowledged Outstanding Universal Values

According to the declaration of acknowledged outstanding universal values, Bursa (Khans Area – Sultan Social Complexes) has been qualified in accordance with criteria No. 1,2,4, and 6.

Criteria 1: To represent a masterpiece of human creative genius;

Bursa was established and managed by the first Ottoman Sultans through an innovative and brilliant system that incorporates an “urban planning” process that was never seen before.

Sultans, in order to sustain commercial life have, utilized religious brotherhood organizations called Ahi and made use of foundations that carry the qualities of public assistance systems that weave the relationship between social complexes, have built social complexes—before the formation of neighborhoods—as centralized urban spaces that would provide all social necessities and services. These centralized urban spaces allowed the development of the world’s fastest growing empires’ lively and sustainable capital at a rapid pace.

Criteria 2: to exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on development in architecture or technology, monumental arts, town-planning or landscape design;

The first capital city of the Ottoman Empire, Bursa gained an important place in history by providing an exemplary model for the development of future Ottoman cities. The novel urban development approach initiated by the first Ottoman Sultans was conceptualized following the construction of public structural complexes outside of the city center surrounded by walls. The formulated new city, for a non-urban population, became a model urban formation taken as an example during the timeline of the Ottoman Empire’s expansion.

The new capital, with its social, religious, and commercial functions, reflects societal values and virtues learned and gained from cultures interacted with throughout the long years of migration from Central Asia to the West.

The nuances can be observed through the effects of the Byzantine, Arabic, Persian and other civilizations on the integrated architectural style of the Ottoman Empire’s rich culture.

Criteria 4: to be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;

Stretching from Anatolia to Yemen, formulating the first capital of the Ottoman Empire—which sustained its presence throughout a diverse range of geographic landscapes across Europe through North Africa—Bursa and Cumalikizik is the birthplace of the authentic architectural style referred to as “the Bursa technique” or “the Opposite T plan”. In the first phase, mosques with opposite T plans—with their tanneries—and the imaret to be built within social complexes in later phases as individual construction units would provide for the functionalities of independent structures such as the madrasa.

Social complexes which respond to social needs and add richness to the public life, built using the multi-functional quality of the plan type, have been designed as social reinforcements. In other words, the multi-functional opposite T plan type is an authentic structural composition which reflect he urban planning system in Bursa. Social Complexes exist as urban central nodes within this system and shape Bursa’s urban landscape. Although each individual structure constructed within Bursa is considered an outstanding architectural example, the collection they form as a whole (khans, bedesten, mosques, madrasas, mausoleums, hammams and housing units) satisfies the aforementioned criteria.

Criteria 6: to be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance;

Bursa is directly connected to historic events, myths, ideas and traditions of the early Ottoman time period. The mystical aura formed through the mausoleums of the first Ottoman Sultans and the infamous Hacivat and Karagoz characters who worked on the construction of the Orhan Gazi Social Complex is closely related to the early Ottoman life.

During this time period, many of the leaders of the Muslim World whom were sultans and courtiers had accepted Bursa as the spiritual capital of the Ottoman Empire, choosing the city as their resting place to display their devotion to their ancestors and the city.

Integrity

Interrelated components that represent a planning and advancement system have been determined taking into consideration the incorporation of all urban elements as well as the village. The parts that formulate the components have been chosen as important structures of the urban system playing a crucial role in the advancement of a capital that was established and built within a short time period. The only missing components of the original system are some villages of which Cumalikizik represents the most well-preserved example.

While the urban planning system is represented by social complexes and the industrial zone developing near one, neighborhoods encircling social complexes have contributed to the process of urban development. The preservation of these elements within the scope of general management is necessary for urban unity in a visual and sociospatial sense. It is possible for auxiliary components such as road systems, entry ways and neighborhoods to contribute towards a holistic urban development process in the future.

When assessed in terms of original architecture and functional unity, social complexes suffered partial damages during the earthquake of 1855 and were repaired in the aftermath. Imarets located within social complexes have disappeared over time. However, social complexes continue to function as centralized focal nodes of several neighborhoods and as public spaces. Structures situated within Khans Area—developed along the historical commercial axis near Emir Khan at the Orhan Gazi Social Complex—preserve their original commercial functions. However, Pirinc Khan and Kapan Khan have experienced considerable damage from road constructions connected to land development implementations in the 19th century.

In addition, Cumalikizik Village sustains its rural character with its authentic examples of civil architecture. The village's presence in our day assists in explaining the village's function with respect to how it provided for the agricultural production requirements of social complexes in the past.

Authenticity

Bursa and Cumalikizik, developed as a holistic unit by the first five Ottoman Sultans during the 14th and 15th centuries, reflect the birth of the Ottoman Empire.

Some of the social complexes, a part of the aforementioned interrelated components, in addition to preserving a substantial degree of the original texture from the 14th and 15th centuries, include additional elements of construction from the 19th century as well as partial reconstructions.

Some commercial units were dilapidated after the fire and reconstructed afterwards. However, Khans Area preserved the culture of commerce from the Ottoman era to this day, which includes traditional practices of handsel, bargaining, master-apprentice relations and neighborly associations amongst tradesmen. The plan typology of khans incorporating courtyards preserved their form and authenticity in terms of design, assisting in the continuation of the commercial functions of khans to this day.

Changes have occurred regarding the usage and functionalities of khans; these alterations have been documented. For example, the imaret at Muradiye social complex is utilized as a restaurant, the hammam, on the other hand, is used as a center for the physically disabled.

The madrasa at Yesil Social Complex has been transformed into the Museum of Turkish and Islamic Arts. Social Complexes, in alignment with their authentic public functions, preserve and sustain their presence as focal points that provide for the social, cultural and religious needs of society, and continue to reflect Bursa's Ottoman character.

In regards to agricultural landscape design, Cumalikizik Village's authenticity is acknowledged to a great extent. Only a few of the dwellings are utilized as other than for housing purposes and the village presents a special atmosphere that carries the remnants of the past. Features such as the texture of the village, each unit's form and schematic site plans, materials used in construction, especially the local stones on the ground floors and wood used on levels above, typology of the roofs, agricultural lands and the general atmosphere generate an authentic perceptual field of the social landscape despite the 19th century reconstruction alterations and continuing repairs conducted on a regular basis. In order to preserve Cumalikizik's unity, the cultural presence of the local village community must be protected and dense industrialization processes must be avoided.

Conservation and Management Necessities

World Heritage Sites and the entirety of the parts of areas are protected to the highest degree on a national level through the provisions stated in the Law on the Conservation of Cultural and Natural Property numbered 2863. This situation shows that the responsibility of managing interrelated components belongs to the Ministry of Culture and Tourism which is the central organization responsible for the conservation and management of all movable and immovable cultural assets according to the national legislation.

Structures situated within heritage sites and which were originally a property of foundations are today under the jurisdiction of the General Directorate of Foundations. All projects and implementations concerned with properties of foundations must receive approval from the the General Directorate of Foundations.

In addition, all heritage sites are protected through a diverse range of conservation development plans scaled 1/1000. All projects and implementations concerned with structures within these areas must receive approval from the Regional Conservation Board.

The Management Plan of Bursa (Khans Area and Social Complexes) and Cumalikizik was prepared—utilizing the experience and knowledge of stakeholders—to generate social awareness and formulate a coordination platform composed of all respective and accredited people, organizations, and institutions. The Management Plan was produced and coordinated by the Bursa Site Management Unit connected to the Bursa Metropolitan Municipality, according to the Law of the Conservation of Cultural and Natural Property numbered 2863 subcategory 2a (Site Management Regulation).

The Management Plan was further developed with the support of the Advisory Board and approved of by the Coordination and Supervision Board and Bursa Metropolitan Municipality City Council. The approved Management Plan plays an important role in the preservation and administration of cultural and natural assets. Periodic evaluation and updates are necessary in order to respond to changing requirements and issues in alignment with defined actions within the plan and monitoring indicators included subsequently.

Interrelated set of components reflect focal points in the processual timeline of the Ottoman Empire’s capital’s development and advancement. Together with the aforementioned interrelated set of components, the management of all buffer zones adjacent to the elements along with residential units and commercial spaces situated within various buffer zones is necessary to sustain authentic urban planning system established.

Therefore, it is important to evaluate—in a pronounced manner—and when necessary, to take into consideration management mechanisms and the heritage framework while proposing urban planning and zoning regulations for Bursa’s historic city center. Important traffic and parking issues surrounding site elements should be taken into consideration with respect to this general management approach.

The approved Management Plan plays a critical role in the appropriate guidance of the objectives and action plans under the seven themes along with the city’s potential.

Situated to the northwest of Turkey, on the slopes of Uludag, Bursa and Cumalikizik represent the Ottoman Empire's first capital at the beginning of the 14th century and thereby the emergence of the urban and rural socio-geographic system.

Bursa, throughout the establishment of the Empire, has been the first city to be shaped by social complexes whose development and architectural composition was determined through the system of foundations (public charity organizations).

During the formation of the Ottoman Bursa, most critical focal points located on Bursa's hills—characterized predominantly by plains—were identified and social complexes composed of public structures such as the mosque, madrasa, hammam, imaret, and mausoleums were constructed on these grounds by the five sultans (Orhan Ghazi, Murad I, Yildirim Bayezid, Celebi Mehmed, and Murad II). These social complexes, holding a central place in social, cultural, religious and educational functions, determined the city's borders.

In time, houses built nearby social complexes transformed into neighborhoods surrounding the complexes, which are simultaneously related to rural areas in regards to the system of foundations. For example, the presence of Cumalikizik as a foundation village indicates that it belonged to an organization (a social complex) on a permanent basis. The function of the village was to generate income for the Orhan Ghazi Social Complex.

The five Sultan Social Complexes formulating the core of the city's commercial center and Cumalikizik, the most well-preserved foundation village of Bursa, together represent an authentic urban planning system. This system was applied during the establishment of the Ottoman Empire's first capital at the beginning of 14th century and was widespread in its implementation

2.4. CONSERVATION STATUS OF THE HERITAGE SITE

2.4.1. LEGAL FRAMEWORK

In this section, the logistical and financial framework regarding the preservation of cultural and natural assets have been examined and analyzed. A general overview of legal contexts related to the preservation of Bursa (Khans Area – Sultan Social Complexes) and Cumalikizik Management Site, which include laws, charters, resolutions of the HCPCA, regulations, notifications, guidelines, notices, and associated legislations and international agreements, has been provided.

With respect to the highest legal framework in Turkey, the Constitution of the Republic of Turkey's 63rd Article can be referenced. Section XI, Article 63 of the Constitution declares the government as the primary authority overseeing the preservation of cultural and natural assets and the respective acquirement of supportive and encouraging cautionary actions in alignment with the aforementioned purpose.

Laws

Within this section, in addition to the summarized laws, the Zoning Law numbered 3194, Environment Law numbered 2872, National Parks Law numbered 2873, Privatization Practices Law numbered 4046, Tourism Incentivization Law 2634, and Metropolitan Municipality Law numbered 5216 are laws listed associated with Bursa (Khans Area - Social Complexes) and Cumalikizik Management Site.

- Dated 1983.07.21 and numbered 2863 Law on the Conservation of Cultural and Natural Property (with the update on July 14, 2004, defined the concepts "Management Site and Management Plan" and deemed compulsory for consideration in the preparation and implementation of preservation purposed development plans; on February 4, 2009, the article concerned with the amount of property tax revenue reserved for preservation and evaluation regarding municipalization, projects, planning and implementation has been devised;...)
- Dated 2008.02.20 and numbered 5737 Foundations Law
- Dated 2005.06.16 and numbered 5366 Law on Renovating, Conserving and Actively Using Dilapidated Historical and Cultural Immovable Assets
- Dated 2004.07.21 and numbered 5225 Incentivization of Cultural Investment and Entrepreneurship Law
- Dated 1956.08.31 and numbered 6831 Forest Law
- Dated 2005.07.03 and numbered 5403 Law on Soil Preservation and Land Utilization
- Dated 2011.06.29 and numbered 644 Decree Law on the Establishment and Functions of the Ministry of Environment and Urban Planning
- Dated 2011.08.17 and numbered 648 Decree Law (the name of the Law numbered 2863 has been changed to "Cultural Assets Protection Law" and the word "Natural" has been removed from the phrase "Cultural and Natural Assets Regional Protection Board")
- Dated 2016.08.20 and numbered 6745 Law on Supporting Investments within the Scope of Projects and Motion to Change Some Laws and Decree Laws (changes to duty timelines of regional presidents, members of the Advisory Board and members of the Coordination and Supervision Board have been applied)

Charters

- Dated 1986.09.25 and numbered 86/11038 Decree: "Charter Regarding the Utilization of the Assets Belonging to Municipal Institutions and Organizations"

Resolutions

- Resolution dated 1996.04.19 and numbered 421 Historical Protected Areas, Conditions of Preservation and Utilization
- Resolution dated 1999.11.05 and numbered 660 Categorization, Maintenance and Restoration of Immovable Cultural Assets

- Resolution dated 1999.11.05 and numbered 661 Maintenance and Minor Restorations of Unregistered Structures in Protected Areas and in Adjoining Parcels and Preserved Areas of Immovable Cultural and Natural Assets
- Resolution dated 1999.11.05 and numbered 663 Principles to Consider with Respect to the Determination and Assessment of Matters Concerned with the Preservation of Immovable Cultural Assets and Structures that Display Qualities of Cultural Assets Requiring Preservation
- Resolution dated 1999.11.05 and numbered 664 Protection Bounds of Parcels Containing Immovable Cultural Assets Requiring Preservation Outside of Protected Areas
- Resolution dated 1999.11.05 and numbered 665 Any Kind of Lit or Unlit Signs to be Placed on Protected Areas along with Hardware Installations on Surrounding Areas of Immovable Cultural and Natural Assets Requiring Preservation along with Preservation Sites and Protected Areas
- Resolution dated 1999.11.05 and numbered 666 Definition and Protection of Monumental Trees as Part of Natural Assets Requiring Preservation
- Resolution dated 2002.11.14 and numbered 696 Supervision of Implementation Practices and Occupancy Permits Regarding Unregistered Parcels of Archeological, Natural, Historical Protected Areas and Preservation Sites of Parcels with Registered Cultural and Natural Assets Outside of Protected Areas
- Resolution dated 2005.04.15 and numbered 702 Conditions of Preservation and Utilization of Urban Archeological Protected Areas
- Resolution dated 2006.05.03 and numbered 666 Assessment of issues pertaining to the implementation of the “Regulation Regarding the Methods and Principles of Preparation, Presentation, Implementation, Auditing and Authorization of Preservation Development Plans and Environmental Organization Projects”
- Resolution dated 2006.10.04 and numbered 720 Urban Protected Areas, Conditions of Preservation and Utilization (changed with the order dated 2007.11.01 and numbered 736)
- Resolution dated 2007.06.19 and numbered 728 Natural Protected Areas, Conditions of Preservation and Utilization
- Resolution dated 2007.06.19 and numbered 731 Forms of Interference, Implementation and Supervision of Mosques, Mausoleum, and similar Cultural Assets under the Administration and Supervision of the High Council for the Protection of Cultural and Natural Assets, Directorate of Foundations
- Resolution dated 2007.11.01 and numbered 736 Requirement to Obtain Approval from the Regional Conservation Board Regarding any Construction and Physical Implementations on Parcels Neighboring Registered Cultural Asset Parcels or that which Provide the adjoining Parcels with a Façade Regardless of Division by a Road or a Street

Regulations

- Regulation on the Methods and Principles Pertaining to Site Management Unit’s and High Council of Monuments’ Establishment and Duties along with the Site Management Area’s Identification (dated 2005.11.27 and numbered 26006)
- Regulation on the Identification and Registration of Immovable Cultural Assets and Protected Areas Requiring Conservation (dated 2021.03.13 and numbered 28232)
- Regulation on the Structural Principles and Inspection of Immovable Cultural Assets Requiring Protection (dated 2005.06.11 and numbered 25842)
- Regulation on the Procedures and Principles Concerned with the Preparation, Presentation, Implementation, Supervision and Authorization of Preservation Purposed Development Plans and Environmental Organization Projects (dated 2005.07.26 and numbered 25887)
- Implementing Regulation on the Law on Renovating, Conserving and Actively Using Dilapidated Historical and Cultural Immovable Assets (dated 2005.12.14 and numbered 26023)
- Regulation on the Establishment, Authorization, Work Procedures and Principles of Preservation, Implementation and Supervision Bureaus, Project Bureaus and Educational Institutions (dated 2005.06.11 and numbered 25842)

- Regulation on the Contribution Margin of Immovable Cultural Assets' Preservation (dated 2005.04.13 and numbered 25785)
- Regulation on the Provision of Support for the Repair of Immovable Cultural Assets (dated 2005.07.15 and numbered 25876)
- Regulation on Buildings, Plots and Estates with Limited Austerity (dated 1986.11.17 and numbered 19284)
- Regulation on the Establishment and Duties of National Museum Chairmanships (dated 2005.11.11 and numbered 25990)
- Regulation on Museums Connected to the Directorate of Foundations (dated 2007.02.06 and numbered 26426)
- Regulation on the Procedures and Principles of Operations Regarding Renting Foundational Cultural Assets in Exchange for Restoration or Repair (dated 2008.09.10 and numbered 26993)
- Regulation on the Preparation and Approval of Zoning Plans within Culture and Tourism Preservation and Development Regions along with Tourism Centers (2003.11.03 and numbered 25278)
- Regulation on Changing Immovable Property Situated on Protected Areas with Strict Construction Prohibitions where Immovable Cultural and Natural Assets Requiring Protection are Located to Immovable Properties of the Treasury (dated 1990.02.08 and numbered 20427)
- Regulation on the Purchase of Goods and Services for Surveying, Restoration and Restitution Projects, Street Rehabilitation, Landscaping Projects and Implementations along with the Assessments, Casing Transport Works and Excavation Implementations within the Scope of the Law on the Conservation of Cultural and Natural Assets (dated 2005.06.18 and numbered 25849, change: dated 2009.08.10 and numbered 27315)
- Regulation on Photographing, Filming and Reproducing Images of Cultural Assets at Museums, Units Belonging to Museums and Ruins (dated 1984.01.26 and numbered 18293)
- Regulation on Withholding Income Tax from Cultural Investments and Entrepreneurial Initiatives, Providing Insurance Premiums, Employer Share, Water Price Discount and Energy Support (dated 2006.07.14 and numbered 26228)
- Regulation on Foundational Cultural Assets Bidding Process (dated 2008.09.10 and numbered 26993)
- Regulation on Plans Concerning Protected Sites, Ministry of Environment and Urbanization (dated 2012.03.23)
- Regulation on the Principles Regarding the Development of Landscape Plans (dated 2000.04.11 and numbered 24220)
- Regulation on the Identification and Registration of Immovable Cultural and Natural Assets Requiring Preservation (dated 2005.01.12 and numbered 25698)
- Regulation on the International Council of Monuments and Protected Areas Turkish National Committee (dated 1974.05.18 and numbered 14890)
- Regulation on the Provision of Support for Immovable Cultural Assets (dated 2015.05.27 and numbered 29368)
- Regulation on the Contribution Margin of Immovable Cultural Assets' Preservation (dated 2015.08.22 and numbered 29453)

Notifications

- Notification on the Implementation of Preservation Purposed Development Plans (dated 2006.07.23 and numbered 26237)
- Notification on the Support of Young Farmer Projects within the Scope of Rural Development Incentivization (dated 2018.03.24 and numbered 30370)
- Notification on the Support of Agricultural Investments within the Scope of Rural Development Incentivization (dated 2017.09.03 and numbered 30179)

Directives

- Ministry Directive on Operations Conducted in Alignment with Article 13 and 14 of the Law on Conservation of Cultural and Natural Property (dated 2004.10.18 and numbered 25932)

- Ministry Directive on Works Administered by the Ministry of Culture and Tourism, Council of Cultural Assets and Museums along with the Directorate of Relay and Monuments (dated 2005.08.08 and numbered 115203)
- Ministry Directive on the Identification of Work Principles Regarding the Monitoring and Inspection of Preservation Purposed Development Plans (dated 1992.09.02 and numbered 2369)
- Ministry Directive on Museum and Ruin Entrances, Information and Guidance Signages (dated 2007.11.23 and numbered 196639)
- Ministry Directive on the Procedures and Principles to be Followed during the Inspection of Excavation, Restoration, Conservation and Landscaping Practices on Excavation Sites (dated 2005.08.09 and numbered 115868)

Related Legislations

- Dated 2005.07.13 and numbered 5394 Municipality Legislation
- Dated 2004.07.10 and numbered 5216 Metropolitan Municipality Legislation
- Dated 2012.12.06 and numbered 6360 Legislation (removal of provincial private administrations and the modification of certain metropolitan municipality borders into provincial property bounds, the incorporation of villages and towns as neighborhoods into district municipalities to which they are connected to)
- Dated 2012.05.31 and numbered 6306 Legislation on the Transformation of Regions under the Threat of Natural Disasters
- Dated 1982.03.12 and numbered 2634 Legislation on the Encouragement of Tourism
- Dated 2007.05.04 and numbered 5648 Legislation on the Establishment and Duties of the Agricultural and Rural Development Support Institution

Decrees on Protected Areas

Protected areas are those which require preservation efforts due to the historic, social, economic, architectural, and natural values they hold. Urban protected areas necessitate preservation due to their architectural, local, aesthetic and artistic merits where cultural and natural elements are found. In Bursa, there are in total 14 registered urban protected areas and one urban archeological protected area. A preservation development plan encompassing all protected areas has been prepared. All World Heritage Sites included in the Management Plan are situated within urban protected area.

Preservation purposed development and reconstruction plans for urban protected areas situated within Osmangazi and Yıldırım districts are observed to have been approved of before the year 2000.

The attached table displays urban protected areas located within Bursa and Cumalikizik Management Region where World Heritage Sites reside along with the respective decrees associated with each. These site decrees were prepared and finalized from 1979 to 1986; associated protected areas have been under preservation regulations with respect to the related Law on Conservation.

District	Location	Name	Registration Date
Osmangazi	Center	West of Muradiye-Hisar-Maksem	14.02.1986 / 1919
Osmangazi	Center	Reyhan-Kayhan-Khans Region	14.02.1986 / 1918
Osmangazi	Center	Çekirge	14.02.1986 / 1918
Osmangazi	Center	East of Maksem Gökdere İpekçilik	13.01.1979 / 10888
Yıldırım	Center	Yıldırım-Davutkadı	27.07.1984 / 347
Yıldırım	Center	Setbaşı-Yeşil-Emirsultan	11.6.1982 / 12954
Yıldırım	Cumalikızık	Cumalikızık	14.3.1981 / 12730

Table 2. World Heritage Sites and Corresponding Urban Protected Area within the Bursa and Cumalikizik Management Site (Source: Bursa Cultural and Natural Assets Conservation Board 2019)

There are in total 287 registered protected areas within Bursa according to the Ministry of Culture and Tourism's records. While the number of archeological protected areas are 263, only one of these archeological sites, the "Prussia ad Olympiad ancient city" are within the managerial borders of Khans Area. The number of urban protected areas within Bursa are 17.

District	Location	Name	Registration Date
Osmangazi	Hisar	Prussia and olympium ancient city	1,3 BBKK 04.05.1991/1730

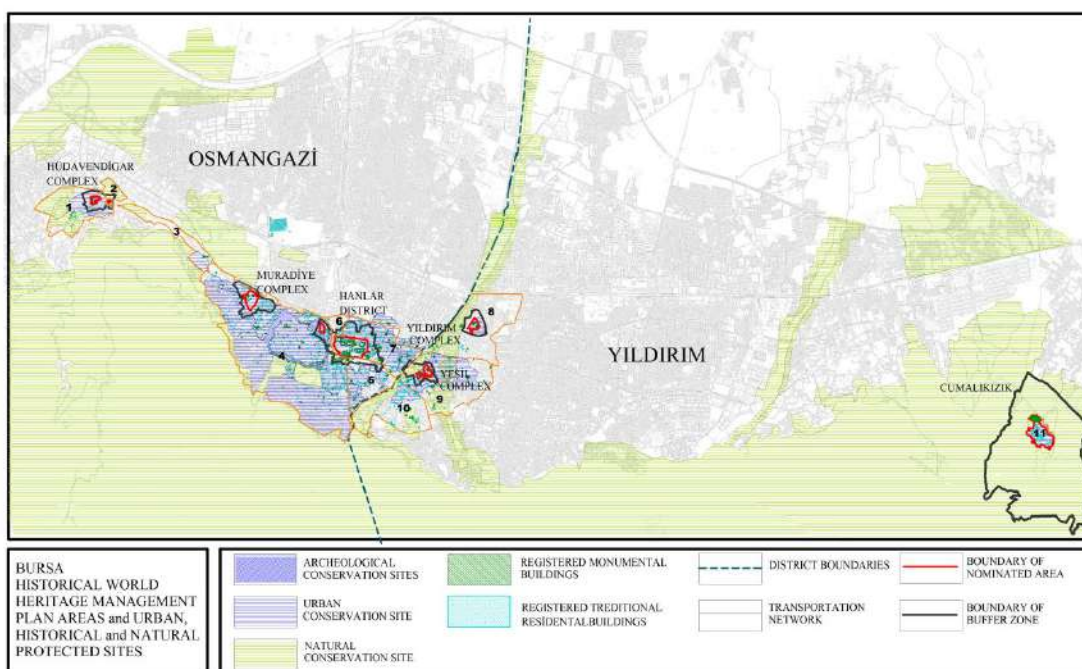
Table 3. Archeological Sites within the Bursa and Cumalikizik Management Site (Source: Bursa Cultural and Natural Assets Conservation Board 2019)

District	Location	Name	Degree
Osmangazi	Center	Cekirge-Kukurtlu-Sicaksu Regions	
Yildirim	Cumalikizik	Cumalikizik Surroundings	

Table 4. Ecological Protected Areas within the Bursa and Cumalikizik Management Site (Source: Ministry of Environment and Urbanisation 2019)

Examples of monumental and civil architecture structures in Cumalikizik Village have been signed onto the national inventory by the Ministry of Culture and Tourism and Bursa Cultural and Natural Assets Regional Conservation Board through the decree dating back to 1990.10.14, numbered 1372. Other examples of civil architecture structures in Cumalikizik Village have been added to the national inventory through Bursa Cultural and Natural Assets Regional Conservation Board's decree of 1993.10.14, numbered 3508 and of 2010.04.28, numbered 5640. A record of each structural unit can be found in the inventory.

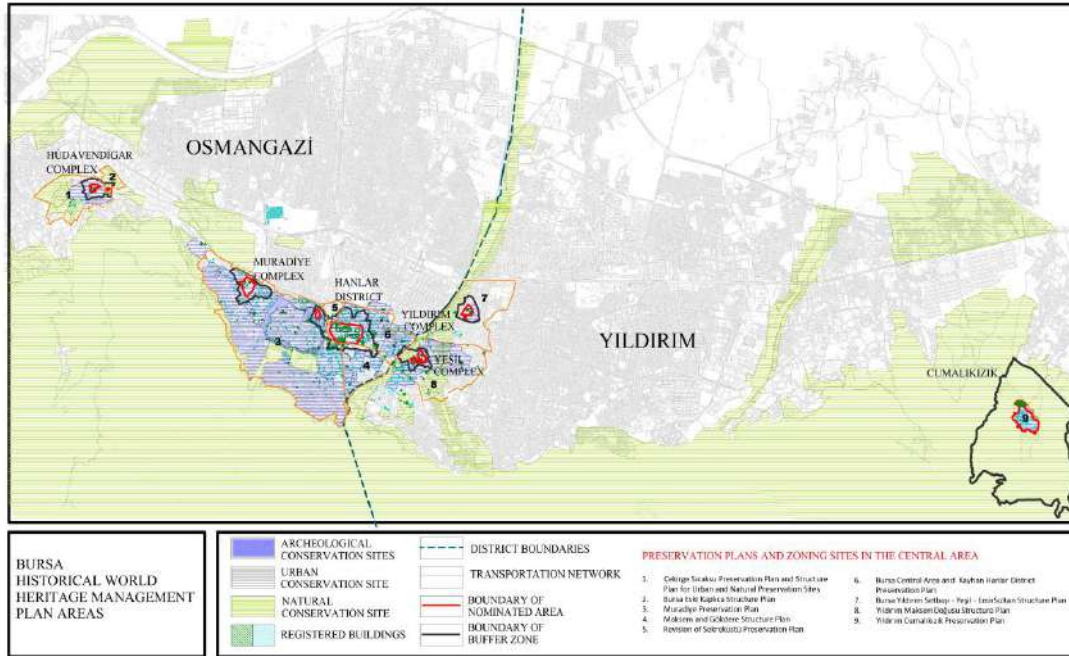
Through Bursa Cultural and Natural Assets Regional Conservation Board's decree of 2017.06.10, numbered 7093, all Cemetery Fields that encompass a registered "Monument" have been mandated to be included in the Preservation Development Plans as they possess "Urban Protected Site" qualities. Approval from the Bursa Cultural Assets Regional Conservation Board is required for projects and implementations that address any and all registered structures. In addition, all decisions regarding trees situated within core regions are ordained by the Natural Assets Conservation Commission connected to the Ministry of Environment and Urbanization.



Map 9. Management Site's Location within Urban and Ecological Protected Areas (Source: Dizayn Turizm)

In total, there are 4106 registered immovable cultural assets in Bursa (as of mid-2020). 3145 of these are examples of civil architecture structures. Regarding monumental structures, religious buildings are found at higher rates; out of 961 monumental structures, 320 are religion-purposed.

Planning Decrees



Map 10. Bursa Central Region Conservation Plans and Development Planning Sites and Management Areas

(Source:Dizayn Turizm)

BURSA PROVINCE ENVIRONMENTAL ORGANIZATION PLAN SCALED 1/100000, 1998

Bursa Environmental Organization Plan 2020 scaled 1/100000 was put in motion on 1998.01.19 with the approval of the Ministry of Public Works and Settlement. In this plan, new planning regions were formed and amongst the seven defined regions, the Management Site was positioned within the Central Planning Region.

Within the framework of planning principles concerning the metropolitan area, it has been decreed that governing parties should support the growth of tourism through service sector implementations, the protection of historical settlement identities, the development of existing historical and touristic characteristics composing Iznik's urban identity and deny industrial initiatives in any form and scale depreciating regional integrity.

No	Plan Name	Area Coverage	Authorizing Institution	Approval Date
1	Bursa 2020 1/100.000 Scaled Environmental Organization Plan	Bursa Province Border	Ministry of Public Works and Settlement	1998.01.19
2	1/25.000 Scaled Central Planning Region Master Zoning Plan	Bursa Metropolitan Municipality	Metropolitan Municipality	2006.07.13
3	1/25.000 Scaled Central Planning Region Master Zoning Plan Revision	Bursa Metropolitan Municipality	Bursa Provincial Directorate of Environment and Urbanism	2012.09.05

Table 5. Approved High Scale Plans within the Management Area, nested in the City Municipality Borders

CENTRAL PLANNING REGION 1/25.000 SCALED MASTER ZONING PLAN REVISION

Prepared by the Bursa Metropolitan Municipality, Bursa Central Planning Region Master Zoning Plan Revision Scaled 1/25.000 has been set in motion through its approval on 2012.09.05.

The plan decrees the development of a vision for Bursa, which holds a diverse range of unique qualities concerning historical, natural and economic parameters, the advancement of land use patterns, settlement formations and structurization according to frameworks determined by planning disciplines, science, art and environmental conditions, reduction of disaster impacts, the protection, vitalization and development of natural, historical, cultural environments and ecological systems, the utilization of areas requiring preservation to support their inclusion in and involvement with the urban fabric and the determination of principles for utilization, the continuity of preservation efforts regarding areas requiring preservation and assurance of their delivery to future generation by defining their locations as point of interest and in terms of their utilization purposes, density, quality and processual timeline of development, and further mandates sustainable growth through urban revitalization projects.

With respect to Heritage Sites, following the proclamation of protected areas, plans which have been prepared with a lower scale according to upper scale plans and approved of can be found below.

MASTER ZONING PLANS AND IMPLEMENTATION DEVELOPMENT PLANS				
NO	Plan Name	Area Coverage	Authorizing Institution	Appr. Date
1	Bursa Provice Yildirim District Setbasi-Yesil-Emirsultan Development Plan	Entirety of Yesil Social Complex core zone and parts of the buffer zone	Ministry of Culture and Tourism / Yildirim Municipality	03.05.1983
2	Bursa Province Yildirim District vicinity of Yildirim-Davutkadi Neighborhoods Development Plan	Entirety of Yildirim Social Complex core zone and parts of the buffer zone	Superior Council for the Conservation of Cultural and Natural Property / Ministry of Culture and Tourism / Yildirim Municipality	03.01.1985
3	Cekirge Sicaksu Protected Areas along with Urban Protected Areas and Natural Protected Areas Preservation Advancement Development Plan	Entirety of Hudavendigar Social Complex core zone and parts of the buffer zone	Osmangazi Municipality / Metropolitan Municipality / Bursa Regional Council for the Conservation of Cultural Property (BRCCCP)	18.07.2002
4	Bursa Historic Thermal Spring Development Plan	Entirety of Hudavendigar Social Complex core zone and parts of the buffer zone	Osmangazi Municipality / Metropolitan Municipality / BRCCCP	25.10.2002
5	Sehrekustu Neighborhood Preservation Development Plan Revision	Parts of Khans Area Buffer Zone	Osmangazi Municipality / Metropolitan Municipality / BRCCCP	20.01.2004
6	Maksem Avenue Between Gokdere Implementation Development Plan	Parts of Khans Area Buffer Zone	Osmangazi Municipality / Metropolitan Municipality / BRCCCP	13.12.2004
7	Central Bursa Reyhan-Kayhan Khans Area Preservation Development Plan	Khans Area, parts of Yesil Social Complex Buffer Zone	Osmangazi Municipality / Metropolitan Municipality / BRCCCP	13.06.2005
8	Bursa Osmangazi Municipality Muradiye Preservation Development Plan	Entirety of Muradiye Social Complex Heritage Site and parts of Khans Area buffer zone	Osmangazi Municipality / Metropolitan Municipality / BRCCCP	14.06.2007
9	Bursa Osmangazi Municipality 1/5000 Scaled Master Zoning Plan	Khans Area, Hudavendigar Social Complex, Muradiye Social Complex	Metropolitan Municipality	17.04.2008
10	Bursa Yildirim Municipality 1/5000 Scaled Master Zoning Plan	Yildirim Social Complex, Yesil Social Complex, Cumalikizik Village	Metropolitan Municipality	12.09.2008
11	Cumalikizik Village Preservation Development Plan Revision	Cumalikizik Core Zone	Yildirim Municipality / BRCCCP	30.07.2015

Table 6. Master Zoning Plans and Implementation Zoning Plans

ONGOING ORGANIZATIONAL PRESERVATION-FOCUSED PROJECTS

Ongoing Efforts Regarding Upper Scale Plans

- 1/100.000 Scaled Bursa Provincial Environment Plan
- Bursa Transportation Master Plan

Existing Upper Scaled Planning Preparations and Strategy Documents

- 10th 5-Year Development Plan 2014-2018
- Tourism Strategy of Turkey (2023) and Tourism Strategy of Turkey Action Plan (2007/2013)
- Bursa-Eskisehir-Bilecik (BEBKA) Regional Plan – 2014-2023
- Strategic Plan (2015 – 2019) Bursa Metropolitan Municipality
- Strategic Plan (2017 – 2019) Revision – Osmangazi Municipality
- Strategic Plan (2015 – 2019) Yildirim Municipality

Documentations of completed, ongoing and planned projects related to preservation as administered by institutions have been updated with information received from respective organizations following 2020. (See 4.4 and 4.5) Restoration related efforts have been incorporated into tables concerning heritage site monuments.

International Agreements

- European Convention on the Protection of the Archeological Heritage (1992)
- Convention for the Protection of the Architectural Heritage of Europe (1985)
- Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
- ICOMOS – Principles for the Preservation of Historic Timber Structures (1999)
- ICOMOS – Charter on the Built Vernacular Heritage (1999)
- The Nara Document on Authenticity (1994)
- Hague Convention for the Protection of Cultural Property in the Event of Armed Conflict (1954)
- Convention for the Safeguarding of the Intangible Cultural Heritage (2003)
- Charter for the Conservation of Historic Towns and Urban Areas (1987)
- The Venice Charter (1964)
- Vienna Memorandum (2005)
- In addition, the UNESCO Convention on the Means of Prohibiting and Preventing the Illicit Import, Export and Transfer of Ownership of Cultural Property and the International Council on Monuments and Sites Regulation must be taken into account.

2.4.2. ORGANIZATIONAL FRAMEWORK

The constitution yields the responsibility to protect natural and cultural heritage to the government. However, the preservation of historical-cultural heritage through increasing societal sensitivity and consciousness instills responsibility to local governments, non-governmental organizations and the private sector.

One of the most important goals of the Bursa World Heritage Sites Management is to provide the platform for coordination amongst all persons, institutions and organizations affected by and which have an impact on development efforts, in other words, the stage for cooperation amongst all stakeholders with a presence in Bursa.

Below, central and local governmental institutions, civil society organizations operating as project partners and partially official organizations, all of which authorized by law and directly or indirectly related to the preservation and utilization of sites, have been specified.

A share of the authority and responsibilities related to preservation have been assigned to local units and some to provincial branches of central institutions (governors, district governors or those directly connected to the central government).

The extended list of stakeholders related to Bursa World Heritage Sites have been provided on the Site Management Unit's website.

<http://alanbaskanligi.bursa.bel.tr/paydaslar/>

Central Government Institutions

- **Presidential Board of Culture and Arts Politics**
- **Ministry of Culture and Tourism**
 - Directorate General of Foundations
 - Directorate General of Cultural Assets and Museums
 - Superior Council for the Conservation of Cultural Property
 - Directorate General of Promotion
- **Ministry of Environment and Urbanization**
 - General Directorate for the Protection of Natural Assets
 - General Directorate for Infrastructure and Urban Transformation Services
 - General Directorate of Spatial Planning
 - General Directorate of Environmental Management
- **Ministry of Agriculture and Forestry**
 - General Directorate of Agricultural Reform
- **Ministry of Transport and Infrastructure**

Local Government Institutions

- **Bursa Governorship**
 - Provincial Directorate of Culture and Tourism
 - Directorate of Museums
 - Bursa District Cultural Heritage Conservation Board
 - Directorate of Surveying and Monuments
 - Provincial Directorate of Environment and Urbanization
 - Protection of Natural Assets Committee
 - Provincial Directorate II of Agriculture and Forestry
 - Section of Bursa
 - 14th Provincial Directorate of Highways
 - 143rd Section Chieftaincy
- **Osmangazi District Directorate**
- **Yildirim District Directorate**
 - Cumalikizik Village Administration
- **Bursa Metropolitan Municipality**
- **District Municipalities**
 - Osmangazi Municipality
 - Yildirim Municipality
- **Village Administrations**
- **Regional Directorate of Foundations**

Other Organizations and Institutions

- **Universities**
 - Uludag University
- **Chambers associated with Union of Chambers of Turkish Engineers and Architects**
- **Bar Association**
- **City Council**
- **Tourism Sector Units (GUMTOB, GUMRED, TUOFED, TURSAB, BURO, Tour and Travel Agencies)**
- **Cumalikizik Cooperative**
- **Voluntary Associations**
- **Foundations**
- **Private Museums**
- **BEBKA**
- **Bursa Culture – Art Products and Tourism Trade Inc.**
- **BURULAŞ**
- **Infrastructural Institutions (BUSKI-UEDAS-BURSAGAZ-TELEKOM)**
- **BUSIAD**
- **Bursa Historic Bazaar and Khans Association**

Bursa Site Management Unit

Bursa Site Management Unit provides an interconnected operational framework through the formation of a communication platform that supports coordination amongst all stakeholders and conducts efforts towards the preservation of UNESCO World Heritage Sites in alignment with the framework established through the management plan prepared according to international standards. First and foremost, activities in the management plan, which were specified through the identification of responsibilities and prerogatives of organizations, institutions and other related entities and the consequent establishment of partnership principles in reference to identified criteria, are being implemented and monitored.

2.4.3. CULTURAL PROPERTIES OUTSIDE MANAGEMENT SITE BOUNDARIES

Bursa is one of the most important metropolises in Turkey and the 4th largest city with a population near 3 million. In addition to being a principal center for industrial activity, with a history reaching far back to the 2nd century BC and acknowledgement as the Ottoman Empire's first capital city, it possesses a rich cultural heritage. Gaining public recognition as "Green Bursa", the city holds significance with Mount Uludag and its other sources of natural wealth. Bursa's values that have reached today's age signify a crucial role representing historical documentation as well as urban identity and existence.

Located within Bursa's center, which holds a wealth of historical and cultural heritage, Bursa World Heritage Sites are animate spaces of social activity.

In addition to structures composing Turkish-Islamic culture such as mosques and mausoleums, the city center and its surrounding area encompasses those that belong to other cultures and religions. Defense structures such as walls and religious structures such as synagogues, churches and monasteries, weave the grounds to explain the time period's social structure which display Ottoman Empire's valuation of inclusivity and diversity. Churches on the urban landscape have been built by residents of Bursa through 1922 and most have been constructed through the 18th and 19th century. There are also other religious structures near the management site.

The church, which was also utilized as a factory for an extensive period of time, situated within Demirkapi Neighborhood where Greek communities reside is considered to be the most structurally sound example in Bursa. The monumental church located between Muradiye and Hisar within the Greek Neighborhood Kayabasi is currently in a dilapidated condition and still sits within the Military branch's garden. Prior to 1922, there were three Armenian churches located within Setbasi quarters. Today, an intact Armenian church can be found along the Namazgah road. However, it is not currently used as a church.

CHURCHES

- The French Church (Santa Maria)
- Hagia Sophia (Iznik)
- The Church of St. Tryphonos (Iznik)
- The Church of Koimesis (Iznik)
- The Church of Helena Konstantinos (Karacabey)
- The Kumyaka Church (Mudanya)

SYNAGOGUES

- Gerus Synagogue (Bursa)
- Ets Ahayim Synagogue (Bursa)
- Mayor Synagogue (Bursa)

CASTLES

- Castle of Bursa
- Castle of Aktimur
- Castle of Balabancık



Image 3. The Bursa Castle

Amongst various historical landmarks, artifacts and monuments, Irgandi Bridge, Iznik Roman Theatre and the Bursa Clock Tower are authentic and original examples of civil architecture.

Bursa, considering its Turkish bath houses and thermal springs, is one the wealthiest cities in the world. Important thermal springs and bath houses situated within the Thermal Spring Region near Hudavendigâr Social Complex Management Site are as follows:

Hüsnüğüzel Bathhouse	Kükürtlü Bathhouse
Keçeli Bathhouse	Kara Mustafa Bathhouse
Servinaz Bathhouse	Yeni Thermal Spring
Çekirge Bathhouse	Kaynarca Bathhouse

MUSEUMS AND MOVABLE CULTURAL ASSETS

Bursa galvanized the accumulation of an abundant intangible cultural heritage with its deep-rooted and rich historical past, cultural values, way of life, and traditions. There are museums that reveal Bursa's cultural heritage through the framework of approaches to modern museum operations, display its complexity and transfer its presence and influence to future generations.

MUSEUMS OF BURSA METROPOLITAN MUNICIPALITY DIRECTORATE

Hünkâr Mansion Museum
 Karagöz Museum
 Merinos Energy Museum
 Merinos Textile Industry Museum
 Bursa Migration History Museum
 Bursa Foundation Culture Museum
 Bursa Living Culture Museum
 Aktopraklık Höyük Archeopark and Open Air Museum

VILLAGE MUSEUMS

Museum of Belenören
 Museum of Karıncalı
 Museum of Aksu

MUSEUMS OF THE MINISTRY OF CULTURE AND TOURISM

Bursa Archeological Museum
 Bursa Atatürk Museum
 İznik Nilufer Hatun İmaret Turkish and Islamic Art Museum
 Mudanya House of Armistice Museum
 Yenişehir Museum of Semaki House

OTHER MUSEUMS

Bursa Museum of Press History
 Bursa Forestry Museum
 Bursa Museum of Accounting
 TOFAS Museum of Cars and Anatolian Carriages
 Inegol City Museum
 Celal Bayar Museum
 Inegol Museum of Furniture-Tree Industry
 Tahir Pasha Mansion
 Panorama 1326 Bursa Conquest Museum

INTANGIBLE CULTURAL HERITAGE

Within the scope of efforts administered by the Ministry of Culture and Tourism regarding Intangible Cultural Heritage, the following articles have been registered on the Turkish National Inventory for Intangible Cultural Heritage:

İznik Pottery	Judas Tree Holiday
Karagöz and Hacivat	Gezek Culture
Bursa Knife	Snowmanship Tradition
Bath House Tradition	

Amongst intangible cultural heritages, the evil eye bead, Bursa's local cuisine and handcraftsmanship (sericulture, weaving and such), wedding gowns, folk music, customs, folk literature and similar practices and expressions can also be listed.

The tradition of Karagoz and Hacivat was inscribed on "the UNESCO Representative List of the Intangible Cultural Heritage of Humanity" in 2009. According to Decision 4.COM 13.73, R.1 states that "Karagöz is

recognized and valued for its playful way of transmitting community cultural values and identity through stimulating the spectator's imagination; it incorporates diverse forms of art such as poetry, narration, farce, music and dance" and R.2 "Inscription of the element on the Representative List would contribute to increasing visibility and awareness of this distinctive theatre at the local, national and international level, creating social and cultural dialogue among other traditional shadow theatre practitioners worldwide, opening new horizons for cultural diversity and promoting respect among individuals." Karagoz Museum, located in Cekirge in front of the memorial graves of Hacivat and Karagoz, sustains the tradition and raises young hayalî masters to transfer the wealth onto future generation.



Image 4. Karagoz and Hacivat

Shari'a Court records indicate that silk weaving practices in Bursa were highly advanced by the end of the 14th century. Koza Khan, as the silk weaving center of Bursa, has preserved its characteristic as the place where silk cocoons and woven silken fabrics are sold. However, due to the decrease in prevalence of mulberry trees, the essential food source of silkworms, and the increase in cost of silk farming, sericulture, there has been a decline in silk production.

Bursa has also been the capital of iron smithing. Unfortunately, there aren't any solid resources on Bursa's knife craftsmanship, a tradition with a 700 year-old history. Some typological features of the Turkish sword are used in the production of Bursa knives. The willow leaf, snake tongue, waist and eared knives can be given as examples. In order to add Bursa knife craftsmanship as a value to tourism, knife workshops must be gathered under the same umbrella and a brand must be generated, certificates for artisanship should be awarded, fairs organized and master craftsman certificates for professionals who produce engage in traditional production should be presented.



Image 5. Sword Shield

Raspberry Festival, traditionalized to provide economic value for Cumalikizik each year on the last Sunday of June, is a festivity and recreational gathering. In the last five years, it has been organized as the "Cumalikizik Festival." Traditional and agricultural goods produced in Cumalikizik are amongst the village's important symbols that are sold within the region. Further, within the inner courtyards of traditional residences, breakfasts are served and in addition to the traditional Turkish dish gozleme prepared by women, home-goods such as baklava, noodles, tarhana soup and jam are made and sold. Village bread authentic to villages and bread with walnuts are also amongst traditional products. Dishes unique to Cumalikizik are tarhana soup with chestnuts and authentic fritter desert (mafis).



Image 6. Knife Making

EXCAVATIONS AND ARCHEOLOGICAL FINDINGS

First archeological research projects in Bursa were conducted during the 1930s and 40s. Within the basin, there have been numerous Prehistoric and Ancient Tell excavations and research initiatives and some of which are ongoing. The 1500 year-old Basilica of Saint Neophytos located within Iznik Lake of Bursa, considered amongst one of the most remarkable discoveries of 2014, will be converted into an underwater archeology museum. At the Ancient City of Apollonia ad Ryndacum located in Golyazi, Archeopark Aktopraklik Mound and Open Air

Museum located in the district of Nilufer, Hisar Archeopark Project managed by Osmangazi Municipality, Byzantine galleries located within Hasimiscan Park and at Mevlevihane, reconstruction excavation efforts continue where Roman, Byzantine and Early Ottoman works are found. Bursa Tumulus belonging to the Bithynia Kingdom of 2nd century BC located to the north of Geyve Khan as part of the World Heritage Site Khans Area is also another archeological remnant. Findings are displayed at the Bursa Archeological Museum. Constructed from rubble blocks of stone and reconstructed throughout Roman, Byzantine and Ottoman time periods, Castle of Bursa's history dates back to the era of ancient Bithynia kingdom.



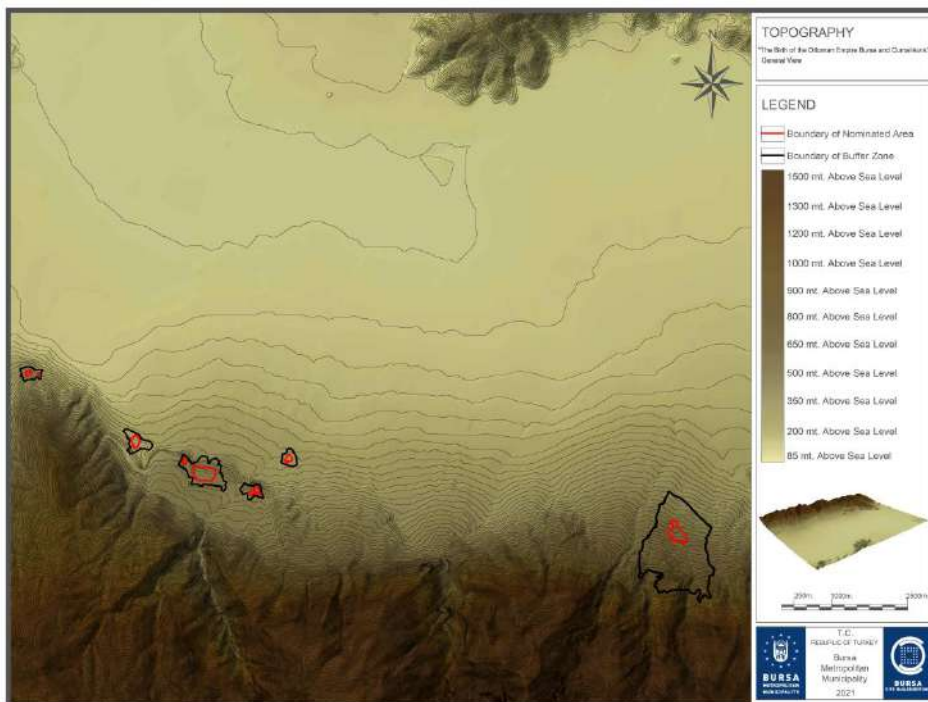
Image 7. Orhangazi/Ilipinar Tumulus Findings

2.5. THE MANAGEMENT SITE'S EXISTING PHYSICAL, SOCIAL, AND ECONOMIC STRUCTURE

2.5.1. PHYSICAL FORM

35% of Bursa province's landscape is covered with mountains and 17% of the land is composed of plains. Mountains in general are shaped as mountain ranges elongating from the east to the west. The tallest mountain in the Marmara region is Uludag with a height of 2.543 meters. The historic urban area on which Bursa's center sits upon is situated on Uludag's slanted northern slopes. At its first inception, the city found on the slopes expanded towards the plains. A large portion of the city extends into the topography and according to the establishment axes of the Sultan Complexes, into the west and east contour.

The topography of Khans Site had transformed according to structural development due to its definition as a region with completed construction. With a general slant value ranging from 5% to 10%, the Hisar region, sitting to the west of the area has travertine terraces with slope inclination values ranging from 40% to 50%. As a complementary urban planning feature, the Sultan Complexes resting within the Management Plan bounds, have been constructed upon an axes that runs through hills on the region. Cumalikizik Village protected area has a mid-sloped terrain structure. Towards the South, on the slants of Uludag, the slope higher than 10% continues to rise even to greater degrees.



Map 11. Management Site Topographic Map (Source: Bursa Metropolitan Municipality)

Bursa, in a tectonic belt that actively experiences active earthquakes, sits on a region where the Northern Anatolian fault line splits into two ends. With a large portion registered as a 1st degree earthquake area, and another portion as a 2nd degree, Osmangazi and Yildirim like districts where population density is high are defined within the parameters of 1st degree earthquake areas.

Bursa province central region and some districts have an ample amount of hot water springs that are utilized mostly for health tourism. In these geothermal-rooted springs, appropriate water potential has been identified for the expansion of Thermal Tourism. Hot water springs in the Bursa province central area are mainly concentrated in two geothermal regions named 'Central' and 'Thermal Water – with Sulfur.'

Hot water springs found in both regions are under the threat of pollution due to dense settlement trends. Preservation areas have been determined for both regions, however, a management approach has not been defined in detail. Bounded within the Bursa region and stemming from Uludag's lower slopes, there are many drinking-purposed springs and resources that provide for drinking waters packaged for commercial use.

CLIMATE DATA

In Bursa, terrestrial climate conditions specific to the Black Sea and qualities of the Mediterranean climate are observed. In general, summers are warm with low percentages of precipitation, winters are cool with high densities of rainfall. With the impact of the Mediterranean climate, semi-humid weather is prominently consistent in the region. Winter months are within the range of high humidity bounds and summer months are defined by full aridity. Amongst the important factors affecting Bursa's climate are topographic elements. Half an hour away from the city center, Uludag presents an appropriate climate for winter sports and thus the potential to become an important ski center. The vertical inclinations of its climate characteristics prompted the formation of situational and seasonal plant species. From the years 1984 to 2014, while the city population rose double and a half in size, the city settlement area expanded six folds. During this time period, a heat rise of 1,36 degrees has been observed in monthly averages of warmth. It could be said that Bursa's inclination towards urban development played an important role in this increase. With the expansion of the urban area, regions defining forests and agricultural land have decreased. In decision pertaining to regional and urban planning, it is crucial to pay attention to the fact that urban expansion and diffusion impacts the climate.



WATER RESOURCES

Bursa is a rare city in possession of both surface-level and underground water springs. The Nilufer Stream and its branches which flow throughout the urban landscape are Bursa's primary water resources and simultaneously serve to protect the city from floods. There are currently sixteen water treatment plants in operation. According to recent studies, the water supply will be able to manage the demands of the city for the next twenty years. However, as an urban area that invites migration, to prepare for the case of an increase in population in unprecedented rates, water resources should be used in phases, number of water treatment plants should be increased and the missing components in the distribution chain must be developed. As a result of climate change, even in a city like Bursa that is abundant in water resources can experience issues with respect to water supply in some regions. Utilization of underground water resources with care should be prioritized to prevent the emergence of and to reduce factors that would cause pollution.

AIR QUALITY

Bursa and its neighboring environment, due to the topographic structure they reside in, are generally closed off to the horizontal air currents incoming from the high plains surrounding the region. In such a case, polluted air displays an inclination to not diffuse and instead accumulates in specific zones. In addition, masses of cold air traveling from the high plains collapses onto the basin's base and for this reason polluted air remains on the site for some time. In recent years, it has been observed that particular matter concentrations have risen. The reason for this is that the industrial sites have been developing and the city has been expanding, thus further pressured to enclose within industrial regions. Furthermore, increasing number of motorized vehicles can be pinpointed as a reason amongst others.

Small particles formed by 0.3 microns which accrue on surface areas cause the deterioration of buildings, structures and objects. All core regions have regulations that decrease traffic density which consequently have reduced the possibility of environmental pollution in the area caused by traffic. However, situated within Khans

Area, following the main arteries of the core region is found Ulu Mosque, which resides alongside Ataturk Street surrounding the core and experiences an accumulation of exhaust smoke near its external façade. The structural material that composes the mosque's façade is gritstone, which has been cleansed with hot water in order to prevent the incurrence of any damage.

Some roads are restricted to pedestrian and public transportation utilization and the Organized Industrial Sites which were once developed within the city have been moved outside of the urban area to appropriate locations, which will thereby generate a positive impact on overall air quality.

WASTES

Residential wastes are collected by District Governments under an outlined program which guides households to dispose their wastes in the underground and above-ground waste containers. The collected wastes are then carried over to the Osmangazi-Yenikent and Inegol Organized Storage Areas connected to the Bursa Metropolitan Municipality. On a daily basis, approximately 2,600 tons of solid waste are generated in residential sites and by businesses that are then gathered by District Governments and taken over to the Organized Storage Areas. 260 tons of medical waste generated by all healthcare organizations and institutions in a month are collected away from their source with seven different vehicles and transported over to the medical waste sterilization facility at the organized storage area for solid waste to be treated. Packaging wastes from residential units and business are either first gathered in package waste drop-off centers in the neighborhood or placed in blue bags to be collected by licensed firms under a defined program that the District Governments have established contract agreements with.

Disposed batteries accumulated in battery waste bins at collection sites such as those at Schools, Public Institutions and Organizations, Mukhtar Councils, Shopping Malls, and Subway stations are collected by District Municipalities and delivered to authorized organizations for recycling and proper disposal. Vegetable oil wastes are collected with containers and machines located in appropriate locations through the support of Metropolitan Municipality and District Municipalities along with firms that possess an environmental license and protocol.

A sewage system is present within Osmangazi and Yildirim districts which has been connected to Wastewater Treatment Plants to a large extent. There a total of 13 Wastewater Treatment Plants associated with Bursa Water and Sewerage Administration General Directorate. Wastewater treatment should be managed carefully to support the reusage of water for agricultural irrigation.

NOISE POLLUTION

Noise pollution ranks 5th amongst environmental issues concerning Bursa according to the results from Provincial Environmental Problems and Priorities Assessment Report (2015) administered by the Ministry of Environment and Urbanization, General Directorate of Environmental Impact Assessment, Permit and Inspection. Leading causes have been identified as inner-city traffic, industrial organizations and entertainment venues.

INFRASTRUCTURE

There are existing infrastructural systems currently present and in operation in the region which include those specified for electrical, water, canalization, natural gas, fire prevention and management contexts in Khans Area and Sultan Social Complexes. However, the infrastructure requires an upgrade with new technological tools available in the market.

The village, on the other hand, contains a water tank, drinking water system, electrical and telephone infrastructure, and built in the past, a sewerage network which require appropriate maintenance to preserve the site's cultural and historical integrity.

One of the missing hardware components in the region is an infrastructural system for internet and cable television, which is regarded as a necessity in today's age and thus requires a plan for implementation that prioritizes preventing visual pollution.

SECURITY

Regional security is activated and enabled through MOBESE cameras, security cameras and the official personnel. Khans and bazaars at Khans Area have doors which close off to access at certain hours during the day. Each khan and bazaar is in possession of security personnel and security camera systems. In addition, there are specific zones reserved for the police and constabulary.

Bursa Metropolitan Municipality attend to the demand of security personnel and security cameras at the mausoleums situated within the Social Complexes.

Security in Cumalikizik is supported by the central zone reserved for gendarme at the town's square.

2.5.2. SOCIAL AND DEMOGRAPHIC STRUCTURE

According to Address Based Population Registration System results for 2019, Bursa Province Population displayed a 2.06% increase rate compared to the year before with a total estimation of 3.056.099. It constitutes 3.6% of Turkey's population. In terms of population size, it is Turkey's 4th largest province. Population data for the last six years on districts concerning the management site have been provided in the Table below.

BURSA 2014-2019 POPULATION DATA ACCORDING TO MUNICIPALITIES							
DISTRICTS	2014	2015	2016	2017	2018	2019	2020
OSMANGAZI MUNICIPALITY	813.262	826.742	841.756	856.770	862.516	876.041	881.452
YILDIRIM MUNICIPALITY	640.746	643.681	649.731	647.520	653.004	657.994	657.176

Table 7. Bursa Osmangazi-Yildirim District, Population Data, 2014-2020 (Source: TSI)

Osmangazi District holds a 29% population share within Bursa Province and Yildirim Districts holds a 22% share. Thus, Osmangazi and Yildirim Districts together compose 51% of Bursa's population. Population increase throughout the years is observed in districts where urban populations remain central.

Khans Area, Sultan Social Complexes and Cumalikizik Region cover 22 neighborhoods within the border of Osmangazi and Yildirim Districts. The total population of the Management Site according to ABPR results for the year 2019 is 12.670. Even though population statistics of districts are directly correlated with the population increase in provinces, Management Site population shows a decreasing trend.

MANAGEMENT SITE POPULATION						
2014	2015	2016	2017	2018	2019	2020
14.656	13.107	13.054	13.002	12.775	12.670	12.465

Table 8. Management Site Population Data, 2014-2020 (Source: Bursa Site Management Unit)

Khans Area covers 9 neighborhoods, namely Osmangazi, Sehrekustu, Nalbantoglu, Alacamescit, Tuzpazari, Reyhan, Orhanbey, Tahtakale and Hocaalazade. According to ABPR results for the year 2019, population of Heritage Sites is 3415 and 53% is composed of women, 47% of men. Regarding neighborhoods where Khans Area is located, ratio of children under the age of 15 is 1,5%, adolescents within the age range of 15-24 1,5%, and adults within the range of 25-65 is 97%.

Hudavendigâr Social Complex Region is situated within the borders of Cekirge, Dikkaldirim, and Kukurtlu neighborhoods, a total of 3. According to ABPR results for the year 2019, the population within Heritage Sites is 608 and 53% is composed of women, 47% of men. Ratio of children under the age of 15 is 20%, adolescents within the age range of 15-24 15%, and adults within the range of 25-65 is 65%.

Muradiye Social Complex Region encompasses a total of 4 neighborhoods which are Hamzabey, Kocanaip, Muradiye and Yahsibey. The total population estimate for areas within the Heritage Site according to ABPR results for the year 2019 is 2536 of which 52% are women and 48% men. Ratio of children under the age of 15 is 15%, adolescents within the age range of 15-24 13%, and adults within the range of 25-65 is 72%.

Yesil Social Complex Region is situated within the borders of Kayhan, Kurtoglu and Yesil neighborhoods, a total of 3. The total population estimate for areas within the Heritage Site according to ABPR results for the year 2019 is 2372 of which 53% are women and 47% men. Amongst neighborhoods within the region, Kayhan is connected to Osmangazi District and the remaining are within the borders of Yildirim District. Population ratio of children under the age of 15 is 20%, adolescents within the age range of 15-24 15%, and adults within the range of 25-65 is 65%.

Yildirim Social Complex Region rests within the borders of 2 neighborhoods, Davutdede and Yildirim. The total population estimate for areas within the Heritage Site according to ABPR results for the year 2019 is 3028 of which 52% are women and 48% are men. Population ratio of children under the age of 15 is 15%, adolescents within the age range of 15-24 13%, and adults within the range of 25-65 is 72%.

Cumalikizik Management Site is situated within the borders of Yildirim District. According to ABPR results for the year 2019, the region's population is 711 of which 54% are women and 46% are men. Within the neighborhood where the village is located, population ratio of children under the age of 15 is 16%, adolescents within the age range of 15-24 11%, and adults within the range of 25-65 is 55%. To the north of the planning site rests Cumalikizik Village Primary School and for educational purposes, schools within the urban area are also utilized. According to data from 2010 released by the TSI, 99% of the population situated within Cumalikizik Village part of the Cumalikizik Village Management Site is literate, 22% are high school graduates or graduates from equivalent institutions, 2% are higher education graduates, while 5% are actively enrolled in high schools.

In 2019, 43% of higher education and university graduates, 51% of high school graduates or graduates from equivalent institutions, 33% of master's graduates and 53% of the population at an appropriate age for education were situated within Osmangazi and Yildirim districts. In recent years, the educated population was mostly predominant in Osmangazi and Yildirim districts after Nilufer.

Household size concerning Osmangazi and Yildirim districts within the management site are close to the data published by TSI regarding the general trends observed in Turkey for 2019 approximating to 3.35 characterized by a pattern of decrease; however, the household size within villages are estimated to be lower than data identified for the population at large.

2.5.3. ECONOMIC STRUCTURE

2.5.3.1. ECONOMIC STRUCTURE AT THE MANAGEMENT SITE

Today, with respect to the number of industrial facilities and the amount of established power capacity, Bursa is regarded as "Turkey's Industrial Base" and more than 90% of its exports are composed of industrial products. Many sectors of production, chiefly textile, automotive, machine, food, agriculture, animal husbandry and the leather industry, engage in imperative activities within Bursa's industrial and commercial spheres. Bursa's organized industrial zones play a great role in generating the region's economic power. Turkish economy's most advanced sectors – automotive, machine, textile and food industry – have accumulated in terms of operations and production within districts where Historic Sites are situated.

Bursa has gained recognition overtime especially in regards to silk farming and synthetic, polyester, cotton, silk and velvet fabric production. This situation provided Bursa with an identity in the field of textiles. With an immensely fertile soil and appropriate temperature, humidity and precipitation climate conditions, Bursa is ideal for agricultural practices. Agricultural products are diverse and plentiful. In some fruit and vegetable products, Bursa holds the first place in production. 44% of the land is made up of farms. Bursa's mountain slopes are perfect for chestnut orcharding. Olive cultivation and olive processing are amongst the most important agricultural and agriculture-related industries.

Animal husbandry in Bursa is considerably advanced. Cattle farming for dairy and milk production is heavily practiced. Pastures and meadows are appropriate for the practice. Primarily sheep are raised along with Anatolian black goats and cattle. Beekeeping and honey production are also widely practiced and advanced.

Bursa holds 6th place in the country for the ranking focused on top 15 provinces that attract the most international investment. Most of the investments are dedicated to the automotive sector.

KHANS AREA – SULTAN SOCIAL COMPLEXES

Bursa's Historic Bazaar and Khans Area is located within the city center and constitutes the urban center for commerce. Amongst the indicators of the region's and Bursa's commercial significance is the construction of a new khan with each succession of a ruler to the Ottoman Empire until the 16th century and the production of a Bedesten during the reign of Yildirim Bayezid. There are approximately 3500 stores located within the Historic Bazaar and Khans Area (empty, used as storage or combined).

Population increase and expansion, the rising number of vehicles, advancement of technology and circulation of international brands incited the spread of commercial areas outside of the region, generating a culture of shopping centers in Bursa. Shopping malls, emerging within Bursa in recent years and increasing in numbers rapidly, have significantly impacted the economic, social and physical structure of Bursa's Historic Bazaar and Khans Area, which possess a 700 year-old historical background.

Khans Area is a frequently visited place for local and foreign tourists. Situated within the city center, it is easily accessible with public transportation. However, Khans Area is generally used by communities with a lower income as chain stores located within shopping malls are preferred more regularly due to advertising campaigns. Revitalization and reconstruction projects within the historic commercial center conducted through local management's participation and with the available resources of tradesmen have increased the region's levels of comfort and quality of life along with its publicity.

Competing interests of the historic bazaar and khans with shopping malls have transformed into a pressing issue. Historic structural formations, the bazaar and khans should be publicized not just as shopping malls but as more attractive and sincere urban elements with their architecture in comparison to modern buildings, cultural centers due to their organizational and operational unity, emphasized in terms of their regional context as situated within closed and open neighborhoods and as spaces that also serve as touristic destinations. Comfortable shopping opportunities should be formed without covering up elements of traditional architecture and social environments and activities must be organized (spaces for eating and drinking, recreational settings, activities for children, exhibitions, music shows and similar). High quality and branded local food products such as candied chestnuts, dairy products, kebabs, and meatballs along with personal items such as jewelry, towels and textiles should be presented in stylish, sanitary and traditional packages and containers.

Construction of parking lots and modern bathrooms, prevention of stores spreading outside their designated areas of business and thereby narrowing spaces dedicated for pedestrian travel and of environmental pollution through the misuse of signages, banners, cable and similar items, repairment of visible damages at the bazaar and khans, taking security and safety precautions and the establishment of measures to ease regional traffic and pedestrian circulation will help the Historic Bazaar and Khans Area to gain more recognition as a destination and thus, the region will be preferred more often by visitors.

The Historic Bazaar and Khans Area can be taken into consideration and evaluated in relation to Reyhan Neighborhood. A variety of different sectors serve at the bazaar, which add color and vibrance to the environment, however, its disadvantages should also be assessed in terms of the competition it might produce.

CUMALIKIZIK VILLAGE

Bringing to our day the most remarkable village settlement of Ottoman civil architecture, Cumalikizik has gained recognition in recent years as a center for tourism on a national level and around the globe.

Tourism has been the most revenue generating sector for the past few years. In addition to historic residences, the village hosts walkways, museums, 55 venues for food and drinking and 130 counters for souvenirs. Historic residences have been operating as breakfast venues and places of lodging, which is a practice that is increasingly growing. Donated by the public, a diverse set of artifacts representing the village's history are displayed at the Cumalikizik Ethnography Museum.

Nowadays, horticulture constitutes one of the most important sources of income for the village. A variety of fruits and vegetables are grown and cultivated on its expansive lands covering fertile soil beds. According to the season, tomatoes, chestnuts, figs, cherries, blackberries, strawberries, walnuts, raspberries and cranberries are important agricultural products. Although livestock farming hasn't developed extensively, meat, dairy and honey are produced.

Commercial activities within the village take place around the market and coffeehouse. Further, traditional foods prepared in residences along with handcrafted items are sold to visitors. These events have gathered across the village center.

Physical restoration efforts regarding civil architecture examples aren't enough to preserve the village and transfer the values embedded within to future generations. Without overlooking the damaging influence of tourism, Cumalikizik should carry onto the future its unique architectural texture and local identity that contributes to its authenticity.

Thus, an exemplary model should be formed which enlivens and sustains the social and economic structure. Commercial activities within the framework of the economic model can be listed as the sales of handcrafted items and homemade products, home lodging, and food and drinks venue operations. In addition, together with the planned construction of new buildings in alignment with tourism mobility, cultural and natural tourism should be vitalized.

2.5.3.2. TOURISM SECTOR

Home to different civilizations throughout history, Bursa – the first capital city of the Ottoman Empire – holds an abundance of resources for thermal, winter, and alternative types of tourism in addition to possessing an important wealth of cultural heritage and the potential for cultural tourism.

Vitalization observed within the sector, as a result of an evident increase in tourism investments, provided crucial economic contributions to the region.

Statistical data on Tourism concerning World Heritage Sites has been detailed according to areas of districts.

- Osmangazi District: Hudavendigâr Social Complex / Muradiye Social Complex / Khans Area
- Yildirim District: Yesil Social Complex / Yildirim Social Complex / Cumalikizik Village

The region where lodging facilities are found in highest densities within this area is the surrounding environment of Hudavendigâr Social Complex and Khans Area situated at the center inside the commercial part of the urban province.

According to Bursa Provincial Directorate of Culture and Tourism's statistics for 2020, out of 74 facilities with a tourism operating certificate and 9992 beds, 39 lodging facilities with a bed capacity of 5864 along with the statistics for 2015-2016 indicating that out of 149 lodging facilities with a bed capacity of 10688 and Municipality operating certificates, 62 lodging facilities with a bed capacity of 4128 are situated within Osmangazi and Yildirim Districts. Within Bursa's central region, Uludag tourism center holds 5 lodging facilities with tourism operating certificates and a bed capacity of 1737, 17 lodging facilities with Municipality operating certificates and a bed capacity of 2807.

According to Turkish Statistical Institute's (TSI) data for 2019, 65% of Bursa's visitors prefer facilities located within Osmangazi and Yildirim Districts where World Heritage Sites are situated. It is indicated that the occupancy rate of lodging facilities are at 45% and the average duration of stay is 1,8 days. In recent years, an increase in the average duration of stay for especially foreign visitors has been observed at lodging facilities located in Yildirim.

5 mausoleum sites and 5 out of 11 museums located within Osmangazi and Yildirim Districts are found at the World Heritage Site.

VISITOR NUMBERS FOR TOMBS AT SOCIAL COMPLEXES						
YEARS		NAME				
		OSMAN GAZI-ORHAN GAZI TOMBS	I.MURAD TOMB	YILDIRIM BÂYEZİD TOMB	YEŞİL TOMB	MURADİYE SOCIAL COMPLEX
2014	LOCAL					
	FOREIGN					
	TOTAL	429.431	51.599	31.692	413.165	236.442
	GENERAL TOTAL	1.162.329				
2015	LOCAL	443.143	56.553	32.347	360.178	1.156.799
	FOREIGN	20.915	1.074	322	150.446	87.629
	TOTAL	464.058	57.627	32.669	510.624	1.244.428
	GENERAL TOTAL	2.309.406				
2016	LOCAL	493.960	94.308	20.295	339.091	193.624
	FOREIGN	6.655	1.338	286	94.676	6.548
	TOTAL	500.615	95.646	20.581	433.767	200.172
	GENERAL TOTAL	1.250.781				
2017	LOCAL	1.100.630	101.262	3.545	513.112	176.961
	FOREIGN	8.515	1.400	38	112.422	1.369
	TOTAL	1.109.145	102.662	3.583	625.534	178.330
	GENERAL TOTAL	2.019.254				
2018	LOCAL	622.970	65.521	0	493.069	103.999
	FOREIGN	11.305	1.273	0	141.485	2.938
	TOTAL	634.275	66.794	0	634.554	106.937
	GENERAL TOTAL	1.442.560				
2019	LOCAL	668.336	102.223	2.882	408.596	141.326
	FOREIGN	29.275	1.864	0	157.882	5.730
	TOTAL	697.611	104.087	2.882	566.478	147.056
	GENERAL TOTAL	1.518.114				
2020	LOCAL	211.966	31.484	14.720	41.195	47.997
	FOREIGN	5.270	1.071	0	14.052	997
	TOTAL	217.236	32.555	14.720	55.247	48.994
	GENERAL TOTAL	368.752				

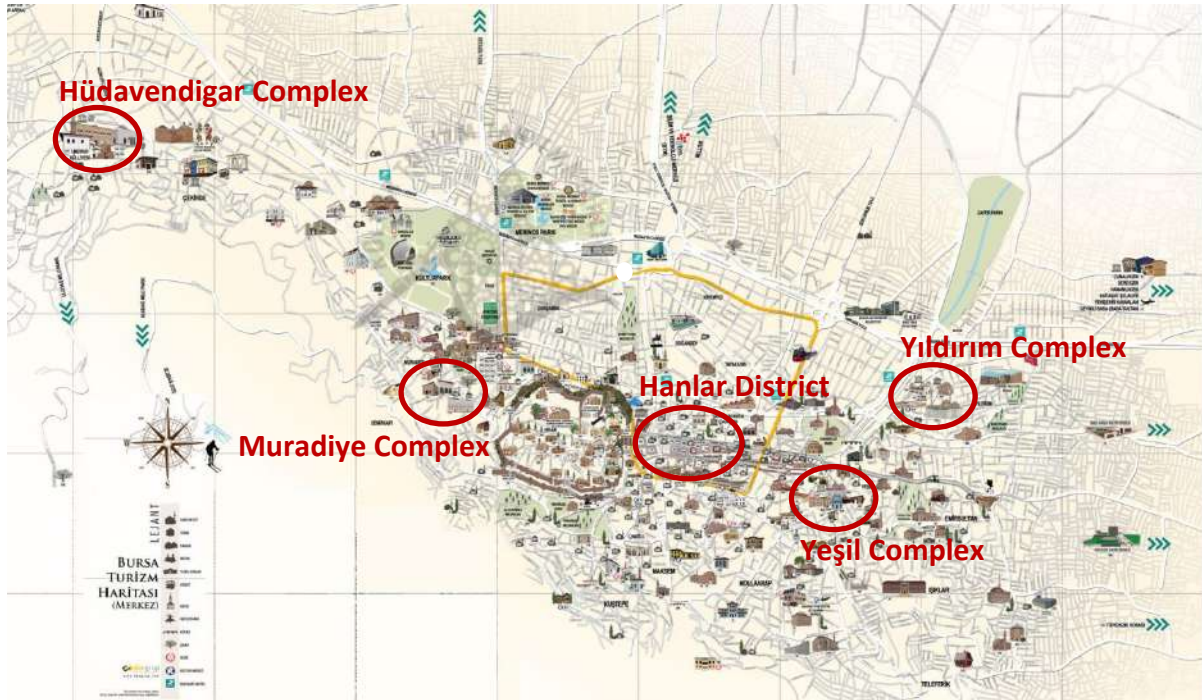
Table 9. Mausoleum Visitor Data on Mausoleums within Bursa World Heritage Sites and its Surrounding Area, 2014-2020 (Source: Bursa Site Management Unit)

NUMBER OF MUSEUM VISITORS									
NAME		ASSOCIATED ORGANIZATION	YEARS						
			2014	2015	2016	2017	2018	2019	2020
1	BURSA CITY MUSEUM (HANLAR BÖLGESİ)	Bursa Metropolitan Municipality	67.643	59.133	58.321	81.560	94.193	128.755	34.797
2	MUSEUM OF CUMALIKIZIK (CUMALIKIZIK)	Cumalikizik Agricultural Development Cooperative	Closed to Visitation	81.681	160.419	150.964	187.416	17.250	50
3	MUSEUM OF TURKISH AND ISLAMIC ARTS (YEŞİL)	Ministry of Culture and Tourism	27.079	16.804	15.506	Closed due to Maintenance	Closed due to Maintenance	Closed due to Maintenance	Closed due to Maintenance
4	OTTOMAN HOUSE MUSEUM (MURADİYE)	Ministry of Culture and Tourism	20.861	22.957	17.120	14.952	11.138	11.647	11.138
5	MURADİYE QURAN and MANUSCRIPT MUSEUM (MURADİYE)	Bursa Metropolitan Municipality	-	-	-	-	-	59.598	18.688
6	HÜSNÜ ZÜBER HOUSE MUSEUM (MURADİYE)	Bursa Metropolitan Municipality	492	267	361	993	-	-	-
7	ULUUMAY OTTOMAN FOLK CLOTHES AND JEWELRY MUSEUM (MURADİYE)	Private Museum	-	-	-	-	-	3.500	-
TOTAL			116.075	180.842	251.727	248.469	292.747	220.750	64.673

Table 10. Museums within Bursa World Heritage Sites and the Buffer Zone and Corresponding Visitor Data, 2014-2020 (Source: Bursa Site Management Unit)

For visitors, there are signboards that guide visitors from transfer nodes, which provide transportation to the city and within the city, towards Khans Area, the urban center, and other social complexes. In addition, there are digital information access spots (kiosks) at Khans Area as well as in Sultan Social Complexes and Bursa 3D mobile Tourism Atlas Project has been implemented. World Heritage Sites, Khans Area, Sultan Social Complexes and Cumalikizik Village, all of which are amongst the first examples of authentic urbanization,

render trips to the region appealing by providing connectivity throughout economic and sociocultural sects of life along with living spaces. The support of rural development, especially through an increase in public investments, will provide important avenues for growth in regards to tourism.



Map 12. Central Bursa Historical Axis (Source: Bursa Metropolitan Municipality Archives)

The observed increase in number of visitors to Heritage Sites is a positive development. However, even though Bursa holds substantial resources and potential for growth, according to data from the tourism sector, it is not currently in a stage to produce important resources for the urban economy.

2.5.3.3. ALTERNATIVE TOURISM TYPES IN BURSA PROVINCE

Bursa province is a city that holds critical opportunities and infrastructure for the growth of alternative tourism. Types of alternative tourism that can contribute to the urban economy are as follows:

- Cultural Tourism
- Cumalikizik, Mudanya and Iznik are regions identified as destination areas by the Ministry of Culture and Tourism. In addition to these sites, Bursa's center is an important region that generates a demand in cultural tourism.
- Thermal Tourism
- Winter Tourism
- Convention and Fair Tourism
- Alternative Tourism Routes

Uludag National Park and its surrounding area, mountain districts, flatlands and natural sites, villages, Tumbledek thermal tourism site, Kocacay, Uluabat, Iznik ecological sites, Gursu-Gurle natural sports regions and recreation fields, and other natural sites located within districts are amongst potential places that can support the advancement of alternative tourism and increase tourism diversity which is an important factor in invigorating touristic activity and generating an appeal in long-term stays within the region. Tourism routes should be organized by utilizing the potential for diversity to the best of its abilities.

3. ANALYSIS OF WORLD HERITAGE SITES

The analysis of World Heritage Sites aims at forming a framework of evaluation with respect to most recent data and knowledge available. The Universal Value of World Heritage Sites requires the sustenance of specified regions by protecting and preserving the holistic nature and authenticity of the areas. World Heritage Sites, with this principle, have preserved their sensitivity regarding related matters since the inception of the necessary work put in motion

In the Implementation Guide, a buffer zone are defined as “an area surrounding a World Heritage Site which possess legal restrictions that support the World Heritage Site’s utilization and development existing as an additional preservation layer”. This area, through the planning system, must be clearly identified in local development and environmental strategy plans.

In order to protect assets present within the World Heritage Site in an effective manner, it is an important requirement to preserve the borders which encapsulate all characteristics that express high universal values and have been drawn in accordance, to maintain the integrity and authenticity of the region.

Integrity encompasses the following subject matters:

- The borders must contain all qualities which are essential to sustain the High Universal Values of the World Heritage Site.
- The World Heritage Site must be large enough to present all important processes and qualities.
- The preservation status must not be under the risk of negating or deteriorating qualities or components.

Authenticity is the defining quality of World Heritage Sites; it is connected to the accuracy and credibility of the information resources utilized to understand its values. If the structures deteriorate or collapse, traditions, traditional craftsmanship and commercial activities disappear, and increasing tourism has a negative impact, authenticity could be damaged.

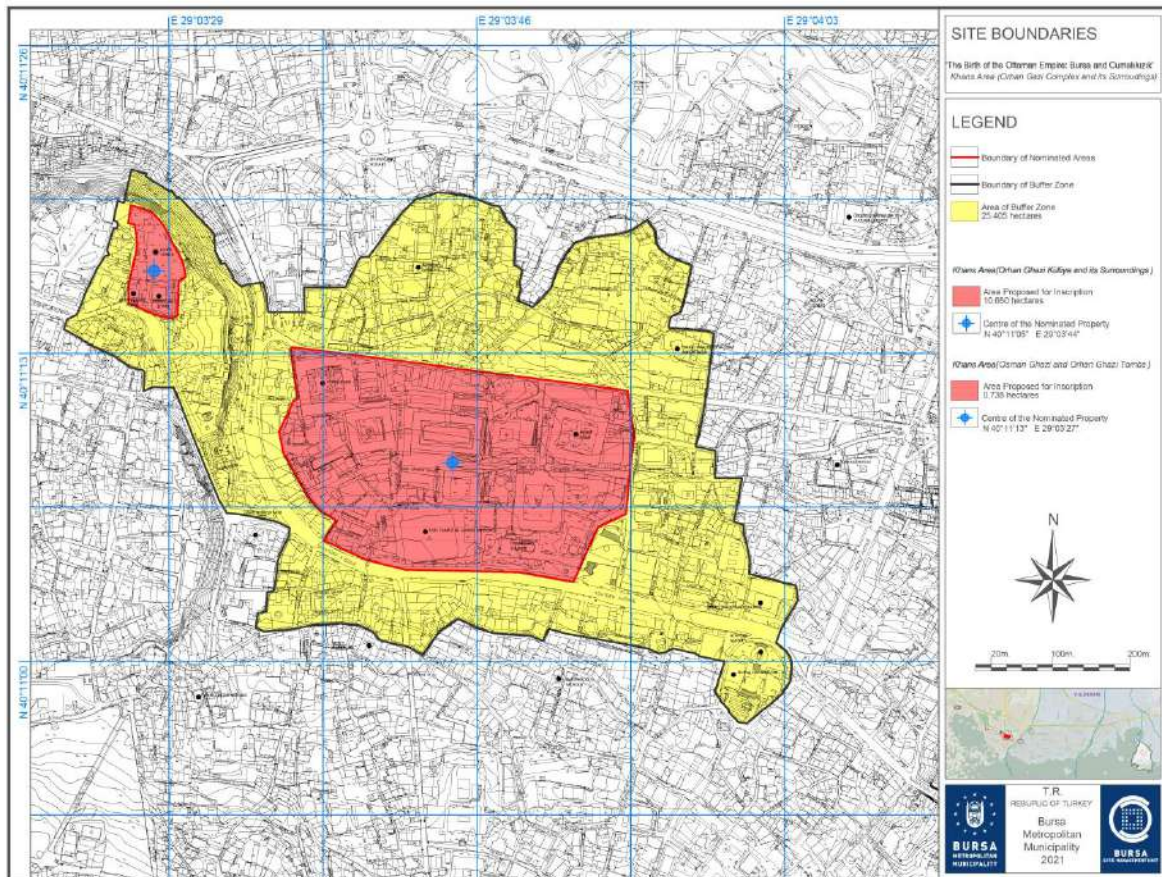
Implementations ordained by responsible parties within the World Heritage Site in regards to the utilization and preservation of its assets, in addition to the approval of expert organizations and opinions of related institutions and groups, must be guided by the site management responsible with the preservation of the site’s integrity and assets that compose the integrity of the region through regulatory control mechanisms. The restoration of archeological sites and historic buildings or their rebuilding must not be approved of unless they are supported by detailed documentation and design principles.

New constructions to be built within the historic urban areas must contribute to the historical environment; they must be situated within the historic landscape on an appropriate scale and proportion and possess texture, color, and materials in alignment with the regional structural environment. The implementation of regulatory control mechanisms by the site management during the design phase of such constructions will ensure the creation of designs in adherence to their historic roots and the development of novel solutions.

The main purpose of the Site Management Plan is to protect the values and cultural integrity of Bursa’s Historic Sites and to form a sustainable site management system framework that safeguards the sustainable and long-term development of the site and its surrounding environment. To preserve the authenticity and the integrity of a world heritage asset is one of the principle goals of a management plan.

Any deficiency or weakness related to the asset’s legal status, disagreements in regards to resource utilizations, infringement issues or matters that decrease the functional value of the heritage, along with the main factors that impact the Area and its surrounding environment’s cultural values and importance through projects oriented towards preservation and development-related activities within the world heritage site have been evaluated in the following section with respect to “authenticity conditions” and “integrity definition” present in the World Heritage Convention Implementation Guide.

3.1. KHANS AREA (ORHAN GAZI COMPLEX AND SURROUNDINGS)



Map 13. Khans Area, Management Site Boundaries



The first social complex in Bursa, Orhan Gazi Social Complex, provided enhanced entertainment in the region through its social and commercial structures. In time, with additional structural projects implemented by succeeding Sultans, it reached its current borders with rich and dense textures that further prompted its naming as Historic Marketplace and Khans Area.

Image 8. Khans Area (Source: BMM Archive)

Core Area: Existing within the urban protected site, in the east rests the City Hall and Çömlekçiler Street, to the west is Cemal Nadir Street, to the south is Ataturk Street and to the north lies Cumhuriyet Street. The region is composed of 2 Core Areas. The 1st Core Area is 106.802 m² covering Khans Area. The 2nd Core Area is 7.385 m² covering Osman Gazi and Orhan Gazi Mausoleums. The total area adds up to 114.187 m².

Buffer Zone: The Area covers 368.236 m² of land and is nested within the following urban elements — tracing the Zone's trajectory starting from Osman Gazi and Orhan Gazi Mausoleums to the northwest, including Cakir Hammam building to the west, to the south rests Inebey Street, Akbiyik Avenue, Behram Street, Taskapi Avenue and Ataturk Avenue through which the site crosses upon buildings that face these streets and roads on the cadastral map's property lines that include Gumruk Street, Kumbet Street, Cumhuriyet Avenue, Abdal Avenue and Yeni Street, crossing through the property lines of the façades of buildings resting on the cadastral map facing Ismail Hakki Avenue to the north, encompassing Abdal Mosque and Mausoleum to the northwest, passing through Reyhan Avenue, Fevzi Cakmak Avenue, Dinlendi Street and Cemal Nadir Avenue along with Tophane Park.

Forming the nucleus of **Khans Area**, Orhan Social Complex was developed as a commercial center since the time of Orhan Gazi. Sultans whom have built social complexes throughout the urban region's central nodes, also constructed khans, bath houses, bazaars, mosques, imarets and marketplaces thereby developing the trade center which would preserve the importance of Bursa's Khans Area for centuries.



Image 9. Orhan Gazi Mosque (Source: BMM and BSMU Archives)

His have also played an effective role in the formation and advancement of Bursa's commercial life. Production and trade was consistently and prominently conducted by organized artisanal and craftsman communities forming organizational units. These organizations were further managed by guilds specializing in their fields. This commercial organizational development allowed the performance of trade through a disciplined manner which supported government oversight activities of the urban economic life. The existence of sixty guilds in the 15th century is an indicator of Bursa's expansive size and welfare.



Image 10. Khans Area (Source: www.bursahakimiyet.com.tr)

Public structures residing within Khans Area have been constructed within the time period covering 14th century through the 16th century.

Emir Khan, as a component of the Orhan Gazi Social Complex, is the first constructed khan in the region. Kapan Khan was built during the time of 1. Murad southwest of Emir Khan. Kapan Khan was established as an agricultural marketplace due to the persisting need of a commercial area in the urban landscape; residents of rural regions nearby and those from Cumalikizik sold their excess products in this marketplace. The bedesten surrounding Khans Area from the north has been built during the era of Yildirim. The network of long and narrow streets on which shops are present constitute the marketplaces which were established near the khans.

In addition, **The Grand Mosque of Bursa** which was built in the urban center during the time of Yildirim Bayezid between the years 1396 and 1400, with its 20 domes and 2 monumental minarets, was deemed as the 5th Authority (Mecca, Medina, Jerusalem and Damascus) by the time period's scholars amongst all other sacred spaces in the religion of Islam.

With some other smaller ones, there are a few more mosques present in the marketplace region which simultaneously hosts bath houses and bazaars.

Even after the conquest of Istanbul, development projects within Khans Area continued to evolve. Fidan Khan, Bali Bey Khan and Tuz Khan built during the time of Fatih Sultan Mehmet, followed by Koza Khan and Pirinc Khan built during the time of Bayezid II provided the necessary groundwork for the construction of majestic structures in Istanbul.

Bazaars, built to store valuable fabric, wool, cotton, paint, purl and such materials brought to caravanserais under challenging conditions, have been constructed with stone to withstand fires as strong structures; these high-value stored products are later presented for sale with continually balanced price ranges. Referred to as khans, structures which are considered amongst Ottoman architecture's functional constructions, are authentic buildings serving as examples from the early Ottoman time period with their advanced structural compositions. Khans (caravanserais), ever since the establishment of the governmental structure, have been serving as functional structural units in lodging areas and social complexes built in urban spaces. Amongst early Ottoman commercial structures, while the exemplary formation in lodging areas is the caravanserai in Inegol, Ortakoy (1410), an exemplary khan of the urban landscape can be designated as Emir Khan (1339), the commercial structure of Bursa's Orhan Social Complex.



Image 11. Emir Khan (Source: BSMU Archives)

Emir Khan is significant with respect to early 14th century caravanserai planning. With niche rooms containing stoves and camellia surrounding a courtyard situated behind two-story porches, an advanced planning form has been implemented in this early example. Shops residing in a row on eastern and western fronts, with respect to their positioning in relation to the association between roads and areas, are situated as places of rest outside of the castle. As specified through the Yildirim Foundation, Yildirim Bazaar (1400), donated as a source of revenue for The Grand Mosque of Bursa, has been constructed across the road from the mosque. The structure—positioned rectangular to its width—is enveloped with supporting pillars and fourteen domes mounted on tall arches.

Outside of the Bazaar rests a row of stores, and inside, small stores are all lined up against long side rows. Shops outside of the Yildirim Bazaar are vaulted and the four doors on all sides open up from the inside through the rows of shops in the form of an iwan.

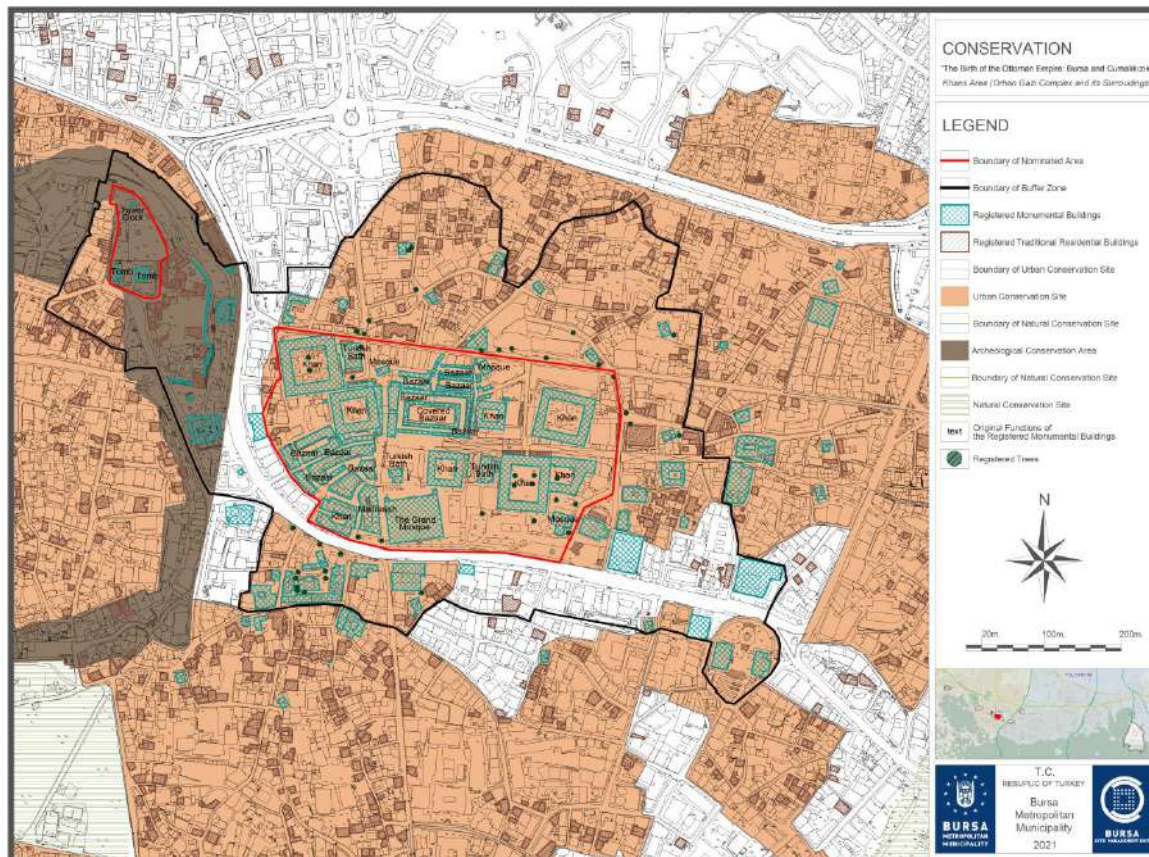
According to historical records, Khans Area, which expanded over time, was a commercial district and simultaneously a residential region during the Ottoman era. In addition to the marketplace region's advancement, Alaca mosque, Selcuk Hatun, Hocaalizade, Tahtakale, Reyhan, and other neighborhoods which have preserved their names to this day, have expanded throughout the Khans Area buffer zone within the vicinity of the central commercial region.

Acclaimed as today's Historic Commercial Center, Khans Area has preserved its urban character in harmony with the changing and evolving commercial life as the Ottoman City's development center.

Urban protected area borders of the Reyhan-Kayhan-Khans Area situated within the World Heritage Site have been determined according to the ordinance numbered 1918 and dated 14.02.1986 as issued by the High Council for the Protection of Cultural and Natural Heritage. Bursa Central Reyhan-Kayhan-Khans Area, scaled 1/1000 and located within the Core Area covering the urban protected area borders, has been seen as appropriate by the Preservation Development Plan of Bursa Conservation Board through the ordinances dated and numbered respectively 27.10.1988 / 218, 01.03.1989 / 426, 01.04.1989 / 516. The plan which has been prepared digitally in this regard has been deemed appropriate by the Bursa Regional Board for the Protection of Cultural and Natural Heritage with the ordinance dated 15.04.2004 and numbered 10434. All projects and implementations that operate within the context of conservation development planning area must receive approval from the Protection Council.

According to the ordinance dated 1986 and numbered 1918, as issued by the High Council for the Protection of Cultural and Natural Heritage, there are in total 21 registered monuments within Khans Area's core zone. Within the management area, there are in total 222 registered civil architecture exemplary structures present. In addition, there are in total 19 registered monumental trees existing within the core zone and 27 within the buffer zone.

Preservation Status



Map 14. Khans Area Conservation Status Map

Authenticity

Khans within the region have been built as two-story structures with square or rectangular plan characteristics and have maintained their form and planning attributes. These plan types allowed khan structures to sustain their commercial function to this day.

Structures which form the Khans area and as present along the historic commercial axis that has been developing in the vicinity of Emir Khan, a prominent construction within the Orhan Gazi Social Complex, have been preserving their authentic architectural form and material composition, sustaining their existence to this day.

Housing the first Social Complex, Khans Area, by carrying the culture of artisanship and traditional commerce to our day, allows its visitors to experience the Ottoman Marketplace through a spatial lens. Daily practicalities concerning traditional Ottoman commercial life such as the handsel culture, bargaining, master-apprentice relationships and neighborly relations amongst tradesman continue to this day.

Through sustaining such practices related to traditional Ottoman commercial life outside of those currently organized through law and regulatory means, even after 700 years, Khans Area preserves its liveliness and the colorful atmosphere of the Ottoman era.

Amongst the intangible heritages of Bursa are the famous shadow play characters Karagöz and Hacivat, craftsmen whom have worked on the construction of Orhan Gazi Social Complex, the first of its kind.

The city center of the area serves as a dense spatial unit that provides for all commercial needs of visitors and residents; it has been entirely reserved for pedestrian use. Transportation is sustained through arterial roads surrounding the site with public transportation options such as bus services and subway rides. The most pressing issue on site regarding traffic is the limited amount of parking space.

New construction and preservation projects within the urban protected areas on the buffer zone are regulated through preservation focused development plans, tracked by related organizations and through such means appropriate advancement with respect to the historic landscape is maintained under control.

Integrity

The commercial axis of Khans Area has been shaped on the Ottoman era's caravan road. According to the Map of Suphi Bey dated 1862 which displays the oldest urban texture accessible for use, it is observed that the same pattern has reached to our day to a large extent.

Belonging to the Orhan Social Complex, the mosque, bath house and Emir Khan stand in good condition with their authentic architectural form and elements. The mosque with religious functions and khan with commercial functions continue their operations to this day. The bath house, differing from its original function, due to its situational location at the commercial center, is used as a marketplace where ethnographic products and objects that reflect the unique cultural values of the urban landscape are bought and sold.

Visual pollution is prevented by façade renovation projects and implementations of the streets and roads situated at the marketplace and khans area.

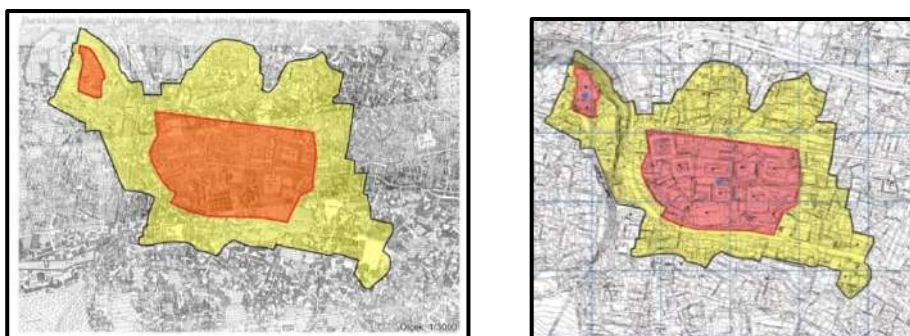
When observing the social and economic development of Bursa and its impact on the physical texture, the imprint of current use is apparent.

Khans Marketplace Area is subjected to high traffic and thus challenges are faced with respect to management. There is a growing difficulty surrounding the protection of cultural values. There is not enough inspection operations regarding architectural changes within the core zone, especially for works concerning renewal and maintenance.

In addition, there are difficulties with respect to adapting to changing living conditions within Khans Area. While commercial activity is high, social, cultural and tourism related affairs are relatively low compared with the potential capacity of the area. This situation causes an underutilization of the space during afternoon and evening hours. Once a residential area, Reyhan has converted commercial units, small workshops, warehouses and empty lots to parking lots. Tahtakale's connection with Khans Area as well as its commercial value has grown weaker over time.

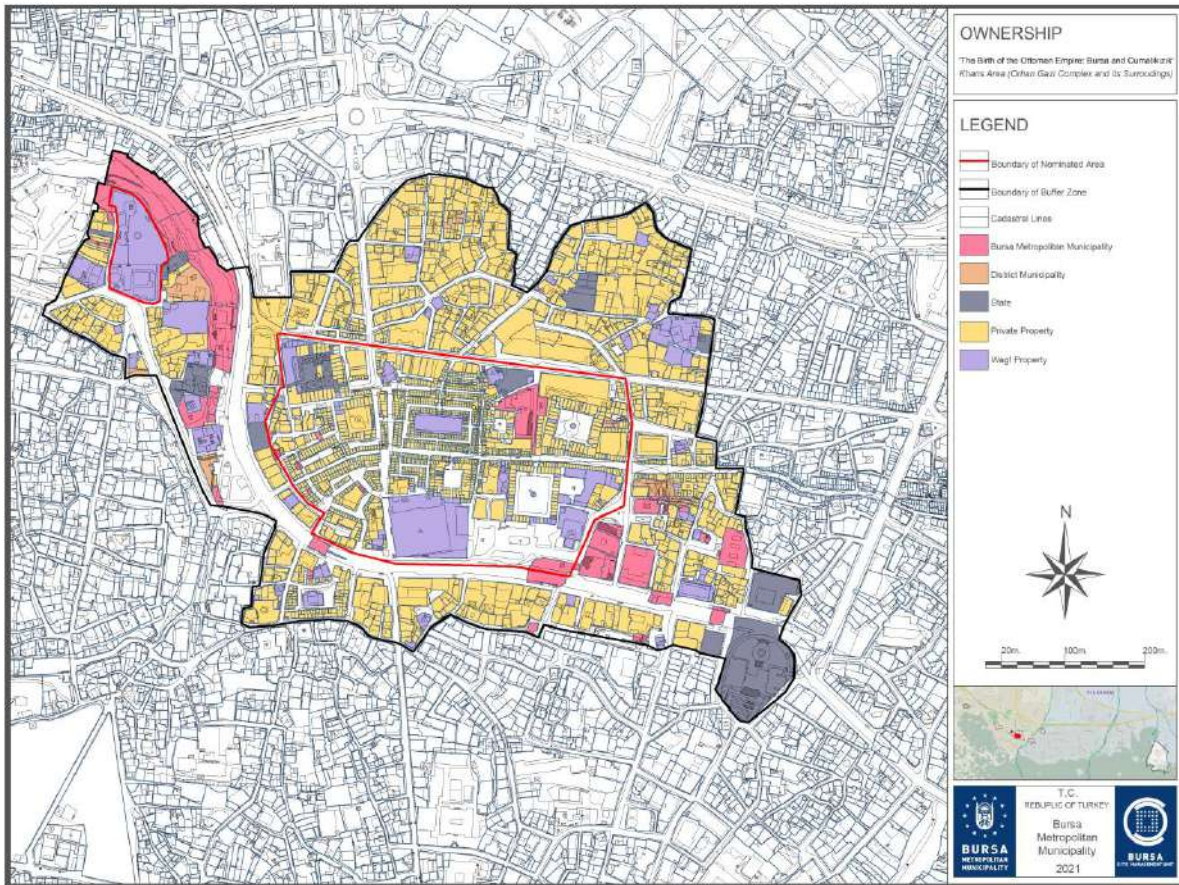
With minimal pressure from visitors, protected areas are far from reaching occupancy capacity. Traditionally qualified as large marketplaces, public spaces can hold and serve many visitors at a given time.

Earthquakes are an important risk factor in the preservation of integrity and authenticity on Heritage Sites. Bursa is situated on a tectonic belt that actively produces earthquakes where Northern Anatolian Fault system breaks into branches. Bursa Provincial Directorate of Disaster and Emergency is aware of the historic center's importance, preparing and conducting "Disaster Prevention and Intervention Plans" on an urban scale. Sites with no car entry have been determined on core zones with hydrants and fire cabinets placed as precautionary measures. Further, the community is provided with training programs pertaining to "risk prevention".



Map 15. Management Site Representation on the 1862 dated "Suphi Bey Map" and an Up-to-date Map

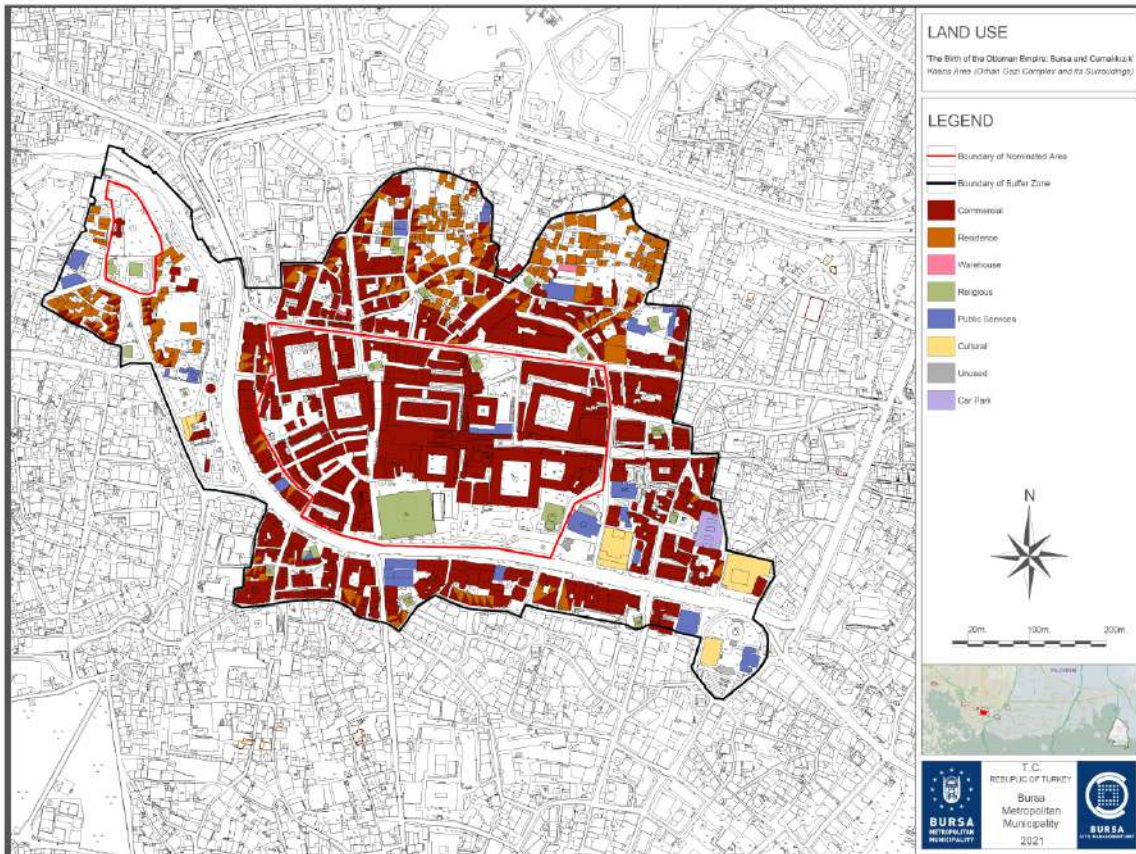
Ownership Status



Map 16. Khans Area, Land Ownership Map

Property on much of Khans Area is privately owned. Regarding the entire area, 77% is private property, 10% is held by foundations, 8% is under the supervision of Bursa Metropolitan Municipality and Osmangazi Municipality and 5% is owned by the government. The largest portion of ownership after privately held land belongs to foundations and 98% of its assets rest within the core zone.

Land Use

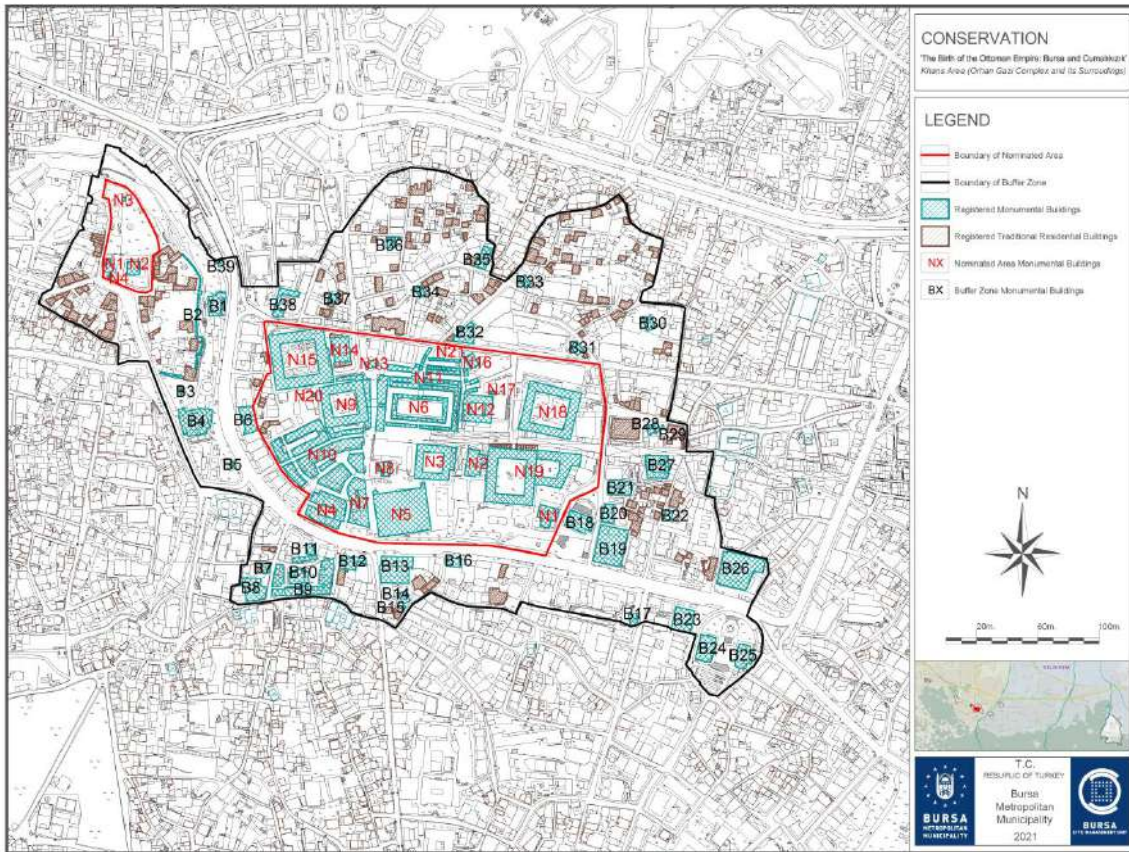


Map 17. Khans Site, Land Use Map

Physical and functional utilization within Khans Area is mostly of commerce with historic marketplace traditions which have been sustained to our day.

95% of the core zone is predominantly utilized for commercial activity, 4% is for religious organizations, and 1% is used by official institutions. The buffer zone on the other hand is composed of 50% commercial and 30% residential units, 10% is used by official institutions, 5% by religious organizations, and 3% is utilized as cultural sites whereas 1% is reserved for storage and 1% for parking spaces. These proportions display that 62% of Khans Area Management Site is comprised of commercial functions. Khans situated at the core zone and the historic marketplace's utilization constitute the reason for the large proportionality regarding the presence of commercial activity.






CORE AREA – LIST OF MONUMENTS








Map 18. Khans Area, Core Area, Map of Monuments





Core Area 1		
N 1	Orhan Gazi Mosque	14 th Century Orhan Gazi
N 2	Orhan Bath House	14 th Century Orhan Gazi
N 3	Emir Khan	14 th Century Orhan Gazi
N 4	Kapan Khan	14 th Century Murad I
N 5	The Grand Mosque of Bursa	14 th Century Yildirim Bayezid
N 6	Bedesten	14 th Century Yildirim Bayezid
N 7	Vaiziye Madrasah	14 th Century Yildirim Bayezid
N 8	Sengul Bath House	14 th Century Yildirim Bayezid
N 9	Bakircilar Bazaar	17 th Century
N 10	Ipek Khan	15 th Century Mehmed Celebi
N 11	Ivaz Pasha Bazaars, Gelincik, Sipahi	15 th Century Mehmed Celebi
N 12	Geyve Khan	15 th Century Mehmed Celebi
N 13	Ivaz Pasha Mosque	15 th Century Murad II
N 14	Meyhaneli Bath House	15 th Century Murad II
N 15	Pirinc Khan	15 th Century Bayezid II
N 16	Ertugrul Bey Mosque	14 th Century Yildirim Bayezid
N 17	Tumulus of Bursa	2 nd Century BCE
N 18	Fidan Khan	15 th Century Fatih Sultan Mehmed
N 19	Koza Khan	15 th Century Bayezid II
N 20	Esir Dede Mausoleum	17 th Century
N 21	Transformator	20 th Century
Core Area 2		
N 1	Osman Gazi Mausoleum	14 th Century Existing Structure: 1863 Abdulaziz Era
N 2	Orhan Gazi Mausoleum	14 th Century Existing Structure: 1863 Abdulaziz Era
N 3	Clock Tower	19 th Century
N 4	Martrydom Monument	20 th Century



CORE AREA 1	
	<p>Orhan Gazi Mosque</p> <p>The epigraph situated on the mosque's door located within the Orhan Social Complex indicates that the building was constructed in 1339 as instigated by Orhan Gazi, burnt down with the orders from Karamanoglu Mehmed Bey in 1413 and reconstructed during the era of Mehmed Celebi (Mehmed I) in 1417. Dilapidated to a large extent during the earthquake of 1855, the mosque was rebuilt several times and in 1905, during the repair conducted in the era of Vali Resit Pasha, the remnants of the eastern door were recovered.</p> <p>A restoration implementation project has been in motion since 2020.</p>
	<p>Orhan Bath House</p> <p>The structure built as a bath house outside of Hisar by Orhan Gazi is the first Bazaar Bath of the city. Its construction date is recognized as 1339. Experiencing considerable damage during the fire of 1584, the structure has also been subjected to restoration efforts after the fire of 1958 and is now considered amongst Bursa's symbols, gaining functionality as a bazaar that sells touristic merchandise.</p>
	<p>Emir Khan</p> <p>Located to the northeast of The Grand Mosque of Bursa, Emir Khan was built by Orhan Ghazi to generate revenue for the social complex and the first constructed Ottoman khan in Bursa. After Yildirim Bayezid constructed a new Bedesten by the end of 14th century, Emir Khan was referred to as "The Old Bedesten" for some time. The Khan has been damaged several times due to earthquakes and fires yet restored each time, although at great costs. Today, there are stores located within the Khan that sell religious books and items for hajj.</p>
	<p>Kapan Khan</p> <p>Kapan Khan was built by Sultan Murad I during the 2nd half of 14th century. However, it was demolished during the expansion of Hukümet Avenue during the era of Resit Mumtaz Pasha. Utilized by tradesman working with textiles in our day, the structure's entrance covered with a vault and rooms to the north are its authentic elements.</p>
	<p>The Grand Mosque of Bursa</p> <p>The Grand Mosque of Bursa was built between the years 1396-1400 by Yildirim Bayezid. The architect is considered to be Ali Neccar. The mosque was damaged through earthquakes, fires, loots and invasions and thus reconstructed several times. Tiled Fountain situated to the southwest of the Mosque and constructed in 1903 was demolished during the comprehensive restoration implementations but rebuilt through the years 1993-1994 in a similar form.</p> <p>Construction surveying project for The Grand Mosque of Bursa was prepared in 2014. Since 2019, procurement for the restitution project has been in progress.</p>

	<p>Bedesten</p> <p>Built by Yildirim Bayezid (1389-1402), formulating the core of banking and stock exchange, the structure was utilized as a place where valuable items are gathered, sold and stored. The responsibility of safely storing capital and valuables that has been assumed by banks in modern times was taken on by bedestens during this time period. The entrance into the bedesten is provided through doors placed at the centers of all four façades.</p>
	<p>Vaiziye (Courthouse) Madrasa</p> <p>The structure is a madrasa-bazaar built by Amcazade Huseyin Celebi to the west of The Grand Mosque of Bursa. Constructed during the era of Yildirim Bayezid (1389-1402), the structure was damaged during the earthquake of 1855, reconstructed in regards to its plan following the efforts conducted in 1957 which revealed its foundations. It is used as a business center in today's age.</p> <p>As of 2016, façade rehabilitation along with implementations regarding canopy and flooring renovations were completed.</p>
	<p>Sengul Hammam</p> <p>Sengul Hammam was built during the era of Yildirim Bayezid (1389-1402) as a foundation of The Grand Mosque of Bursa to the northwest of the structural composition. Hammam has been dilapidated due to exposure to multiple fires. Several walls of its cooling section have been devastated yet the heating compartment covered by a dome placed on an octagonal tholobate has survived to our day. It is currently utilized as the Gumuscular Bazaar.</p>
	<p>Ipek Khan (Arabacilar Khan)</p> <p>Ipek Khan was constructed by Sultan Celebi Mehmed during the first half of 15th century to generate revenue for the Yesil Social Complex. It is indicated in several sources that the architect of Ipek Khan was Hacı İvaz Paşa. At the opening of Mecidiye Avenue during the era of Vali Ahmed Vefik Paşa towards the end of 19th century, the eastern façade entrance was demolished and then reconstructed in 1958. Today, sewing workshops operate within the khan and clothing stores are located inside.</p>
	<p>Bakircilar Bazaar</p> <p>It is indicated in Bursa's registry records that the tradesman of Bakirci would exchange goods at the Bit Marketplace and Gelincik Bazaar in 1620 spreading throughout the bazaar to sell especially new and old copper. During a certain time period, lathe workshops were located within Bakircilar Bazaar. Heavily damaged during the fire of 1958, the bazaar was reconstructed in the aftermath. Today, the space is utilized prominently for textile commerce</p> <p>As of 2020, the preparation of construction surveying, restitution, restoration and engineering projects have been completed.</p>

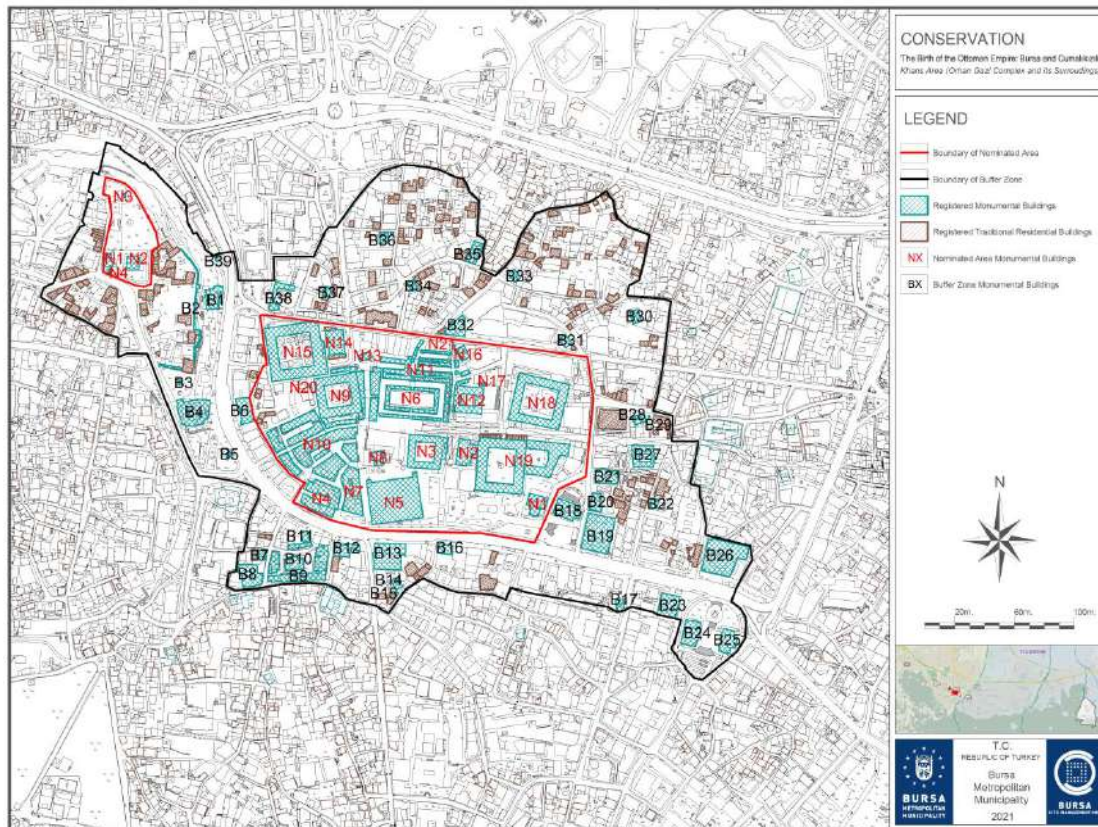
	<p>Ivaz Pasha Mosque</p> <p>The Mosque was built by Haci Ivaz Pasha, a renowned soldier and the architect of Yesil Mosque and Yesil Mausoleum, during the era of Murad II (1421-1451). The Bazaar was restored between 1967 and 1968 following the Bazaar fire of 1958. It was repaired during the 1990s and its walls were built with rows of cut stones and bricks. The structure was built as a masjid in 15th century and converted into a mosque in 1642 with a minbar donated by Seyit Mehmed Efendi.</p> <p>As of 2017, the preparation of restoration and engineering projects have been completed, in 2018, its restoration was completed and it was put into service.</p>
	<p>Geyve Khan</p> <p>Geyve Khan was built by Haci Ivaz Pasha in the 15th century—to generate revenue for the Yesil Social Complex—and gifted to Celebi Mehmed. In 2007, it was repaired through the Osmangazi Municipality and several of the buildings which were constructed later in time were removed from its surroundings to enhance the khan’s visibility.</p>
	<p>Ivaz Pasha Mosque</p> <p>Ivaz Pasha Mosque was built by Haci Ivaz Pasha—the architect of Yesil Mosque and the Yesil Mausoleum as well as a prominent soldier—during the era of Murad II (1421-1451). After the Bazaar fire of 1958, the Mosque was renewed through the years 1967 and 1968. In 1990, the structure went through maintenance and repair, and its walls were built with cut stones and brick in a row. Built as a masjid in the 15th century, with a minbar gifted by Seyit Mehmed Efendi in 1642, it was converted into a mosque.</p>
	<p>Meyhaneli (Tavuk Pazari) Hammam</p> <p>It was constructed by Murad II in 1426 to generate revenue for the Muradiye Mosque and the Imaret. It obtained its name “Meyhaneli”, meaning with a tavern, as it was used as a winery for some time; “Tavuk Pazari” is the name of the bazaar region it is situated within. The cooling sections concerning both compartments of men and women were demolished during the road construction. The structure existing on private property is currently utilized as a bazaar and storage space.</p>
	<p>Pirinc Khan</p> <p>Built by Bayezid II between 1490 and 1508, Pirinc Khan was developed to create a stream of income for Bayezid mosque and imaret in Istanbul. Its architects are Yakup Sah, son of Sultan Sah, and son of Abdullah, Ali. During the earthquake of 1855, the upper level of the Khan was especially dilapidated, and over time, a diversity of additional structures were built to functionalize the damaged parts of the structure’s courtyard and interiors. Further, its northeast corner was demolished during the opening of Hamidiye Avenue between the years 1903-1906. The two rows of stores covered by vaults extending to the east of the Khan were burnt down in 1519 and then restored in time. Restoration implementations that started in 1983 at Pirinc Khan were completed by 2004. Today, the lower floor is utilized by cafes while the upper level is mostly unoccupied.</p>

	<p>Ertugrul Bey Mosque</p> <p>The Mosque was built during the period of Yildirim Bayezid (1389-1402) for his son Ertugrul Bey. Ertugrul Bey passed away in 1398 while he was the Bey of Aydin Sancak and his body was brought to Bursa and buried at the mausoleum situated within the Mosque's courtyard. The structure which was restored and renovated several times after suffering damaging impacts from fires, survived the earthquake of 1855 with minimal structural damage.</p>
	<p>Tumulus of Bursa</p> <p>Situated to the north of Geyve Khan dating back to 2nd century BC, the Tumulus was discovered during Bursa Chamber of Commerce and Industry building's foundation excavation and was preserved at the now demolished structure's basement. The Tumulus is composed of two compartments, a dromos and a burial chamber. 5 pieces of lagynos, 5 double handled urns, 3 small cups, 16 incense containers, 2 bowls of the Megara culture, 2 oil lamps and 3 pieces of diadem belonging to the Kingdom of Bithynia from 2nd century BC have been donated to Bursa Archeological Museum.</p>
	<p>Fidan Khan – Inner Fidan Khan</p> <p>Built by Mahmud Pasha—the Grand vizier of Mehmed II—in 15th century, Fidan Khan was intended to cultivate a stream of income for the Mahmud Pasha Social Complex in Istanbul. Its portal of entrance is located to the south and door for the barns to the east.</p> <p>As of 2017, construction surveying, restitution and restoration projects have been completed.</p> <p>In 2016, research purposed excavation efforts at Inner Fidan Khan, located to the east of Fidan Khan, have begun and continue to this day along with restitution, preliminary and implementation projects.</p>
	<p>Koza Khan</p> <p>Koza Khan was built by Bayezid II during the years 1490-1491, with architect Abdul-ula bin Pulad Sah, in order to generate revenue for the mosque and madrasa in Istanbul. It is used for commercial functions in modern times.</p> <p>As of 2017, façade rehabilitation and lead roof cladding implementations at Koza Khan were completed along with the construction of a breastfeeding room and bathrooms.</p> <p>Koza Khan inner courtyard reconfiguration project was finalized in 2018.</p>
	<p>Inner Koza Khan</p> <p>Referred to as the Inner Koza Khan, the compartment is an area within Koza Khan designated for barns. The one-story building's courtyard is accessible through a 3.66 metered opening from the eastern façade of Koza Khan. Today, the space is used for eating and drinking purposes.</p>

	<p>Esir Dede Mausoleum</p> <p>The Mausoleum was built in 1680. According to a resource, the Sagrici Sungur Masjid located near the mausoleum was built by Hodja Sungur. Another one states that Shayk-al-Islam Esirî Mehmed Effendi repaired Sagrici Sungur Masjid and built a mausoleum for himself. Passing away in 1681, Mehmed Efendi was buried at the site. His mother Fatma Hanım and brother Ali Effendi's tombs are also present within the Mausoleum. Esirî Mehmed Effendi was later renowned as Esir Dede.</p>
	<p>Transformer</p> <p>There have been significant advancements regarding electricity in Europe and the United States, especially since the beginning of 1800s, following an important discovery by a French scientist in early 18th century. However, ventures concerning electrical energy generation could only develop by 1906. After the establishment of the republic in 1924, twelve transformers were installed throughout different neighborhoods in Bursa with the contributions of Italian and French companies, ensuring the systematic distribution of electricity within the urban region. Before the initiative, lamps and candles were used for lighting purposes throughout the 19th century and early 20th century. One of the twelve transformers is located on Cumhuriyet Avenue.</p>
<p>CORE AREA 2</p>	
	<p>Osman Gazi Mausoleum</p> <p>After the conquest of Bursa by Osman Gazi, a part of the Saint Elia Monastery (Gümüşlü Vault) was converted into a mausoleum by his son Orhan Gazi in accordance with his will and was buried in this building. The tomb, which was damaged by fire in 1801 and completely destroyed by the earthquake of 1855, was restored to its present form in 1863 by Sultan Abdulaziz, remaining faithful to its old structure. The tomb today has an octagonal plan. The building, whose walls were built with cut limestone, was covered with a dome. In the middle of the tomb, the wooden sarcophagus belonging to Osman Gazi was surrounded by brass railings inlaid with mother-of-pearl and covered with velvet embroidered with gold.</p>
	<p>Orhan Gazi Mausoleum</p> <p>Orhan Gazi Tomb was built on a part of the Sainte Elie monastery, which was used as the monastery of the city before the conquest of Bursa. For this reason, it is possible to see floor mosaics belonging to the monastery of Saint Elias on the floor of the tomb even today. Orhan Gazi Tomb, which was under the same roof as Osman Gazi Tomb in the first years; It was damaged by fire in 1801, and a significant part of the tomb was destroyed after the 1855 earthquake. In 1863, it was rebuilt by Sultan Abdulaziz, remaining faithful to its former state. The square planned Orhan Gazi Tomb has three windows on each side, and the middle window on the south side of the tomb has been converted into a door. 4 columns connected to each other by arches were used and covered with a dome. The sarcophagus in the middle of the Orhan Gazi Tomb belongs to Orhan Gazi and is surrounded by brass railings.</p>

	<p>Clock Tower</p> <p>It was built during the reign of Governor Mümtaz Reşid Pasha and was built by Sultan II. It was opened with a ceremony in 1905, the twenty-ninth anniversary of Abdülhamid's accession to the throne. Another square planned and four-storey clock tower was built at the same spot during the reign of Sultan Abdulaziz (1861-1876) after it was demolished. In the past, it served as both a fire and a clock tower. The square planned and six-storey tower is 33 meters high.</p>
	<p>Martyrs Memorial</p> <p>The Monument is in the area adjacent to Osman Gazi Tomb. Next to the mausoleum, there are 9 marble graves, the graves of 14 people who were martyrs of the War of Independence and the Monument of the War of Independence. It was removed in 2013.</p>

KHANS AREA – BUFFER ZONE – LIST OF MONUMENTS

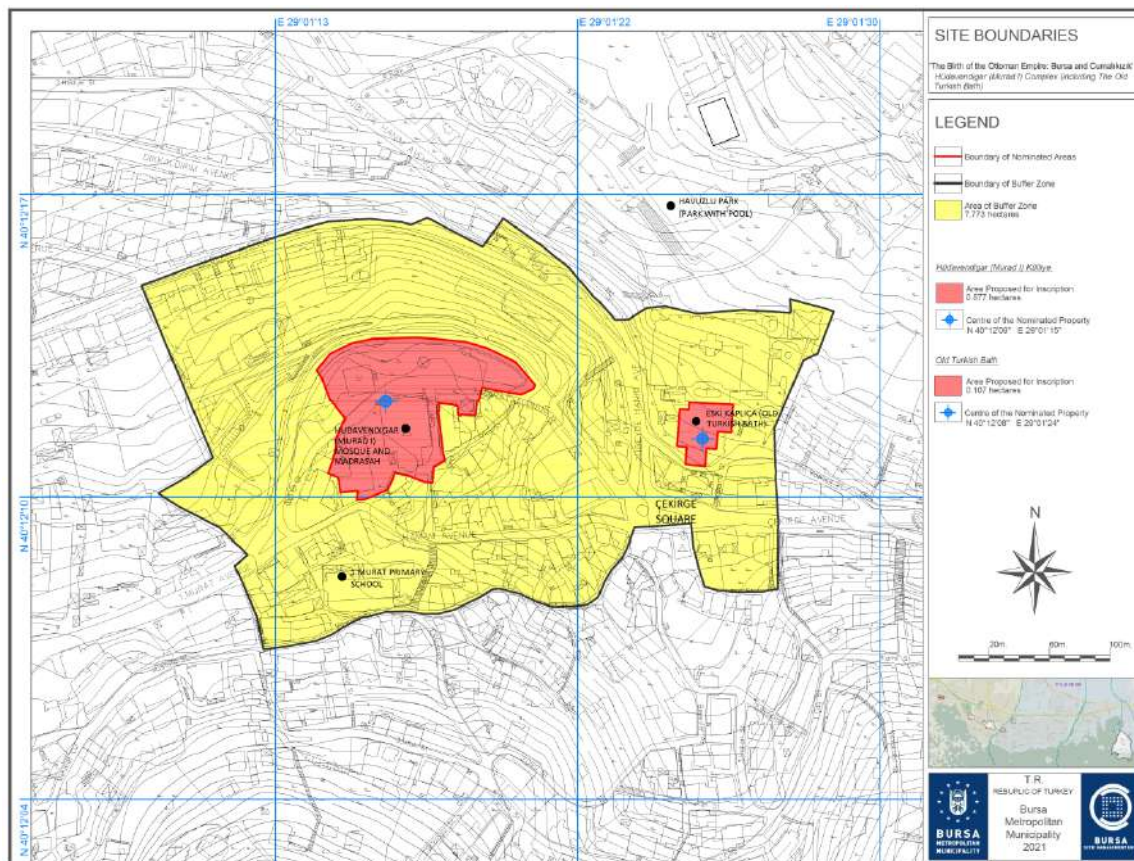


Map 19. Khans Area, Buffer Zone, Map of Monuments

BUFFER ZONE		
B 1	Church Remains	19 th Century
B 2	Walls of Bursa	185 BCE
B 3	Mausoleum of Okcu Baba	14 th Century
B 4	Balibey Khan	15 th Century
B 5	Tomb of Timurtas Pasha	Cemetery 1402-1403, Structure 1940
B 6	Central Bank	20 th Century (1967)
B 7	Mosque of Mecnun Dede	15 th Century
B 8	Ahsap Khan	15 th – 18 th Century

B 9	Tahtakale Khan	15 th Century Mehmed Celebi
B 10	Tahtakale Central Food Market Building	
B 11	Gungormez Mosque	16 th Century
B 12	Real Estate Bank (Ziraat Bank) Building	20 th Century
B 13	PTT Building	20 th Century
B 14	Seker Hoca Mosque	15 th Century
B 15	Seker Hoca Mausoleum	15 th Century
B 16	Isbank Building	20 th Century
B 17	Karaseyh Mosque	15 th Century
B 18	Historic Municipality Building	19 th Century
B 19	Tayyare Cultural Center	20 th Century
B 20	Yapi Kredi Bank	20 th Century
B 21	Bursa Health Directorate	20 th Century
B 22	Simkes Mosque	15 th Century
B 23	Government Hall	20 th Century
B 24	Courthouse Building	20 th Century
B 25	Revenue Office	20 th Century
B 26	Ahmet Vefik Pasa Theater	20 th Century
B 27	Tuz Khan	15 th Century Fatih Sultan Mehmed
B 28	"Tuz Pazari" Mosque	15 th Century Fatih Sultan Mehmed
B 29	"Tuz Pazari" Fountain	15 th Century Fatih Sultan Mehmed
B 30	Ismail Hakki Bursevi Lodge and Mosque	18 th Century (1722)
B 31	Yigit Cedit Mosque	15 th Century
B 32	Persembe Bath House	15 th Century
B 33	Yeni Bezzaz Mosque	15 th Century
B 34	Veledi Enbiya Mosque	15 th Century Murad II
B 35	Reyhan Pasha Bath House	15 th Century Murad II
B 36	Mantici Mosque	15 th Century Murad II
B 37	Tavuk Pazari Mosque	15 th Century
B 38	Mudanya (Abulyond) Khan	14 th – 16 th Century

3.2. HUDAVENDIGAR (MURAD I) SOCIAL COMPLEX



Map 20. Sultan Murad I Social Complex, Management Site Boundaries



Image 12. Murad I Mosque (Source: Osmangazi Municipality Archives)

Core Area: The site is composed of 2 areas and bordered by Bağlan Avenue to the north, Armutlu street to the East, Cekirge Avenue and Mustafa Sokak to the south, Military Hospital to the west. The first core zone constitutes of the Hudavendigâr (Murad I) Social Complex and in total covers an area of 8.769 m². The second core zone covers Old Hot Spring quarters and in total an area of 9.837 m².

Buffer Zone: The area covers a total of 87.570 m² and is situated within Murad I Avenue, Hamam Avenue, and 1. Arka Sokak.

The Social Complex which has been built between the years 1363-1366 by **Murad I (Hudavendigâr)** who had taken the throne after Orhan Ghazi in 1360 has prompted the advancement of the city towards the east. The Hudavendigâr Social Complex is composed of a mosque, madrasah, fountain, bath house, and a mausoleum. The most prominent structure of the Complex is the quintessential Ottoman mosque with a madrasah located on its second floor and two porticoes. The presence of a compact bath house at the Social Complex can be explained by the existing hot spring on site.



Image 13. Murad I Social Complex (Source: Ottoman Architecture in the Period of Hudavendigâr, 2017)

The Social Complex has also given its name to the neighborhood. Further, the land on which the Social Complex is situated sits along the Hot Spring Region, giving significance to the urban landscape in our day. The Lower Town, which has been the stage for comprehensive settlement and construction projects outside of the wall during the Orhan Ghazi era, is observed to have also seen significant expansion during the era of Murad I with new constructions emerging across the region.

Hudavendigâr Social Complex, which has been built during the era of Orhan Ghazi by his brother Alaeddin Bey, located 3 km away from the Pasha Mosque within the Cekirge District, appears as an effort to generate an urban center to the west of the city. The location of the Social Complex between Kukurtlu Thermal Spring built during the era of Murad I and Castle of Bursa shows that the area selection for development activities in the region were not a coincidence and that the presence of regional thermal water resources was as a factor of influence for utilization purposes.

During the era of Orhan Ghazi, in Bursa, the most important commercial center of the beylic with Emir and Bezir Khans, Kapan Khan has been built in close proximity to Khans mentioned in the era of Murad I. With the bazaar constructed during the era of Yildirim Bayezid, Bursa emerged as the most significant trade center in the East-West commercial activities. Kapan Khan is known as the place where excess products from rural regions, especially from Cumalikizik, were marketed in the urban landscape. Furthermore, it's mentioned in historical records that Kapan Khan's upper levels were utilized as places of lodging for visiting Janissary during the 17th century.

The most significant structure of the Social Complex, the mosque is an unparalleled Ottoman mosque example. Hudavendigâr mosque has been built in a challenging geographical location, on the edge of a cliff. The two-story angular mosque has provided an extraordinary architectural sight with its monumental structure. Madrasa rooms were planned on the upper and lower levels, which were assembled into prayer rooms and altars, serving as an educational facility.

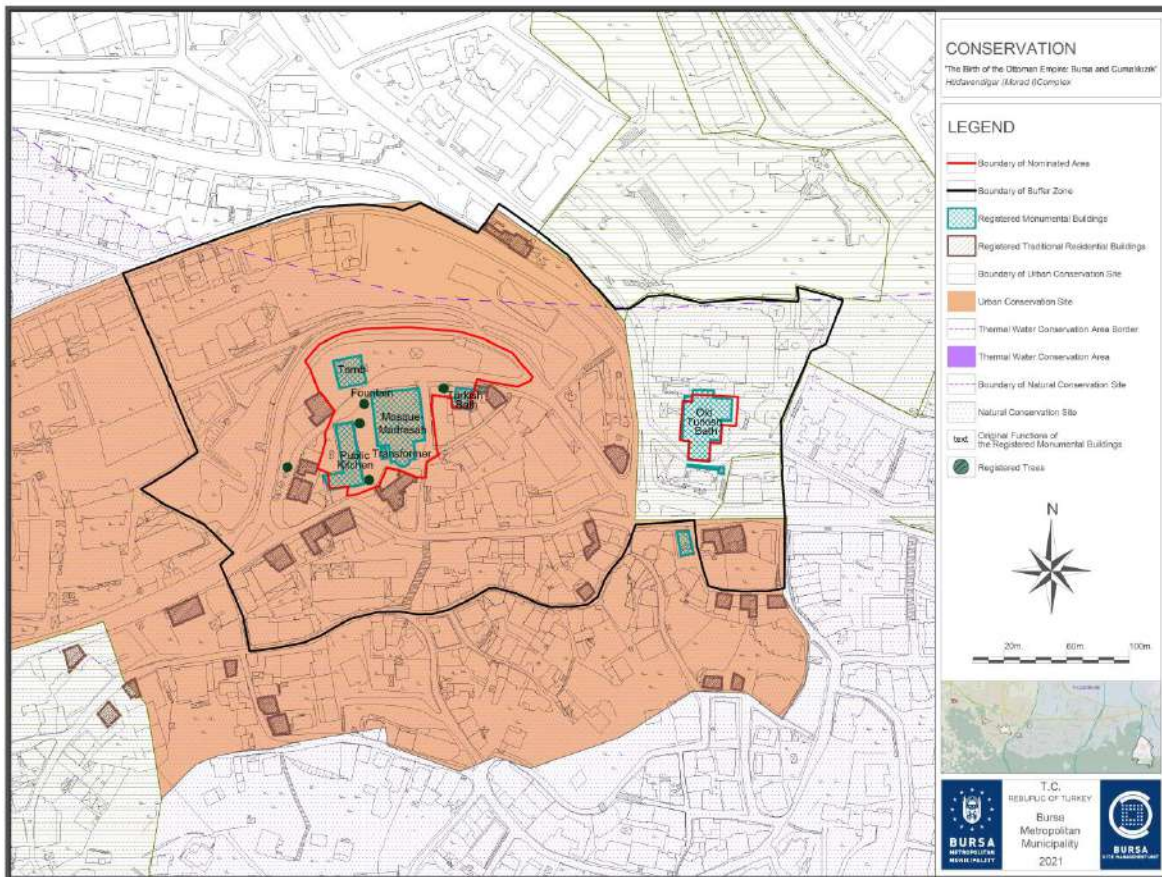
In these structures, different from architectural examples from the Orhan Ghazi time period, in addition to adhering to architectural traditions, we can observe that monumentalism had increased and novel solutions to structural and envelope challenges were generated and that practices of proportion and symmetry were highlighted.

The core zone is situated within the urban protected area of Cekirge District as determined by the High Council for the Protection of Cultural and Natural Heritage dated 14.02.1986 and numbered 1918. The zone is also located within 'Cekirge Geothermal Region' containing hot water resources and therefore used mostly for health and tourism purposes. This region has been identified as a hot water preservation site. Restrictions and conditions concerning land use and construction implementations specified in the Geothermal Resources and Natural Water Law dated 03.06.2007 and numbered 5686 have been regarded as principal factors of influence in development plans. Cekirge Thermal Water Preservation Plan scaled 1/1000 and located within the core zone has been approved of by the Bursa Cultural Heritage Preservation Regional Board with the ordinance dated 11.07.1995 and numbered 4521.

All projects and implementations within the mentioned area covered by the preservation focused development plans require permission and approval from the Protection Council.

Hudavendigâr (Murad I) Social Complex core zone region contains 6 registered monuments according to the ordinance dated 1986 and numbered 1918 as issued by the High Council for the Protection of Cultural and Natural Heritage. Within the buffer zone are 3 registered monuments in total. Regarding the management site, there are 17 registered structures that are examples of civil architecture. In addition, there are in total 5 registered monumental trees in the core zone.

Preservation Status



Map 21. Sultan Murad I Social Complex Conservation Status Map

Authenticity

Hudavendigâr (Murad I) Social Complex holds an important place as it contributes to the urban silhouette. It is an authentic construction through the framework of urban landscape architecture, holding a significant place in architectural history with its design and composition containing a unique mosque and madrasah, imaret structure, bath house and mausoleum.

Reflecting societal values with religious and cultural functions, the social complex is in a central neighborhood location.

It is possible to notice architectural traditions of Byzantine, Seljuk, Arabic, Persian and local culture in the structural technology, ornamentation and technical details.

As indicated on the list of monuments, some of the projects and restorations concerning structures have been completed and certain implementations are ongoing. Restored structures are functionalized. Works carried out by the Site Management Unit have increased the visibility and recognition of Social Complexes and the general public has been more involved in cultural and social activities in the region.

Integrity

All structures that compose the Hudavendigâr Social Complex, the mosque, imaret, bath house and the mausoleum have preserved their authentic architectural forms and elements and serve their original functions to this day.

The mausoleum, by using historic techniques and details, has been reconstructed by Sultan Abdulaziz in the year 1863. The imaret, after suffering immense damage after the earthquake of 1855, has been restored by Sultan Abdulhamit in the year 1906. Today, the imaret is used as a sociocultural center and the bath house operated under its original function. The bath house to the east of the mosque has been built smaller compared to bath houses found in other social complexes which denotes that other functionalities have been prioritized but simultaneously the Old Thermal Spring nearby has been utilized. Hudavendigâr Social Complex holds global significance with its thermal springs.

As focal points of the urban landscape, the surroundings of social complexes have been established as green areas in preservation development plans and closed off to vehicular traffic. Thus, the possibility of environmental pollution resulting from traffic has been reduced.

Local and foreign visits to mosques and mausoleums at social complexes are gradually increasing. Because there are no entry fees and that all protected areas remain open to the public, just as there is no definitive data regarding visitor count there is also no immediate risk from visitor pressure on the cultural heritage of protected areas.

Construction surveying, restitution, and restoration projects for a range of structures on the social complex have been prepared and implemented. Holistic environmental planning, external façade cleanups, lead roof renewals, and periodic maintenance of green areas are continually administered. Visual pollution is prevented through façade cleaning projects concerning roads and streets.

New construction and preservation projects regarding areas situated within urban protected areas are organized through preservation development plans and administered by related institutions thus appropriate advancement with respect to the historic environment is ensured. However, negative effects of urban renewal projects around Social Complexes partially negate the rehabilitating activities implemented on site.

In recent years, air pollution is observed to have increased. The reason for this situation can be explained by the rising levels of urban density surrounding industrial sites and the expansion of the city into industrial sites. In addition, the escalating number of motorized vehicles can be counted amongst the causes.

On Heritage Sites, there are projects concerned with earthquakes, an important risk factor in protecting integrity and authenticity, and on an urban scale, “Disaster Prevention and Intervention Plans” are prepared.

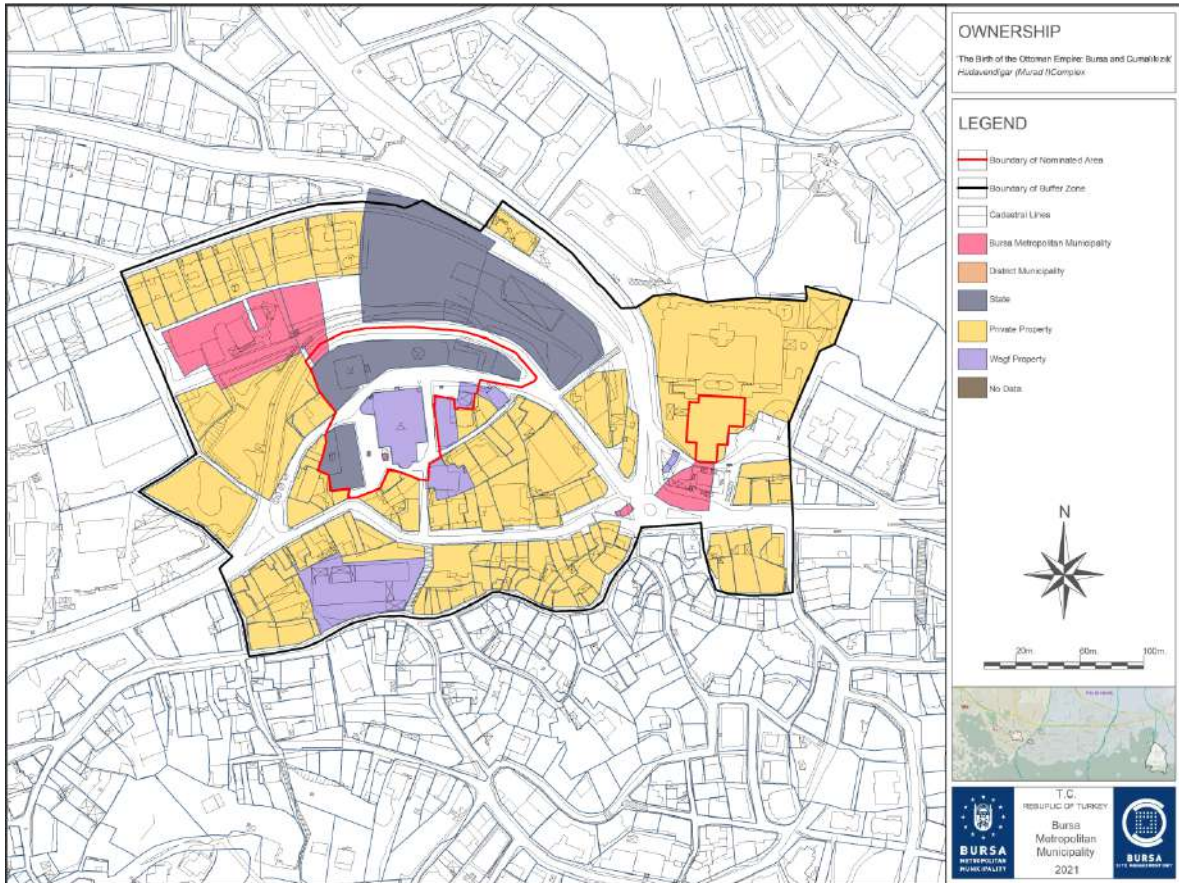
Research is being conducted on restoration and preservation projects regarding the importance of strengthening against earthquakes for singular structures. In some buildings, hygrometers are placed as well as fire and smoke detectors in situations where permissible according to the preservation approach and escape plans are prepared taking into consideration fire exits.



Map 22. Management Site Representation on the 1921 dated “Map of Bursa” and Up-to-Date Map

Ownership Status

Considering the total area of Hudavendigâr Social Complex, privately owned property is at 73%, 20% belongs to foundations, 5% to the Bursa Metropolitan Municipality, and 2% to the government. After privately owned property, foundations, which serve the public sector, have the highest percentages. Within the core zone, treasury and foundational property sits at higher rates whereas in the buffer zone, privately owned property is more prevalent.

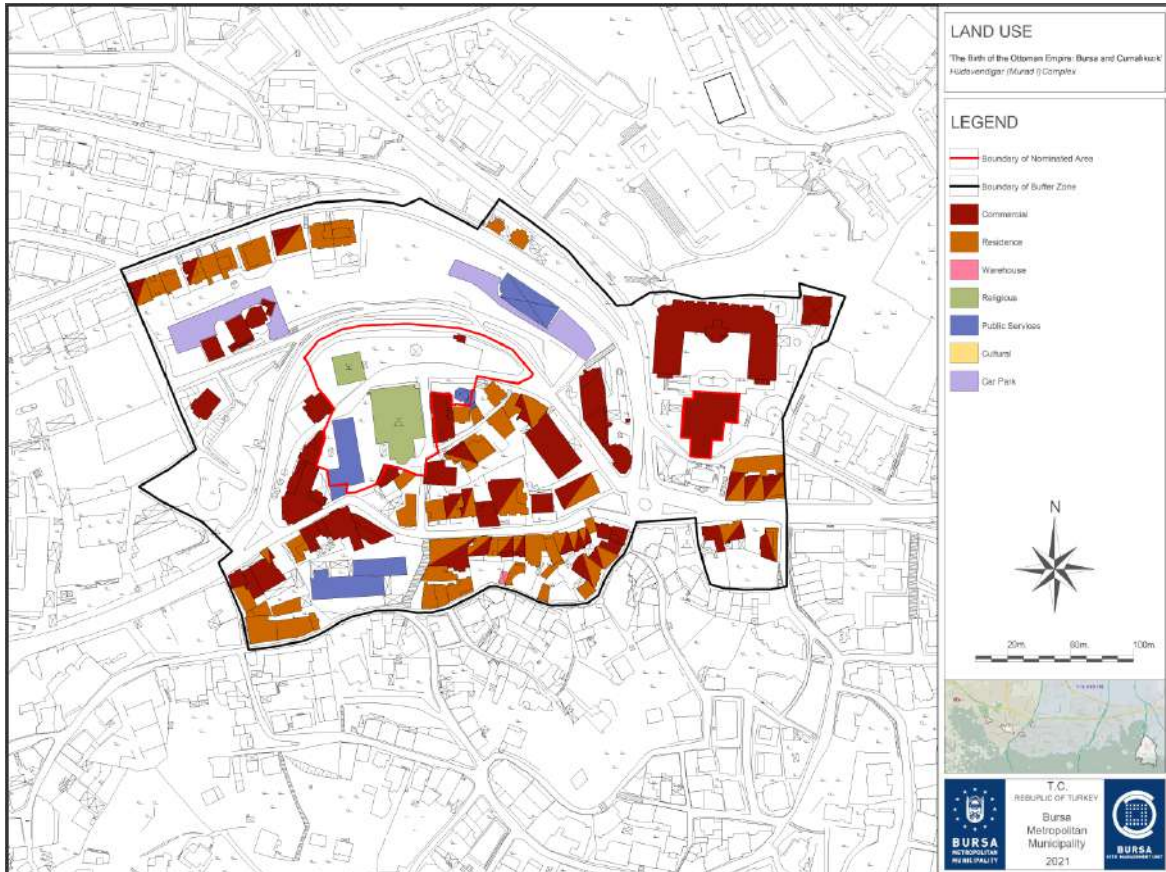


Map 23. Sultan Murad I Social Complex Land Ownership

Land Use

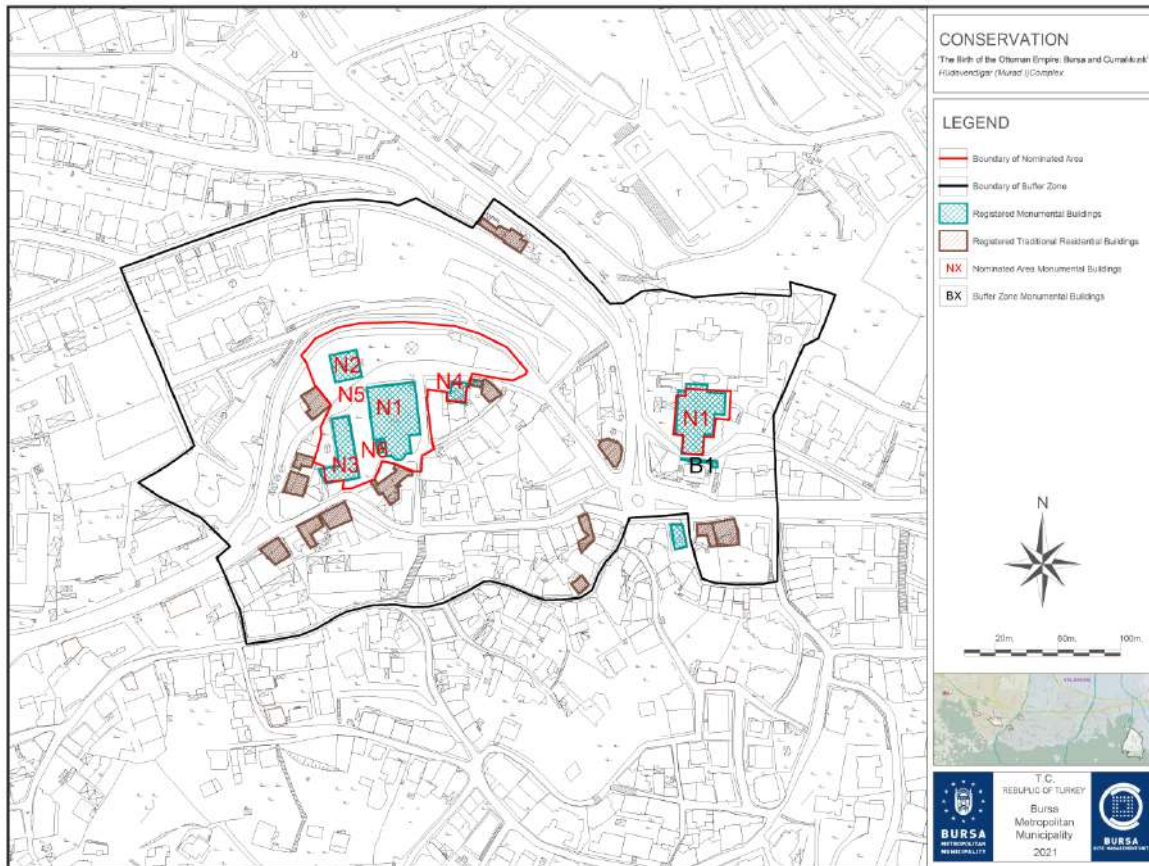
%38 of the structures resting on Hudavendigâr Social Complex management area are commercial-residential units utilized for commercial purposes. The core zone, encompassing social complex structures, has a 40% rate of usage for religious purposes. The buffer zone, dense with residential function, is observed to host areas for lodging and hospitality experiences.

40% of the core zone is composed of commercial structures, 40% of religious functions, 15% of public services and 5% of residential purposes. 55% of the buffer zone consists of residential units, 32% of commercial, 5% of public services, 5% of parking lots and 3% religious functions.




Map 24. Sultan Murad I Social Complex Land Use Map






CORE AREA – LIST OF MONUMENTS



Map 25. Sultan Murad I Social Complex, Core Area, Map of Monuments

CORE AREA 1		
N 1	Murad I Mosque and Madrasa	14 th Century Murad I
N 2	Murad I Mausoleum	14 th Century Murad I (Renovated Existing Structure)
N 3	Murad I Imaret	14 th Century Murad I (Renovated Existing Structure, 1906)
N 4	Cik Cik (Gir Cik) Bath House	14 th Century
N 5	Murad I Fountain	14 th – 15 th Century
N 6	Transformer	20 th Century
CORE AREA 2		
N 1	Old Spa	14 th Century Murad I

CORE AREA 1	
	<p>Murad I (Hudavendigâr) Mosque</p> <p>One of the most important features of the mosque built by Murad I between the years 1363-1366 is its encompassment of a mosque on the lower floor and a madrasa on its upper section. Several marble columns and capitals constructed from Byzantine structures can be observed at the mosque.</p>

	<p>Murad I Mausoleum and Burial Site</p> <p>The structure was constructed by Yildirim Bayezid in 1389 in honor of his father, Murad I, who passed away at the Battle of Kosovo. It was renovated in 1741. After experiencing severe damages during the earthquake of 1855, the Mausoleum was reconstructed in 1863 by Sultan Abdulaziz using its original structural foundations. Around the sarcophagus of Murad I located at the Mausoleum's center with a brass fencing enclosure are the sarcophaguses of the son Murad I, Yakup Celebi, Yildirim's son, Suleyman Celebi, Suleyman's son, Orhan Celebi, Musa Celebi and Bayezid II's son, Mehmed Celebi. The holders of the other three sarcophaguses are unknown.</p>
	<p>Murad I Imaret</p> <p>The Imaret was constructed by Murad I between the years 1367-1385. However, it was damaged to a great extent in 19th century and thus renovated by Sultan Abdulhamid in 1906. It was utilized as the Provincial Directorate of Tourism for a certain period of time and is still maintained by a foundation to this day.</p> <p><i>As of 2017, the preparation of restoration and engineering projects have been completed, in 2018, its restoration was completed and it was put into service.</i></p>
	<p>Cik Cik (Gir Cik) Hammam</p> <p>Located within Murad I Social Complex to the east of the Mosque is the structure known as Bekarlar, Cik Cik or Gir Cik Hammam constructed approximately between 1365-66 together with the Mosque. In order to clad the roof with bricks during the several efforts directed towards the Hammam's repair, a second tholobate was built and a dome with a lesser inclination angle was created.</p>
	<p>Murad I Mosque Fountain</p> <p>At the fountain located on the mosque's wall is a sharp arched and shallow alcove in which rests a singular faucet and a basin. On the top section of the fountain are two rows of cornices that have been formed through an array of single and triangular moldings that point outwards, horizontally aligned with the ground.</p>
	<p>Transformer</p> <p>One of the twelve transformers built during the same period is located within Murad I Social Complex situated within Cekirge Quarter.</p>

CORE AREA 2**Old Spa**

The building, which was built as a double bath in 1385 by Sultan Murad I, is considered one of the largest thermal springs in Bursa. Some sources date the first construction date of the Old Hot Spring, also known as the Armutlu Bath, to the Byzantine Period, and state that today's bath was built on the remains of this Byzantine Bath. Hamam II. During the Bayezid period, a cold room was added and covered with a dome. The domes of the hot section are covered with tiles and the dome of the cold section is covered with lead. The round arches connecting the eight columns carry the dome in the warm section of the bath, which has a small fountain in the center and a small room to the right. The dome covering the hot section sits on the round arches connecting the eight columns around the seven-meter-diameter pool. Byzantine Period columns and capitals were used as spolia in the building. Hamam today; It continues its original function, which includes separate baths for men and women.

HUDAVENDIGAR SOCIAL COMPLEX – BUFFER ZONE – LIST OF MONUMENTS

B 1	Water Tank and Fountain	14th Century Murad I
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3.3. YILDIRIM (BAYEZID I) SOCIAL COMPLEX

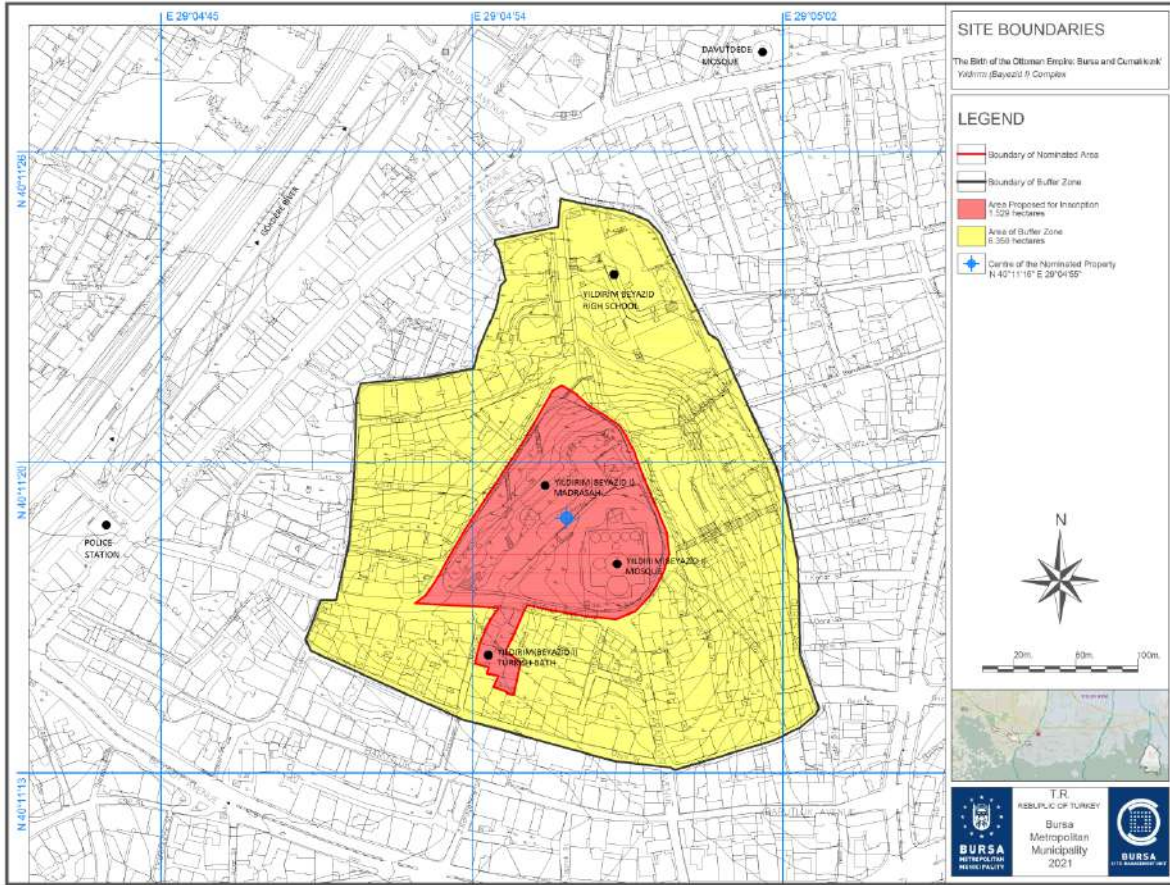


Image 14. Yildirim (Bayezid I) Social Complex (Source: BMM Photography Archives)

Core Area: Located within the Urban Protected Area, to the east rests Yardimci Street, to the south is Yildirim Avenue (including Yildirim Bath House and adjacent parcel lots), Hamam Street, to the west is Cumlekapi Street with a total area of 15.295 m².

Buffer Zone: Located partially within the Urban Protected Area, to the west is Cukur Street, Kamaci Street, Kurtulus Avenue, to the east is 1. Kumlu Street, Gures Avenue, to the south is Sen Street, Uzun Street, with a total area of 78.881 m².

The construction of the Social Complex was started by Sultan Yıldırım Bayezid in 1390. Considered one of the most perfect architectural structures of Bursa, the Kulliye also symbolizes the transition from the Ottoman Principality to the Devlet-i Aliyye-i Osmaniye (Ottoman Empire). With its madrasah and darüşşifa (hospital), it became an important education center of the period and drew the eastern border of the city. Darüşşifa is both the first medical school of the Ottoman Empire and an important hospital with rich resources, where patients are served in practical education.



Image 15. Yildirim (Bayezid I) Social Complex (Source: BSMU Photography Archives)

Because the topography of Yildirim Social Complex, which identifies the city's eastern border (resting at the beginning of the road leading to Istanbul), is opportune, a mosque with a lodge, two madrasas (one of which is a medical faculty), a hospital, mausoleum, bath house, and an imaret (where now a primary school is situated) has been built. The mosque within the Yildirim Social Complex has been constructed similarly to other mosques in Sultan Social Complexes with an inverted t plan type giving rise to the concept of "Arch of Bursa" in architectural literature as the first example. Water which has been brought over to the region prior to the construction of the Social Complex has had an influence on the development of urbanization within the environment.

In addition, Yildirim Bayezid has built a diverse range of public structures in the city center resulting in the most impactful and advanced development in the region throughout history including the construction of The Grand Mosque of Bursa, Madrasa, and Bath House structures.

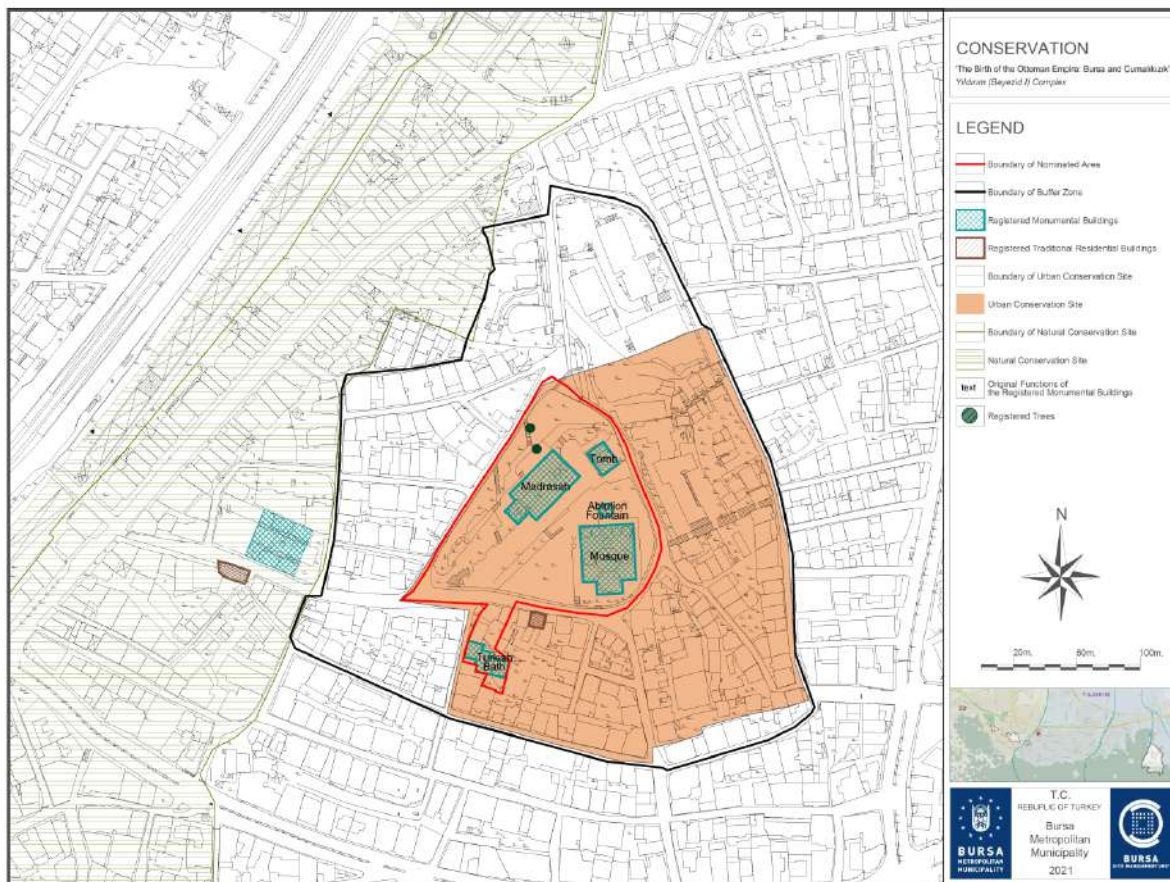
Bursa's rise with respect to production and as a commercial center is also related to external developments that have evolved during the same time period. With the capture of Antalya and Alanya, ports found within these cities have enabled the transfer of products from Northern Mediterranean and Red Sea waters to Bursa. Similarly, within the same time period, sovereignty declared in Northern Anatolian land of Candaroglu prompted the management of the Tokat-Amasya section of the transit road coming over from Tebriz and thereby increased the amount of raw silk transported to Bursa. Consequently, Bursa emerged as the center for transfer and exchange of commercial products. Administering Western Anatolian ports such as Ayasuluk, Izmir, and Foca as well as lands of Saruhan and Mentese, an ample amount of silk had been secured in Bursa for textile production purposes. Entering the 1400s, Bursa arose as the center of sales for an assortment of Southwest Asian spice merchandise originating and incoming from Baghdad, Mosul, and Halep. Pepper, ginger, cinnamon, clove, saffron, and coconut seasonings have especially been marketed to Europe through Hungary over Brasov. Tuna ports, Silistre, Ruscuk, and Nigbolu gained recognition and value as transfer focal points of textile products and spices of Bursa. Bayezid I, with a successive line of victories, expanded the state's borders twice its original coverage in a short period of time and instigated the advancement of Bursa as an international commercial center. With the construction of khans around Emir Khan and emerging marketplaces nearby, the commercial axis gradually began to appear.

Initially accommodating a mosque, madrasa, imaret and a bath house, the Yildirim Social Complexes can be considered the most complete social complex. Each of its structural units have been constructed appropriate to the region's topography.

The core zone is situated within the Yildirim-Davutkadi protected urban area as determined by the High Council for the Protection of Cultural and Natural Heritage through the ordinance dated 27.07.1984 and numbered 346.

1/1000 scaled Yildirim Davutkadi Implementation Development Plan, located within the core zone, has been ratified by the Ministry of Culture through the ordinance dated 03.01.1985, numbered 160132072-610 and updated in 2018. With respect to the aforementioned plan, all projects and implementations within the scope of the development plan area must receive permission and approval from the Protection Council. According the ordinance numbered 1918 issued in 1986 by the High Council for the Protection of Cultural and Natural Heritage, there are in total 5 registered monuments situated within the core zone of Yildirim Social Complex, 1 located within the buffer zone, and 1 registered civil architecture example inside the management area. Further, there are 2 registered monumental trees positioned within the core zone.

Preservation Status



Map 27. Yildirim Bayezid I Social Complex Conservation Status Map

Authenticity

Yildirim Social Complex holds a significant place especially to the east of the urban silhouette regarding the relationship between architectural formation and topographical structure where we can find its mosque, madrasa, mausoleum and bath house. Neighborhoods which have formed around the Social Complex serve as examples of the Ottoman urban textural landscape.

Reflecting a holistic view of societal values with religious and social functions, the social complex establishes the neighborhood center.

The Oghuz tribal confederation encountered Persian, Arabic, Seljuk and Byzantine civilizations through their journeys of which can be observed in the structural technology, ornamentation, and technical detailing of the time period's architecture.

As indicated in the list of monuments, projects and restorations regarding some of the structures have been completed and development implementations are ongoing. Restored structures are functionalized and in alignment with the projects administered by the Site Management Unit, the region's visibility as well as community engagement relating to social activity attendance increased.

Integrity

The Social Complex initially included a mosque, madrasa, hospital, khan, imaret and a bath house with the imaret converted into a primary school continuing its public service in today's age.

The hospital, on the other hand, sustains its physical presence however as it was recently rehabilitated as a reconstruction, has experienced a diminish in its originality.

The mosque, bath house and mausoleum sustain their original functions and the madrasa, after the restoration, is planned for use as a cultural center.

Construction surveying, restitution, and restoration projects for a range of structures on the social complex have been prepared and implemented. Holistic environmental planning, external façade cleanups, lead roof renewals, and periodic maintenance of green areas are continually administered and visual pollution is prevented through façade cleaning projects concerning roads and streets.

As focal points of the urban landscape, the surroundings of social complexes have been established as green areas in preservation development plans and closed off to vehicular traffic. New construction and preservation efforts within the urban protected areas are organized through development plans, followed up by related institutions and through such means advancement appropriate to the historic environment is ensured. However, urban renewal implementations due diminish rehabilitation efforts.

Local and foreign visits to mosques and mausoleums at social complexes are gradually increasing. Because there are no entry fees and that all protected areas remain open to the public, just as there is no definitive data regarding visitor count there is also no immediate risk from visitor pressure on the cultural heritage of protected areas.

Even though the core zone has been cleared of traffic and thus environmental pollution potential to due traffic has been decreased, the region has been experiencing an increase in air pollution in recent years. Amongst the reasons are the expansion of the city into industrial sites and the rising number of motorized vehicle usage.

Bursa Province Disaster and Emergency Directorate is preparing “Disaster Prevention and Intervention Plans” in light of the importance of the historic center. No-car zones have been determined inside core areas and cautionary measures have been issued through the placement of hydrants and fire cabinets. In addition, there are instructional environments provided for the public with the purposes of “diminishing the risk”.

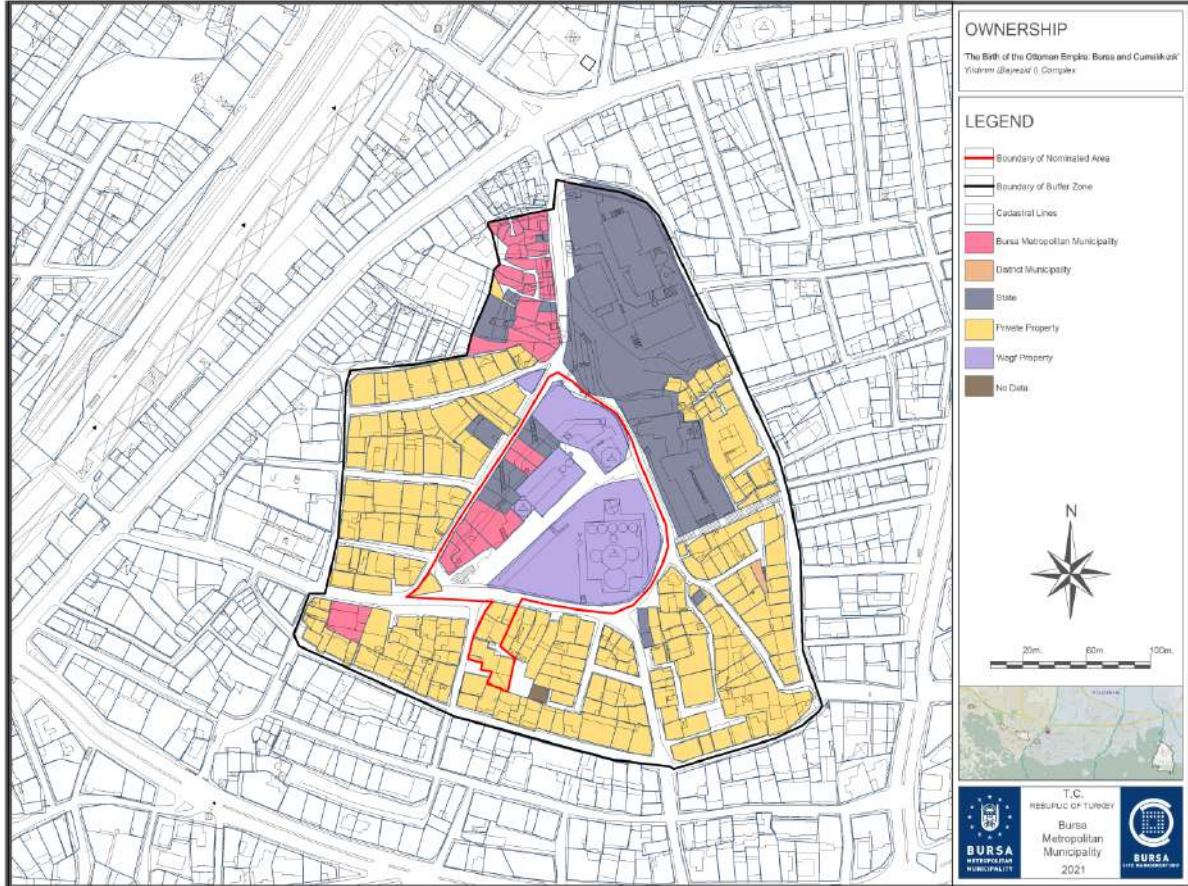
Research is being conducted with respect to restoration and preservation efforts regarding single structures with the parameters of strengthening against earthquakes in place. In some structures, hygrometers are placed as well as fire and smoke detectors in situations where permissible according to the preservation approach with the preparation of escape plans taking into consideration fire exits.



Map 28. Yildirim Social Complex Management Site Representation on the 1862 dated “Suphi Bey Map” and up-to-date Map

Ownership Status

Regarding the total area of Yildirim Social Complex, 66% of the region is privately owned, 10% belongs to foundations, 7% is administered by Bursa Metropolitan Municipality and Yildirim Municipality and 17% is under the jurisdiction of the government. Privately owned property areas along with those under the management of state treasury are situated within the buffer zone. Regions belonging to foundations are located inside social complexes and within the core zone.



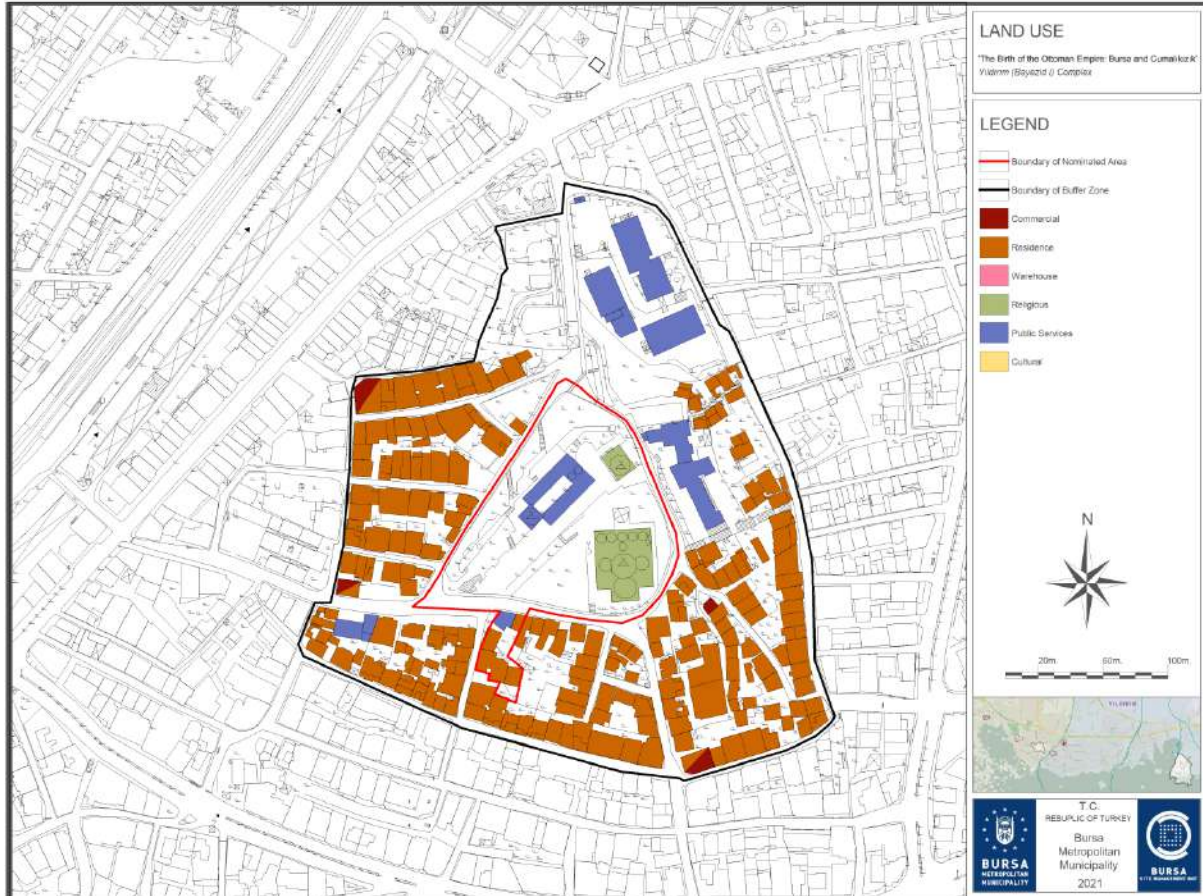
Map 29. Yildirim Bayezid I Social Complex Land Ownership Map

Land Use

Regarding the management site of Yildirim Social Complex, 64% of the areas are reserved for residential use. Along Kurtulus Avenue, residential-commercial functionalities are observed. Yildirim Primary School within the region and Yildirim Madrasa located inside the social complex are restored through the Regional Foundation Directorate. The madrasa structure is planned to emerge as a culture center and continue its public services.

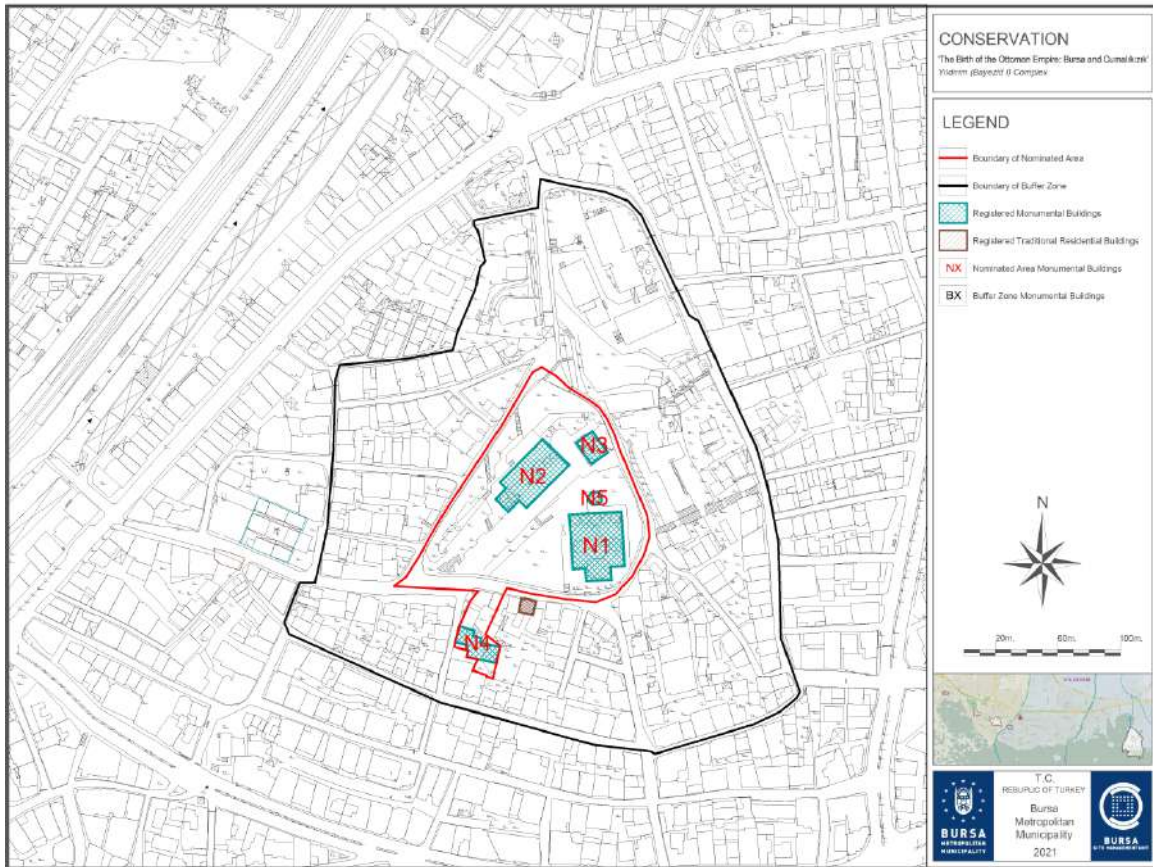
55% of the core zone is composed of religious facilities and 45% serves public functionalities. 70% of the buffer zone is reserved for residential utilization, 20% for commercial use and 10% for educational purposes.

Yildirim Madrasa is currently under renovation through the Regional Foundations Directorate and will be used as a cultural center, retaining its function as a public facility.



Map 30. Yildirim Bayezid I Social Complex, Land Use Map

BUFFER ZONE — LIST OF MONUMENTS






Map 31. Yildirim Bayezid I Social Complex, Core Area, Map of Monuments

N 1	Yildirim Mosque	End of 13 th Century – Start of 14 th Century
N 2	Yildirim Madrasa	End of 13 th Century – Start of 14 th Century
N 3	Yildirim Bayezid Mausoleum	Start of 15 th Century
N 4	Yildirim Bath House	End of 13 th Century – Start of 14 th Century
N 5	Yildirim Mosque Shadirvan	19 th Century

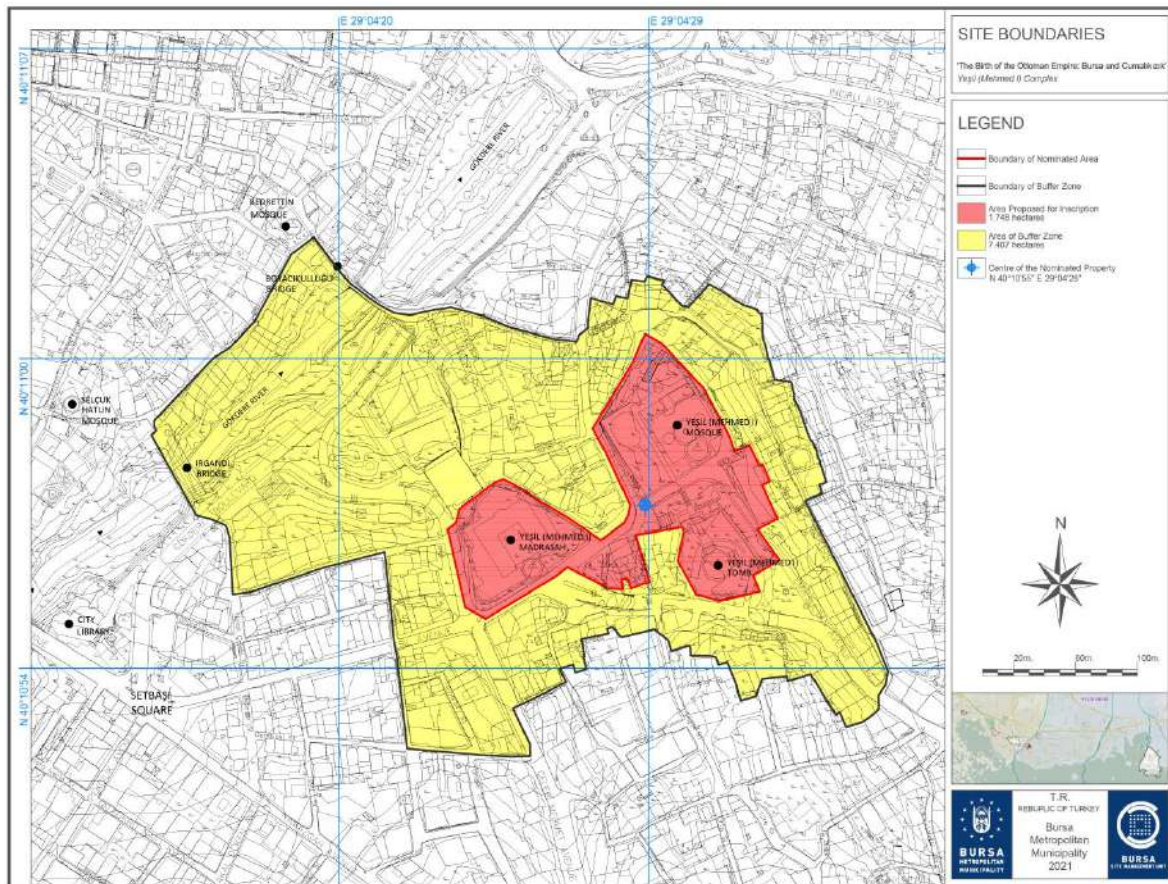
**Yildirim Mosque**

It is situated within the social complex built by Sultan Bayezid I at the end of 14th century. During the earthquake of 1855, Yildirim Mosque's minaret was severely damaged. An additional minaret, separate from the mosque, was constructed in 1963..

As of 2019, restoration efforts have been continuing.

	<p>Yildirim Madrasa</p> <p>Located within Yildirim Social Complex to the northwest of Yildirim Mosque, the madrasa was constructed in 1390 and commissioned by Yildirim Bayezid. It is the first madrasa with an enclosed entrance in the history of Ottoman architecture. The madrasa has been renovated in 1640, 1649, 1671, 1825 and 1953.</p> <p>As of 2019, its restoration implementation is ongoing. The madrasa, which was used as a dispensary prior to the restoration, will be converted into a Cultural Center.</p>
	<p>Yildirim Bayezid Mausoleum</p> <p>Yildirim Mausoleum was commissioned by Yildirim's son Suleiman Celebi to be built within the Yildirim Bayezid Social Complex to the north of Yildirim Mosque and east of the Madrasa in 1406 with the architect Ali, son of Huseyin. In 14012, after Yildirim passed away shortly after losing the War of Ankara against Timur, his body was brought over to Aksehir for some time then carried to Bursa to be buried on his social complex within the Mausoleum.</p> <p>Through the restoration, carving of patterns on its inner walls were renewed, stones of the external façade were cleaned, lead roofing was renewed, stones situated on the external walls were renewed and flooring veneers were changed using a classical methodology. As of 2019, the restoration has been completed.</p>
	<p>Yildirim Hammam</p> <p>There is an additional compact hammam on the slanted geographical area to the west of Yildirim Mosque situated within the Yildirim Social Complex. The hammam was built by Yildirim Bayezid in 1390. Used as a private property for the purposes of storage, the hammam is currently undergoing repair.</p>
	<p>Yildirim Mosque Shadirvan</p> <p>The exact date of shadirvan's construction is unknown. However, photos of the structure from 1890 indicate that it has remained in similar form. The shadirvan is currently in a functional state.</p>

3.4. YESİL (CELEBI MEHMED) SOCIAL COMPLEX



Map 32. Yesil (Mehmed I) Social Complex, Management Site Borderies



Image 16. Yesil (Mehmed I) Social Complex (Source: BMM Photography Archives)

Core Area: Covering an area of 17.486 m², the region is situated amongst Alan Avenue and Akyokus Street to the north, Imaret Street, Ince Ardigi Street and Ugurlu Street to the east, Emirsultan Avenue and Yesil Avenue to the south, Celebi Mehmet Boulevard and Salim Street to the west.

Buffer Zone: Partially situated within the urban conservation area, the buffer zone covers an area of 91.553 m² with Boyaci Kullugu Street, Yesil Street and Yesilalan Street to the north, Sible Avenue and Emirsultan Avenue to the east, Yan Sokak, 3. Firin Street, Celebi Mehmet Boulevard and Derebasi Street to the south, Akdemir Street, Yesil Avenue, Namazgah Avenue, Selcukhatun Street and Yagiz Sokak to the west.

Yesil Social Complex, with its construction beginning in 1419 and completion in 1430, also giving name to the surrounding neighborhood, is situated on a hilltop prevailing over Bursa. The structural ensemble is composed of a mosque, madrasa, bath house and a mausoleum.

The settlement of Yesil Social Complex in alignment with the topography rests on the road stretching throughout its west-east axis.



Image 17. Yesil Mosque (Source: BSMU Photography Archives)

Even though the mosque's construction was halted due to shifting historic landscapes regarding the sultanate, its decorative features and ornamentations were designed with an original tiling technique. The tiles contain 80% quartz stones, in other words, partially valuable mineral stones, and have been inscribed in literature as "ceramic impossible to manufacture". Craftsmen who designed and constructed the architecture as well as the ornamentations were famous during their time. The sultan allowed signatures of the artists on decorative features of the structure, upholding the value of art and the artist.

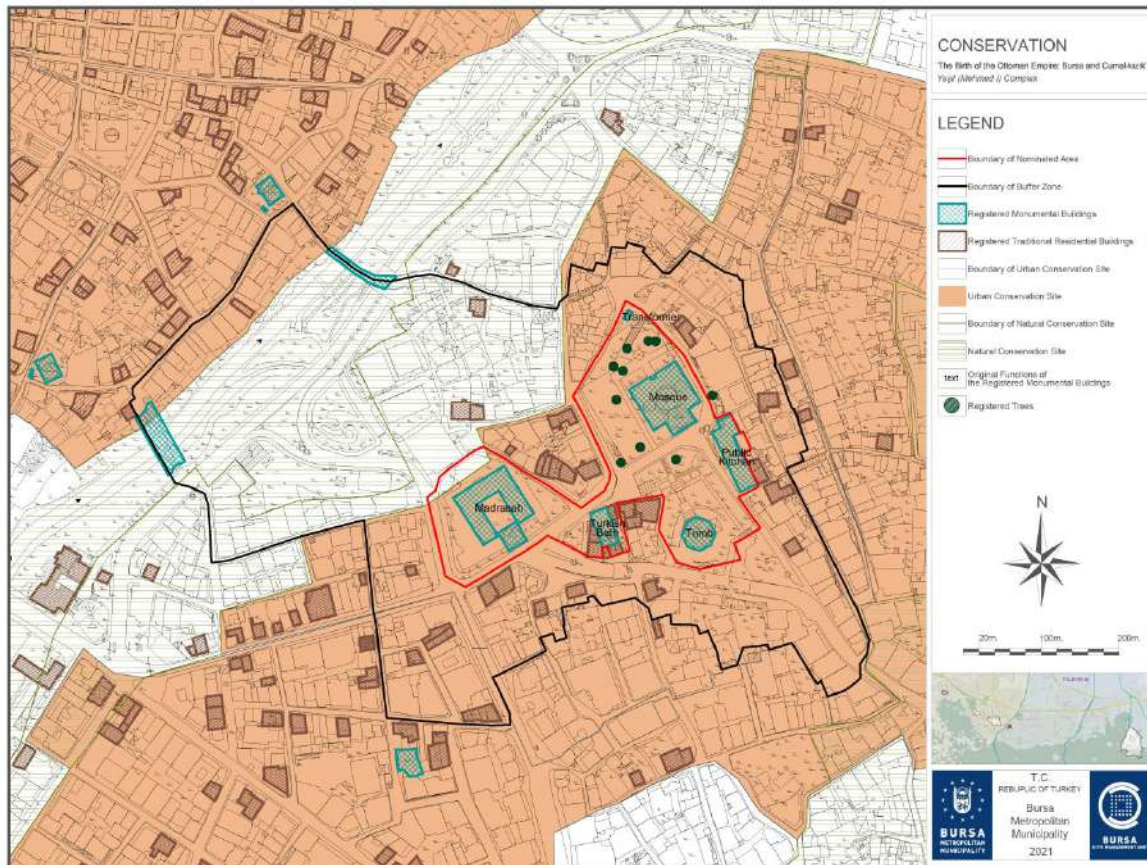
The core zone rests on the Setbasi-Yesil-Emirsultan urban conservation area as determined by the High Council for the Protection of Cultural and Natural Heritage through the ordinance dated 11.06.1982 and numbered 12954. 1/1000 scaled Yildirim Setbasi Emirsultan Implementation Development Plan has been approved of by the Ministry of Cultured through the ordinance dated 03.05.1983 and numbered 160131009-512. All projects which pertain to the area covered by the aforementioned preservation development plan must receive the permission and approval of the Protection Council.

According to the ordinance dated 1986 and numbered 1918 as issued by the High Council for the Protection of Cultural and Natural Heritage, there are in total 6 registered monuments within the core zone of Yesil Social Complex, 7 inside the buffer zone and 55 registered architectural civil architecture examples within the management area. Further, there are 10 registered monumental trees situated inside the core zone.

Within Khans Area, a commercial center during this time period, a multitude of khans have been constructed and bazaars organized. Formed from west to east, Eski Ipek Khan, Geyve Khan, Gelincik Bazaar and Yorgancilar Bazaar create the "Long Bazaar" axis bordered to the north.

Ipek and Geyve Khan, built outside of the social complex and around a courtyard with a portico as two-story structures, financially support the Yesil Social Complex.

Preservation Status



Map 33. Yesil (Mehmed I) Social Complex, Conservation Status Map

Authenticity

Yesil Social Complex, with its mosque, mausoleum, madrasa, imaret and Turkish Bath House is situated within an important location regarding the urban silhouette. Recently, renovations of the imaret, mausoleum and mosque have been completed.

Reflecting community values and principles and holding space for religious and social functionalities, the social complex formulates the urban center.

Similar to other social complexes, one can observe the influences of Persian, Arabic, Seljuk, Byzantine and local architectural traditions on the structural technology, ornamentations and technical aspects.

As indicated on the list of monuments, projects and restoration implementations have been completed and development efforts are ongoing concerning some of the structures. The Site Management Unit's efforts have had a positive impact on visibility, increasing the region's publicity as well as community participation in social activities.

Integrity

Similarly, the Social Complex is composed of a madrasa, mausoleum, Turkish bath house, an imaret and most of the structures sustain their original functionalities.

Tiling used on the mosque and at the mausoleum are made up of 80% quartz—in other words, partially valuable gemstones—inscribed in literature as “ceramic impossible to manufacture”. Tiles, observable throughout the mosque as ornamentations on the Hünkâr Mahfili, mihrab and walls as well as at the mausoleum on its mihrab, walls and sarcophaguses, have preserved their originality and authenticity. The mosque and the mausoleum retain their presence as unmatched structures of their time period and today's age with their ornamentation features.

Today, the bath house is utilized as an art studio, the madrasa functions as a Turkish Islamic Arts Museum and the imaret continues its original service as a soup kitchen.

Through façade rehabilitation projects of the roads and avenues surrounding the social complexes, visual pollution is prevented.

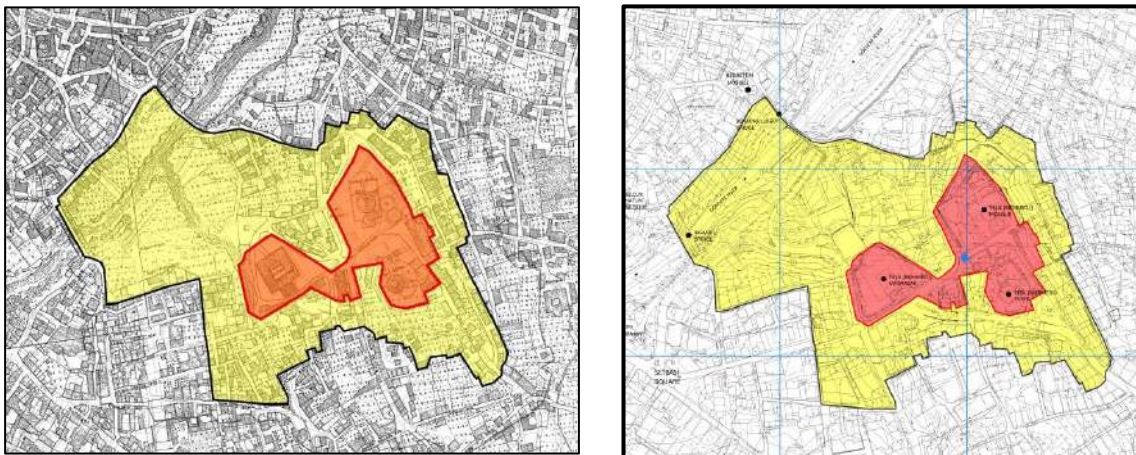
Construction surveying, restitution, and restoration projects for a range of structures on the social complex have been prepared and implemented. Holistic environmental planning, external façade cleanups, lead roof renewals, and periodic maintenance of green areas are continually administered.

Local and foreign visits to mosques and mausoleums at social complexes are gradually increasing. Because there are no entry fees and that all protected areas remain open to the public, just as there is no definitive data regarding visitor count there is also no immediate risk from visitor pressure on the cultural heritage of protected areas.

Even though the core zone has been cleared of traffic and thus environmental pollution potential to due traffic has been decreased, the region has been experiencing an increase in air pollution in recent years. Amongst the reasons are the expansion of the city into industrial sites and the rising number of motorized vehicle usage.

Bursa Provincial Directorate of Disaster and Emergency is preparing “Disaster Prevention and Intervention Plans” in light of the importance of the historic center. No-car zones have been determined inside core areas and cautionary measures have been issued through the placement of hydrants and fire cabinets. In addition, there are instructional environments provided for the public with the purposes of “diminishing the risk”.

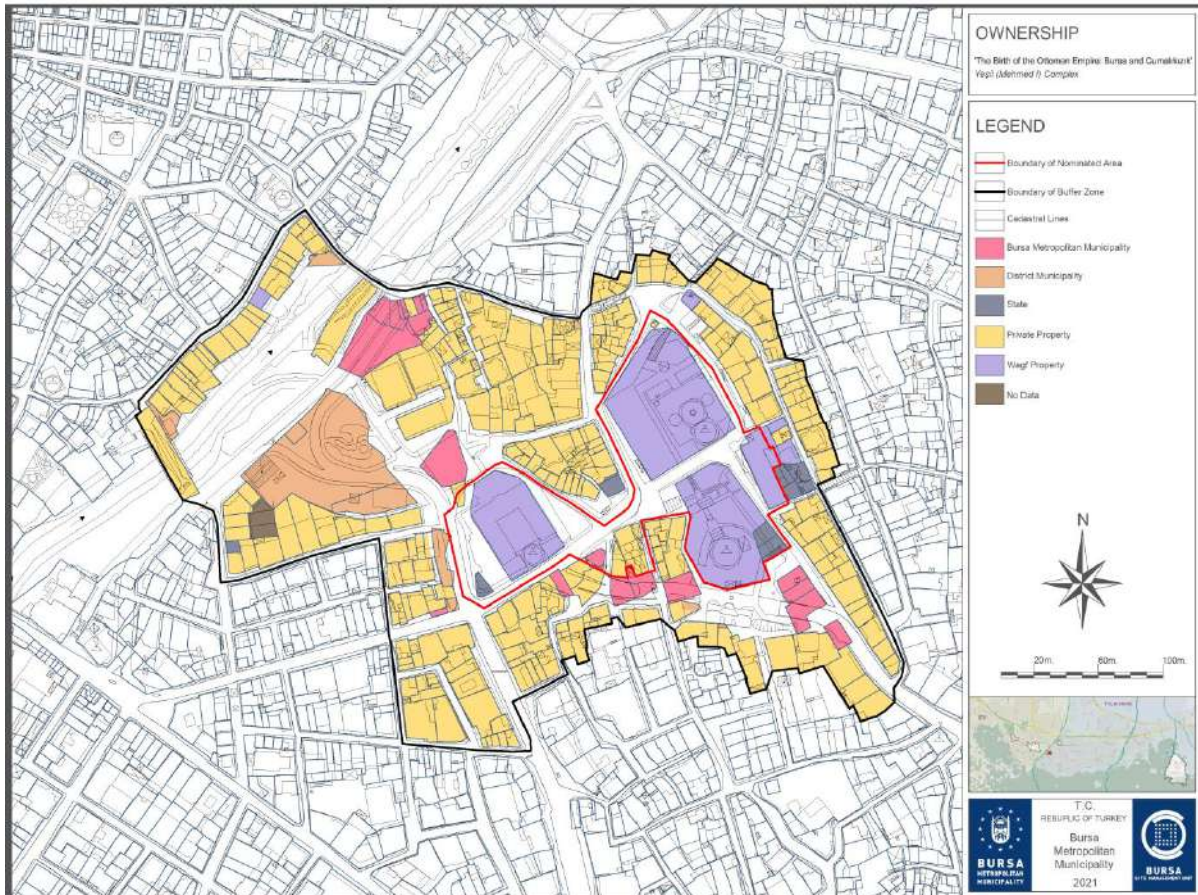
Research is being conducted with respect to restoration and preservation efforts regarding single structures with the parameters of strengthening against earthquakes in place. In some structures, hygrometers are placed as well as fire and smoke detectors in situations where permissible according to the preservation approach with the preparation of escape plans taking into consideration fire exits.



Map 34. Yesil Social Complex Management Site Representation on the 1862 dated “Suphi Bey Map” and up-to-date Map

Ownership Status

Regarding the entire of the Yesil Social Complex management area, 74% are privately owned, 13% belongs to foundations, 11% are administered by the Bursa Metropolitan Municipality and Yildirim Municipality and 2% is maintained by the state treasury. All areas which belong to foundations are situated within the core zone with structures of the social complex. Privately owned properties and areas governed by the state treasury are located within the buffer zone.

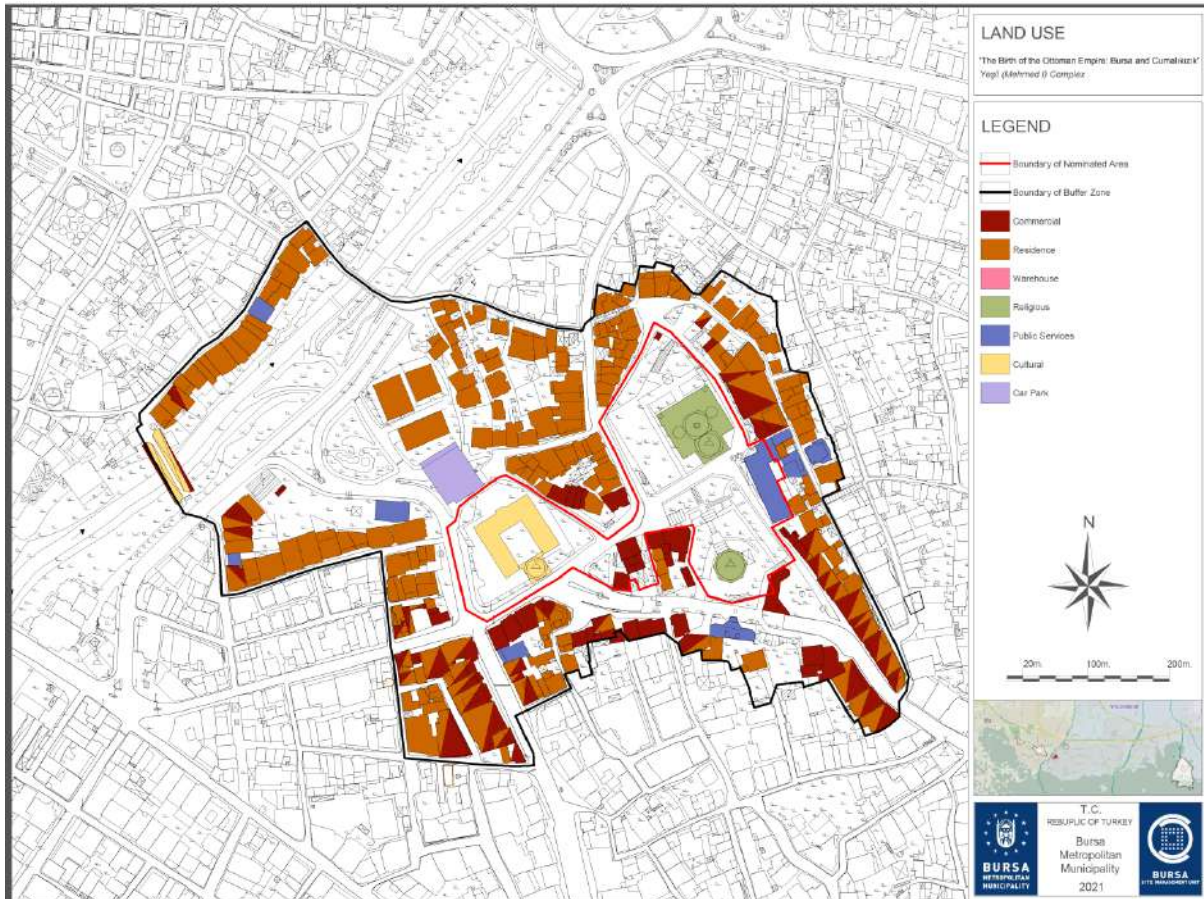


Map 35. Yesil (Mehmed I) Social Complex Land Ownership Map

Land Use

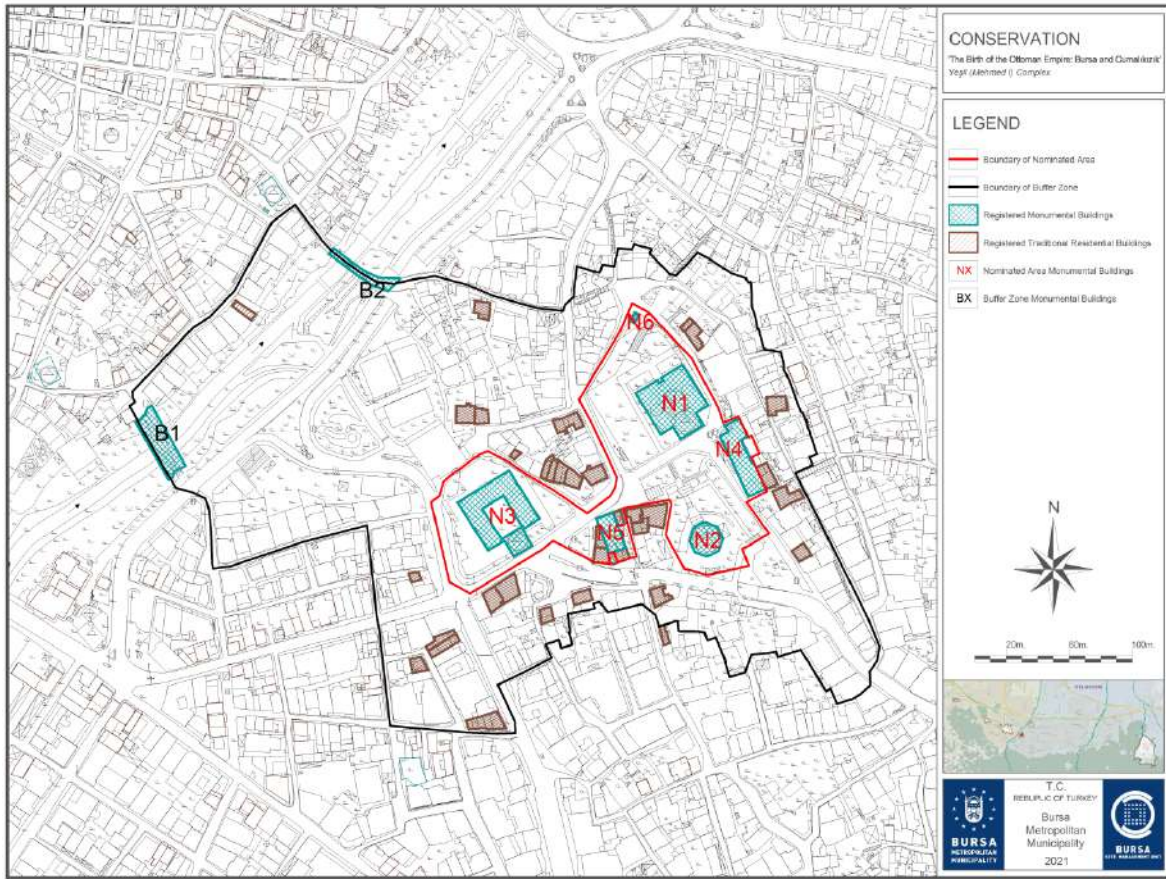
70% of the structures within the management area of Yesil Social Complex are residential units. The core zone covers social complex structures with 40% operating as religious facilities and 40% are reserved for cultural activities including the museum functionalities administered through the Yesil Madrasa. Residential-commercial use buildings are situated within the buffer zone through the axes that stretches through Emir Sultan Avenue, Yesil Avenue and Celebi Mehmet Boulevard.

40% of the core zone is reserved for religious function, 40% for cultural activities, 10% for commercial use, 5% for residential requirements and 5% for official institutions. The buffer zone is composed of 80% residential units, 5% official institutions, 2% cultural facilities and 1% religious functionalities.



Map 36. Yesil (Mehmed I) Social Complex Land Use Map

CORE AREA – LIST OF MONUMENTS



Map 37. Yesil (Mehmed I) Social Complex, Core Area, Map of Monuments

N 1	Yesil Mosque	15 th Century Mehmed Celebi
N 2	Yesil Mausoleum	15 th Century Mehmed Celebi
N 3	Yesil Madrasa	15 th Century Mehmed Celebi
N 4	Yesil Imaret	15 th Century Mehmed Celebi
N 5	Yesil Bath House	15 th Century Fatih Sultan Mehmed
N 6	Transformer	20 th Century

**Yesil Mosque**

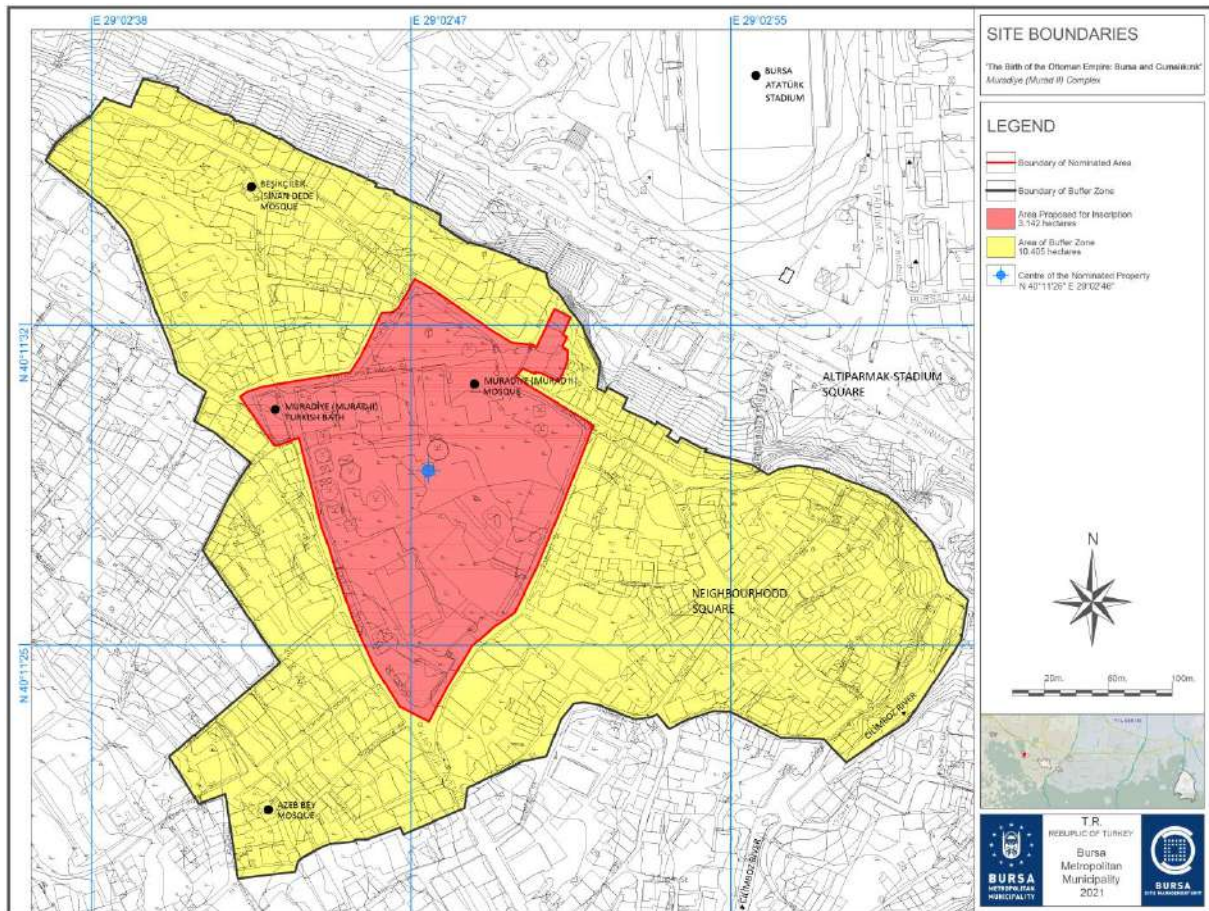
Built between the years 1414-1419, the Green Mosque is one of the most important works of Hajji Ivaz Pasha. The mosque with a plan “1” has been covered with two domes. The construction of Yesil Mosque’s portico was not finished due to the death of Sultan Mehmed Celebi. The Mosque’s ornamentations were completed in 1424.

	<p>Yesil Mausoleum</p> <p>It was constructed in 1421 by Sultan Celebi Mehmed on top of the hill in front of Yesil Mosque with the architect Hajji Ivaz Pasha. The sarcophagus of Mehmed Celebi within the Mausoleum possesses a remarkable tiling work. In addition to the Sultan's sarcophagus, those of his close relatives are also situated within the Mausoleum. However, the actual tombs are located within a burial site found at the structure's basement that is covered with a barrel vault and divided into five sections.</p>
	<p>Yesil Madrasa</p> <p>Functionalized today as the Museum of Turkish and Islamic Arts, the Yesil Madrasa's construction began in 1414 as administered by Sultan Celebi Mehmed and even though it was not completed as planned due to the Sultan's death in 1421, the Madrasa was opened for use in 1424. It is also known as the Sultanate Madrasa.</p> <p>Since 2019, the organized restoration implementation continues.</p>
	<p>Yesil Imaret</p> <p>The Imaret forms a segment of the Yesil Social Social Complex constructed by Sultan Mehmed Celebi within Yildirim District between the years 1414-1421 with the architect Hajji Ivaz Pasha. The dilapidated structure was restored by Bursa Metropolitan Municipality. As a property of Directorate General of Foundations, the Imaret serves as a public soup kitchen through Somuncu Baba Foundation's administration.</p>
	<p>Yesil Hammam</p> <p>Set on Yesil Avenue to the west of the Yesil Mausoleum, the Hammam was built during the reign of Mehmed II in 1480, commissioned by Turbedar Kose Ali Pasha. The Hammam, which is characterized by its singular bath house typology, contains a cooling section—covered with a central dome—leading into the warming compartment that also provides passage into the heated division. The bath basins of the heated division provide access into the assembled private rooms.</p>
	<p>Transformer</p> <p>One of the twelve transformers built in Bursa during the same time period is situated to the north of Yesil Mosque.</p>

YESIL SOCIAL COMPLEX – BUFFER ZONE – LIST OF MONUMENTS

B 1	Irgandi Bridge	1443 - Murad II
B 2	Boyaci Kullugu Bridge	16 th Century

3.5. MURADIYE (MURAD II) SOCIAL COMPLEX



Map 38. Muradiye (Murad II) I Social Complex, Management Site Boundaries



Image 18. Muradiye Mosque (Source: BMM Photography Archives)

Core Area: Covering an area of 31.417 m², the zone is nested within Besikciler Avenue and 2. Murat Avenue to the north, 2. Murat Street to the east and Kaplica Avenue, 2. Murad Bath House, Hamzabey Avenue and Prof. Dr. Halil Inalcik Street to the west.

Buffer Zone: Partially situated within the urban conservation area, the region covers over 135.475 m² of land with Cekirge Avenue to the north, Bozkurt Avenue and Carikli Degirmen Street to the east, 11. Yeni Street, Kayabasi Street, 2. Sadirvan Street and 2.Hizalan Street to the south, Ciftecinar Street, Hizalan Street, Dr. Ekrem Paksoy Street, 2. Cati Street, Islamoglu Street, 5. Firin Street, Hamzabey Avenue, Postekiciler Street and Besikciler Avenue to the west.

Constructed in 1426 during the era of **Murad II**, the social complex initially included a mosque, madrasa, bath house, imaret, and a sultanate mausoleum. In addition to having a reputation as an honorable soldier and government official, Murad II was known to be a Sultan with inclinations towards poetry, music and literature.

Muradiye Social Complex gained a significant place in history with its mausoleum structures that start from Murad II Mausoleum extending into the period of Suleiman the Magnificent (16th century); the first partially enclosed necropolis structural formation built inside the courtyard of religious facilities appeared here. In the following years, Eyup Sultan Mausoleum would become an exemplary structural formation that carries on the socio-architectural legacy.

Muradiye Social Complex, also known as the last social complex built by the sultans in Bursa, has had a significant impact on Muradiye Neighborhood's development. Surround the site, one can find neighborhoods named Koca Naib, Yahsibey and Hamzabey which sustain their prominence to this day.

Built during the time period of Murad II within Khans Area, Kutahya Khan is an important construction that defines the west-east axes of the Historic Bazaar and Khans Area.

Hudavendigar, Yildirim, Yesil and Muradiye Social Complexes have made valuable contributions to socio-architectural history as well as urban development by constructing public buildings with high artistic value and prompting the formation of new neighborhoods thus signifying that historic heritage is not only defined by historic monuments but also through ethereal and intangible cultural heritage.

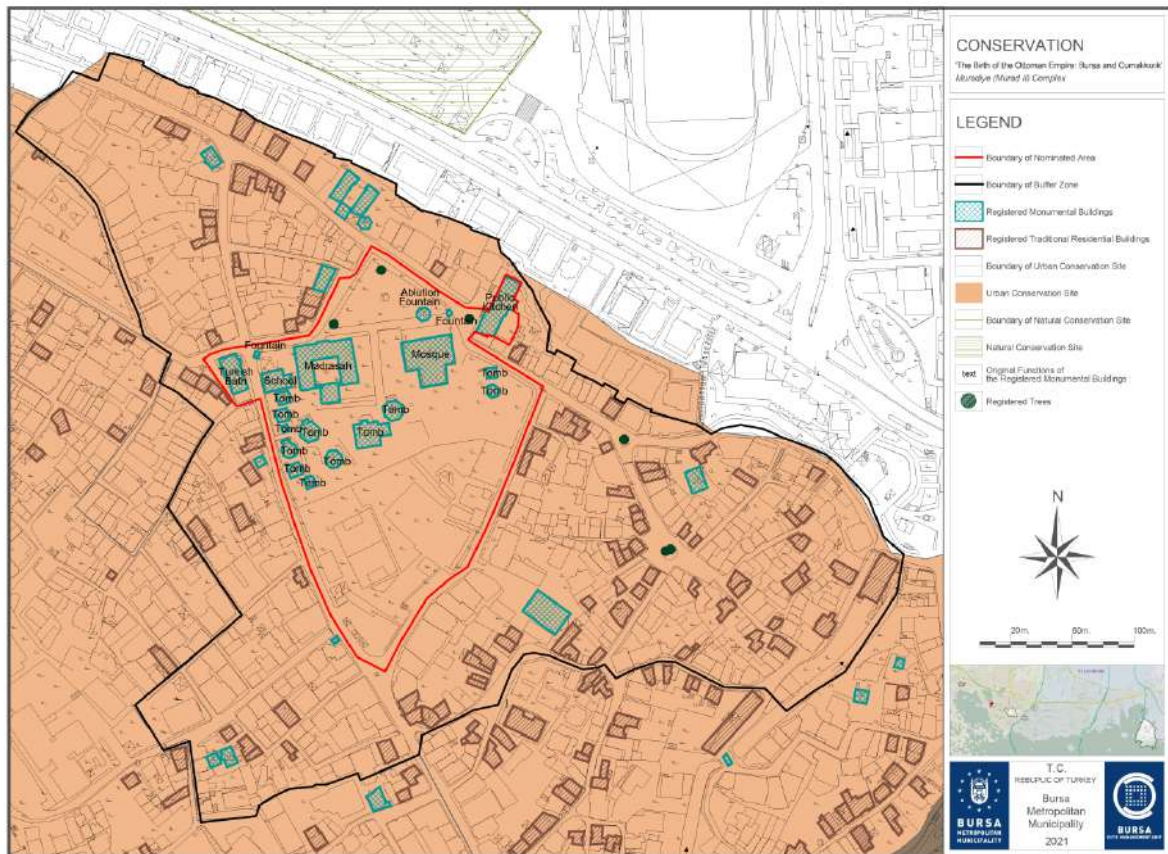


Image 19. Muradiye Social Complex: (Source: BSMU Photography Archives)

The core zone rests within the parameters of Muradiye-Hisar-West Maksem urban conservation area defined by the High Council for the Protection of Cultural and Natural Heritage through the ordinance numbered 1919 and dated 14.02.1986. 1/1000 scaled Muradiye Preservation Development Plan has been set to motion through the ordinance numbered 3015 and dated 26.10.2007 as issued by the Regional Council of Bursa for the Protection of Cultural and Natural Heritage. All projects concerned with the preservation development plan area require the permission and approval of the aforementioned High Council for implementation purposes.

According to the ordinance numbered 1918 and issued in 1986 by the High Council for the Protection of Cultural and Natural Heritage, there are in total 20 registered monuments situated within the core zone of Murad II Social Complex and 10 inside the buffer zone. Regarding the management area, there are 85 registered civil architecture structural examples. In addition, there are 3 registered monumental trees located within the core zone.

Preservation Status



Map 39. Muradiye (Murad II) Social Complex Conservation Status Map

Authenticity

Muradiye Social Complex holds an important place regarding the urban landscape with its mosque, mausoleum, madrasa and bath house, preserving its original architectural texture and plan features. Holding 12 mausoleums in total, Muradiye Social Complex has had a substantial influence on Bursa's appearance in historic records and reputation as the City of Mausoleums with a prominent occupation with those that belong to members of the Ottoman Empire Dynasty.

The Social Complex which reflects sociocultural values of the region has emerged as the central node of surrounding neighborhoods.

It is possible to observe influence of the Byzantine, Seljuk, Arabic, Persian and local culture's architectural traditions when analyzing the structural technology, ornamentations and technical details.

As indicated on the list of monuments, restoration of the social complexes have been completed and efforts regarding other monumental structures continue.

Integrity

Muradiye Social Complex is the last of its kind built by an Ottoman Sultan and includes a mosque, madrasa, bath house, imaret and mausoleums within its composition. Inside, there are in total twelve mausoleums where wives, daughters, sons and close relatives of sultans as well as courtiers serving the Ottoman Empire are buried.

Structures that shaped Muradiye Social Complex have reached today's age in a compact form. As a result of detailed efforts regarding mausoleums whose restorations have been completed, the existence of hand writings inscribed on domes, one the first implementations of the time period, serve as proof of mausoleums reaching today's age in their original form.

Muradiye Madrasa has been restored by Bursa Metropolitan Municipality and serves the public after being functionalized as a Museum for Muradiye Qur'an and Hand Writings in 2019. However, the roof renewal and elevation damages the silhouette.

The imaret is utilized as a restaurant specializing in Ottoman cuisine and the bath house is used for public service purposes as administered by the office of the governor. Visual pollution is prevented through façade rehabilitation projects concerning the road and streets surround the Social Complexes.

In recent years, air pollution is observed to have increased. The reason for this situation can be explained by the rising levels of urban density surrounding industrial sites and the expansion of the city into industrial sites. In addition, the escalating number of motorized vehicles can be counted amongst the causes.

On Heritage Sites, there are projects concerned with earthquakes, an important risk factor in protecting integrity and authenticity, and on an urban scale, "Disaster Prevention and Intervention Plans" are prepared.

Research is being conducted on restoration and preservation projects regarding the importance of strengthening against earthquakes for singular structures. In some buildings, hygrometers are placed as well as fire and smoke detectors in situations where permissible according to the preservation approach and escape plans are prepared taking into consideration fire exits.

Construction surveying, restitution, and restoration projects for a range of structures on the social complex have been prepared and implemented. Holistic environmental planning, external façade cleanups, lead roof renewals, and periodic maintenance of green areas are continually administered. Visual pollution is prevented through façade cleaning projects concerning roads and streets.

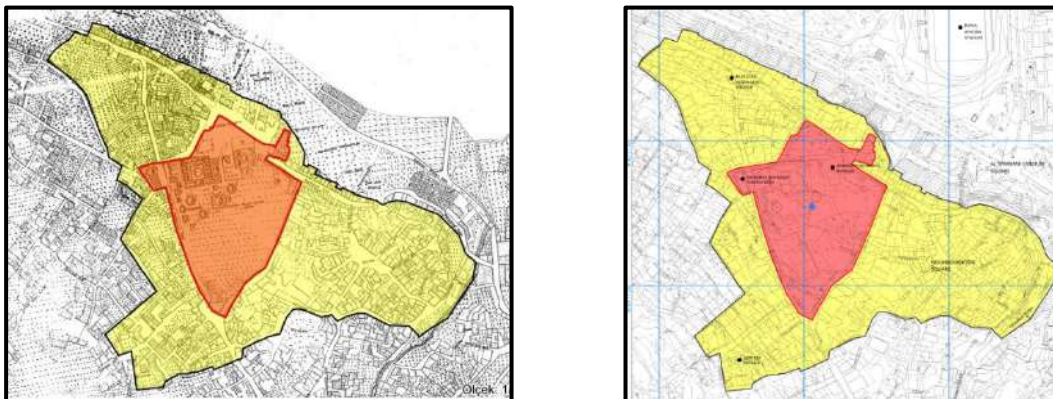
New construction and preservation projects regarding areas situated within urban protected areas are organized through preservation development plans and administered by related institutions thus appropriate advancement with respect to the historic environment is ensured. However, negative effects of urban renewal projects around Social Complexes partially negate the rehabilitating activities implemented on site.

Local and foreign visits to mosques and mausoleums at social complexes are gradually increasing. Because there are no entry fees and that all protected areas remain open to the public, just as there is no definitive data regarding visitor count there is also no immediate risk from visitor pressure on the cultural heritage of protected areas.

Even though the core zone has been cleared of traffic and thus environmental pollution potential to due traffic has been decreased, the region has been experiencing an increase in air pollution in recent years. Amongst the reasons are the expansion of the city into industrial sites and the rising number of motorized vehicle usage.

Bursa Provincial Directorate of Disaster and Emergency is preparing "Disaster Prevention and Intervention Plans" in light of the importance of the historic center. No-car zones have been determined inside core areas and cautionary measures have been issued through the placement of hydrants and fire cabinets. In addition, there are instructional environments provided for the public with the purposes of "diminishing the risk".

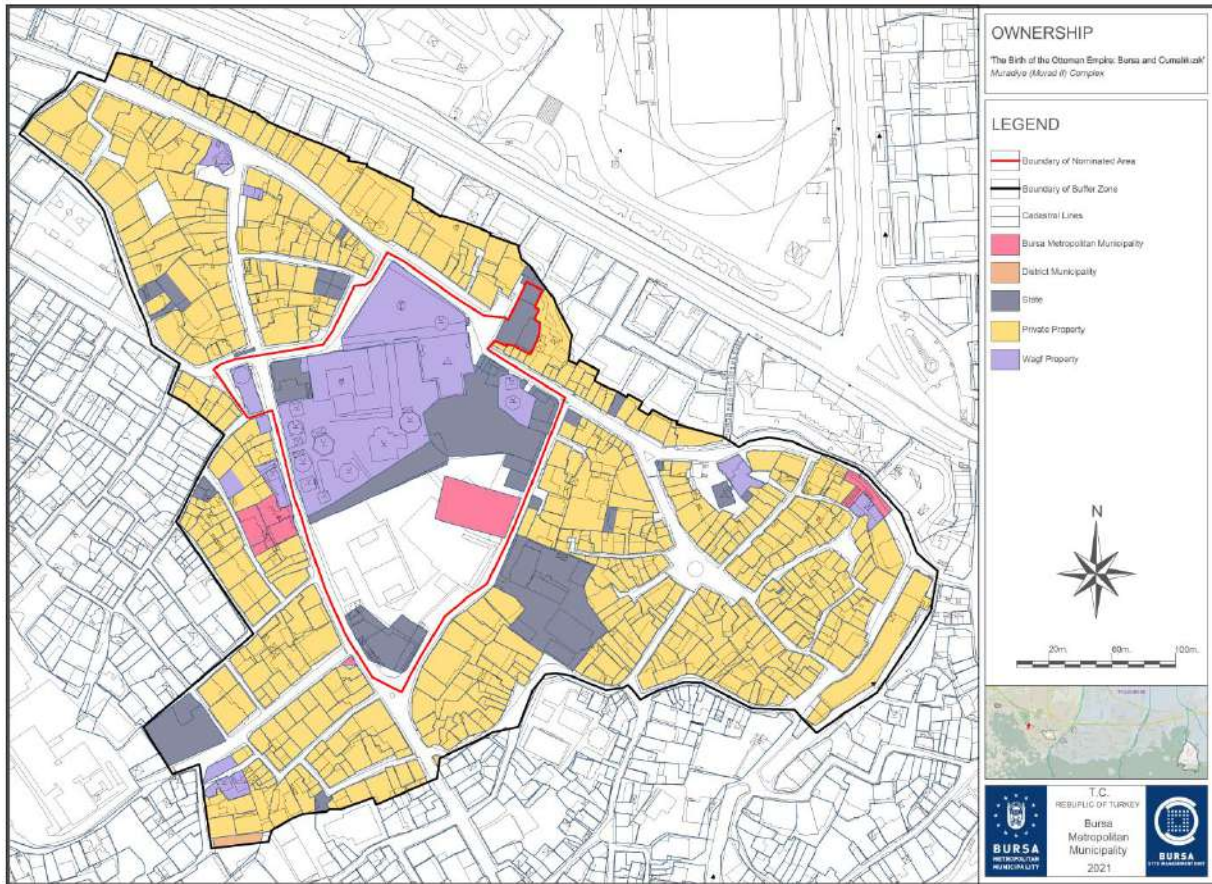
Research is being conducted with respect to restoration and preservation efforts regarding single structures with the parameters of strengthening against earthquakes in place. In some structures, hygrometers are placed as well as fire and smoke detectors in situations where permissible according to the preservation approach with the preparation of escape plans taking into consideration fire exits.



Map 40. Muradiye (Murad II) Social Complex, Representation on the 1862 dated "Suphi Bey Map" and up-to-date Map

Ownership Status

Regarding the entirety of Muradiye Social Complex management area, 78% of the land is privately owned, 11% is administered by foundations, 2% functions through Bursa Metropolitan Municipality and 9% belongs to state treasury. Within the core zone, all areas administered by foundations belong to structures of social complexes. All privately-owned property and some of the areas under the administration of state treasury are situated within the buffer zone.

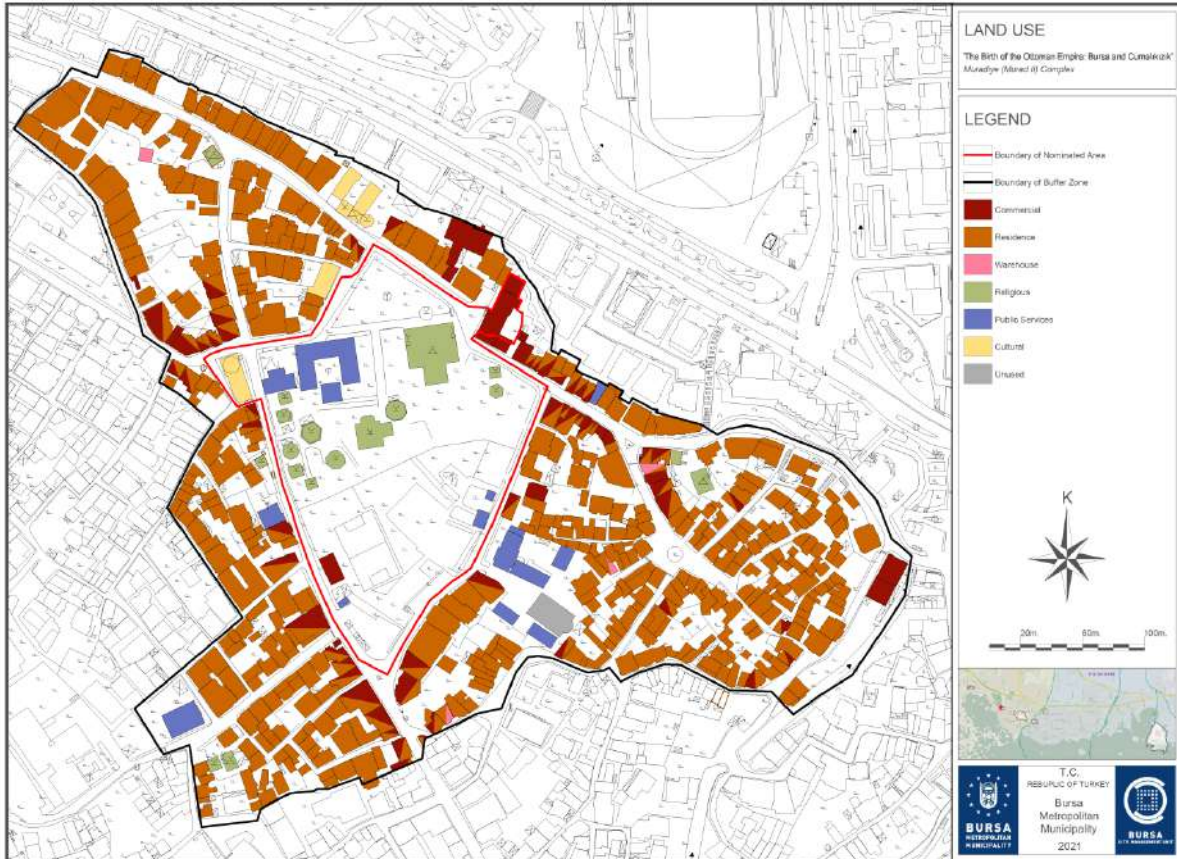


Map 41. Muradiye (Murad II) Social Complex Land Ownership Map

Land Use

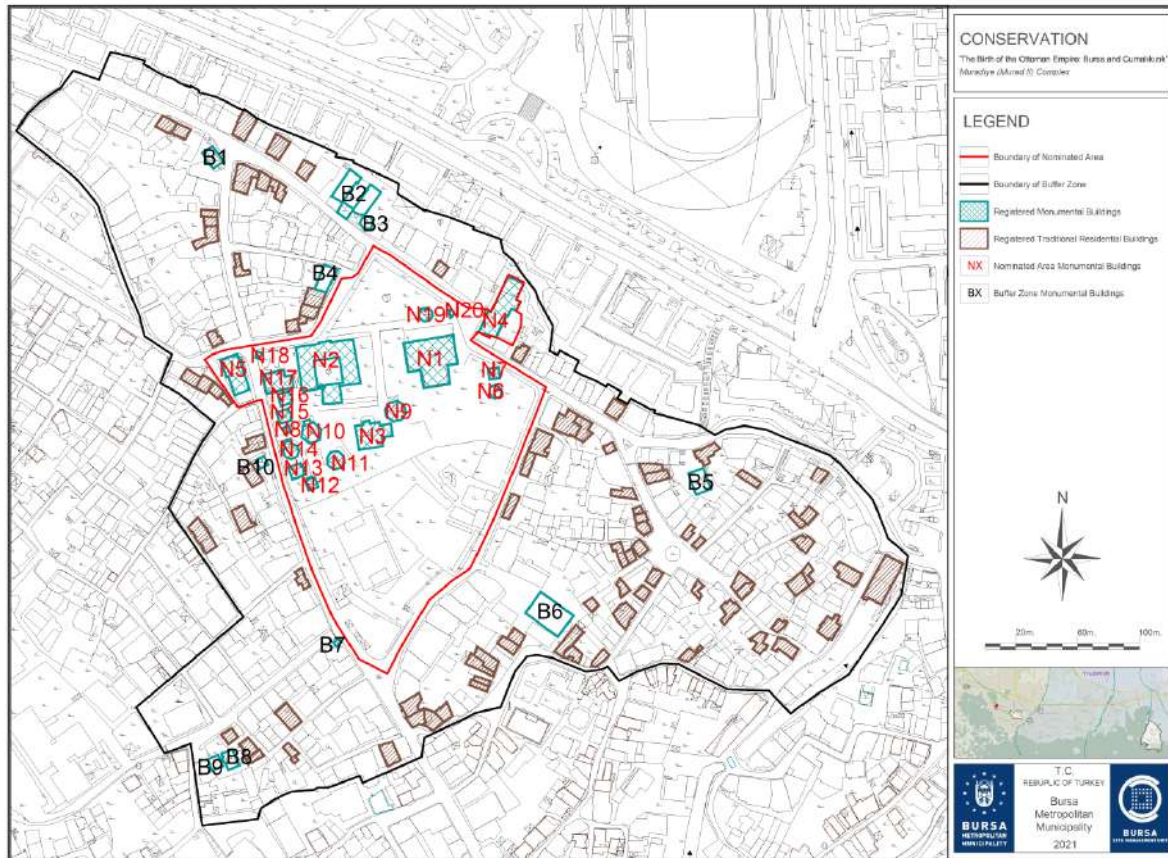
70% of structures located within Muradiye Social Complex management area are residential units. The core zone encompasses social complex structures and 60% of the region is utilized as religious facilities. Residential functions are prominent within the buffer zone with a 12% rate of usage for commercial purposes in service of the area.

60% of the core zone is of religious functions, 30% serves official functions, 5% is utilized for commercial purposes and 5% for cultural activities. The buffer zone contains 75% residential units, 12% commercial, 8% official and 5% cultural spaces.








Map 42. Muradiye (Murad II) Social Complex Land Use Map





CORE AREA – LIST OF MONUMENTS








Map 43. Muradiye (Murad II) Social Complex, Core Area Map of Monuments

N 1	Murad II Mosque	15th Century Murad II
N 2	Murad II Madrasa	15th Century Murad II
N 3	Murad II Mausoleum	15th Century Mehmed the Conquerer
N 4	Murad II Imaret	15th Century Murad II
N 5	Murad II Bath House	15th Century Murad II
N 6	Huma Hatun Mausoleum	15th Century Mehmed the Conquerer
N 7	Saraylilar Mausoleum	15th Century Mehmed the Conquerer
N 8	Ebe Hatun Mausoleum	15th Century Mehmed the Conquerer
N 9	Sehzade Ahmed Mausoleum	15th Century Selim I
N 10	Sultan Cem and Sehzade Mustafa Celebi Mausoleum	15th Century
N 11	Sehzade Mustafa Mausoleum	16th Century Selim II
N 12	Gulsah Hatun Mausoleum	15th Century
N 13	Mukrime Hatun Mausoleum	16th Century
N 14	Sehzade Mahmud Mausoleum	16th Century
N 15	Gulruh Hatun Mausoleum	16th Century
N 16	Sirin Hatun Mausoleum	16th Century
N 17	Muradiye Primary School	15th Century Murad II
N 18	Murad II Fountain	15th Century
N 19	Murad II Shadirvan	19th Century
N 20	Murad II Mosque Fountain	19th Century

	<p>Murad II Mosque</p> <p>The Mosque is situated within the Social Complex commissioned by Murad II which is the last Social Complex built in Bursa by the five Sultans whom have ascended the throne until Istanbul was declared as the capital city of the Ottoman Empire. The inscription states that the construction of the mosque began in 1425 during the month of May and was completed by the month of November in 1426, thus in a period of time shorter than a year and a half.</p> <p>As of 2014, its restoration has been completed.</p>
	<p>Murad II (Muradiye) Madrasa</p> <p>It was commissioned by Murad II during 15th century. The Madrasa, which holds 14 rooms enough to host students and a sizeable educational facility, also has a built-in library. Restored in 1951, Muradiye Madrasa was used as a Tuberculosis Dispensary until recently. Since 2005, the space has been utilized as a “Cancer Early Diagnosis Center” and a Health Museum is located within the compound as well.</p> <p>It was restored by Bursa Metropolitan Municipality and functionalized in 2019, through the Municipality, as the Muradiye Quran and Manuscript Museum.</p>
	<p>Murad II Mausoleum</p> <p>Located within the bounds of Muradiye Social Complex, there exists a mausoleum separated from the twelve mausoleums, built by Sultans throughout the 15th and 16th century for close relatives, by a road that crosses through the western axis of the social complex. The most renowned is the mausoleum commissioned by Sultan Mehmed II for his father, Murad II, who passed away in 1451. The mausoleum was constructed in a plain fashion according to the will of his father and his body was buried directly in the ground instead of placed in a sarcophagus; the top of his burial site was left open to allow rainfall.</p> <p>As of 2014, its restoration has been completed.</p>
	<p>Murad II Imaret</p> <p>It was built by Murad II between the years 1425 and 1426. Restored in 1994, the building serves as a restaurant offering traditional Turkish dishes since 1995.</p>
	<p>Murad II Hammam</p> <p>The Hammam was commissioned by Murad II within the Muradiye Social Complex. However, following the aftermath of road constructions, the building remained outside of the Social Complex’s garden. As the Hammam’s structural maintenance was neglected, it was in a dilapidated state and used as a foundry. Following restoration efforts, it was functionalized again as a Hammam. Once privatized, the building was deemed a public property, renovated by Osmangazi Municipality between 2008-2010 and donated to the Bursa Provincial Directorate of People with Disabilities to be used as a “Personal Development Center for Disabled People.”</p>

	<p>Huma Hatun Mausoleum</p> <p>Built by Murad II for Mehmed the Conqueror's mother, Huma Hatun, in 1449 within the garden situated to the east of Muradiye Mosque, the Mausoleum is also known as Hatuniye Mausoleum. There exists another sarcophagus other than the one of Huma Hatun.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Odaliques (Courtiers) Mausoleum</p> <p>It is thought to have been built during the 15th century to the southeast of Muradiye Mosque situated within the Muradiye Social Complex. Although not determined with certainty, the identity of those resting within the sarcophaguses are assumed to belong to female courtiers.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Ebe Hatun (Gulbahar) Mausoleum</p> <p>The Mausoleum located within the Muradiye Social Complex, which is acknowledged as belonging to the midwife of Mehmed II, was built with open edges. The marble Sarcophagus of Ebe Hatun is situated one meter above the ground.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Sehzade Ahmed Mausoleum</p> <p>It was built for the son of Bayezid II, Sehzade Ahmed, within the Muradiye Social Complex. There are six sarcophaguses located within the Mausoleum. Some sections of the walls as well as the dome are whitewashed sculpted with relief works.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Cem Sultan – Sehzade Mustafa Celebi Mausoleum</p> <p>Sehzade Mustafa Celebi who passed away in 1474 was buried in another mausoleum first then transferred to a special one dedicated to his presence in 1479. As Sultan Abdullah, Sultan Cem and Alem Sah were also buried in this mausoleum, it came to be known as Cem Sultan Mausoleum.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Sehzade Mustafa Mausoleum</p> <p>Also recognized as Mustafa-I Cedid Mausoleum, the Mausoleum is the resting place of Sehzade Mustafa—the son of Suleiman the Magnificent and Mahi Devran—who was assassinated in 1553. It was built by his brother, Selim II.</p> <p><i>As of 2014, its restoration has been completed.</i></p>

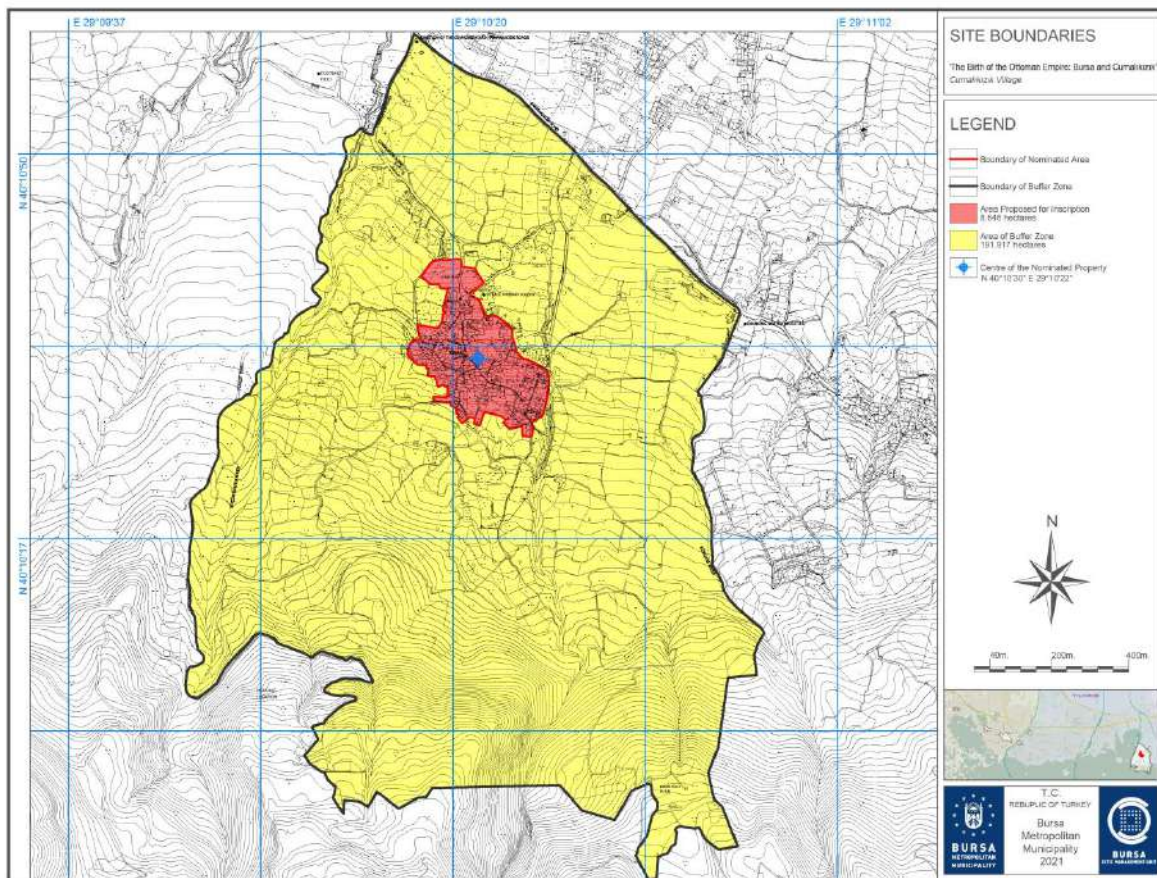
	<p>Gulsah Hatun Mausoleum</p> <p>Gulsah Hatun is the mother of Sultan Mustafa and Mehmed the Conqueror. There are two sarcophaguses present within the Mausoleum.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Mukrime Hatun Mausoleum</p> <p>The tomb of Mukrime Hatun—wife of Konya Sanjak Bey Sehinsah, the son of Bayezid II—is found within the Mausoleum. At the eastern entrance is a small iwan made from cut stones.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Sehzade Mahmud Mausoleum</p> <p>Sultan Mahmud is the son of Bayezid II. The Mausoleum was commissioned for construction by his mother Bulbul Hatun; its architects were son of Abdullah, Ali and Sultan Sahoglu Ustad Yakub.</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Gulruh Sultan Mausoleum</p> <p>Wife of Bayezid II—Gulruh Sultan, who passed away in 1502—is buried at the Mausoleum. The door with its marble jambs and segmental arch along with the window casings have been preserved in their original form. The mausoleum holds the sarcophaguses of Gulruh Sultan (1502), her daughter Kamer Sultan (1520) along with Alemsah's son, Osman (1512) and daughter Fatma (1522).</p> <p><i>As of 2014, its restoration has been completed.</i></p>
	<p>Sirin Hatun Mausoleum</p> <p>Within the Mausoleum is the tomb of Sirin Hatun—the wife of Bayezid II and mother of Sehzade Abdullah—along with those of Ferahsah and her granddaughter Aynisah. It is the last mausoleum found to the northwest of the courtyard and was constructed towards the end of 15th century.</p> <p><i>In 2014, its restoration was completed.</i></p>
	<p>Muradiye Primary School</p> <p>. It was constructed in 15th century during the reign of Sultan Murad II by Mehmed the Conqueror's wife, Huma Hatun, in connection to the Muradiye Social Complex and Muradiye Madrasa as the Sibyan School. It was reconstructed after the earthquake of 1855. Since 1948, it has been operating with the name Muradiye Primary School and has undergone several restorations.</p> <p><i>In 2018, its construction surveying, restitution, restoration and engineering projects were completed.</i></p>

	<p>Murad II Fountain (Kaplica Avenue, Osmangazi)</p> <p>Located to the west of Muradiye Madrasa at the corner facing Kaplica Avenue, the Fountain is composed of brick stones. One of its basins was constructed from gritstone. It is known as Fountain of the Muradiye Madrasa.</p> <p>In 2018, its construction surveying, restitution, restoration and engineering projects were completed.</p>
	<p>Murad II Shadirvan of the Mosque</p> <p>To the north of Muradiye Mosque's courtyard, in order to provide space for people to perform ablution before prayer, a shadirvan—initially with a wooden sharp roof—was built. However, by the end of 1880s, the structure was replaced with a shadirvan covered by a dome placed upon an octagonal tholobate structurally supported with an octagonal array of wooden columns.</p>
	<p>Murad II Mosque Fountain</p> <p>It is next to the eastern entrance of the courtyard of the Muradiye Mosque. It is thought to have been built in the 19th century. The back of the fountain is flat and the front is divided into three parts. There is a small niche with a round arch on both sides and a water reservoir in a wider niche with a round arch in the middle. Its wooden ceiling is covered with a lead coated roof.</p>

MURADIYE SOCIAL COMPLEX – BUFFER ZONE – LIST OF MONUMENTS

B 1	Besikciler (Sinan Dede) Mosque	15 th Century Mehmed the Conquerer
B 2	Poet Ahmed Pasha Madrasa	15 th Century Mehmed the Conquerer
B 3	Poet Ahmed Pasha Mausoleum	15 th Century Mehmed the Conquerer
B 4	17 th Century Ottoman House Museum	17 th Century
B 5	Bahri Baba Masjid	16 th Century Suleiman the Magnificent
B 6	The Church	19 th Century
B 7	Transformer	20 th Century
B 8	Azeb Bey Mosque	15 th Century Mehmed the Conquerer
B 9	Azeb Bey Mausoleum	15 th Century Mehmed the Conquerer
B 10	Karsi Duran Suleyman Mausoleum	15 th Century Mehmed the Conquerer

3.6. CUMALIKIZIK VILLAGE



Map 44. Cumalikizik Village, Management Site Boundaries

Cumalikizik Village core area and buffer zone borders were determined according to requirements pertaining to the protection, rehabilitation, revitalization and advancement of its historic and natural conservation area through the respective identification of its physical, social and economic features.



Image 20. Cumalikizik Village (Source: BMM Photography Archives)

Core Area: Existing within the Natural and Urban Conservation Area, the core zone covers an area of 86.468 m² defined by the 1/1000 scaled Urban and Rural Preservation Development Revision Plan borders.

Buffer Zone: Encompassing an area of 2.005.656 m², to the north lies Hamamlikizik road, to the west rests the forestry border, Uludag National Park borders are to the south and Kir Stream is situated to the east.

Cumalikizik is an Ottoman village situated to the east of Bursa on the skirts of Uludag Mountain. The Orhan Foundation dating back to 1339 mentions the social complex belonging to Orhan Gazi and the presence of an imaret within the complex and in order to sustain its existence, exchange of agricultural products incoming from rural areas was required, which continued as a traditional practice of the Ottoman urbanization model followed by sultans whom ruled over Bursa long after the governance of Orhan Gazi. These network of relationships put forth the importance of rural-urban connectivity and unity in Bursa's urban development.

On an amendment found at the end of Yildirim Bayezid Foundation Pronouncement of 1400, the presence of Cumalikizik village is mentioned. During 1390s, when Yildirim Social Complex was planned for construction on land owned by Orhan Gazi Foundation, because there were no development rights on foundational property on whose selected plot agricultural activities were taking place, an estate with equivalent features had to be identified and selected for construction. Consequently, Cumalikizik Village was allotted to Orhan Gazi Foundation in lieu of Yildirim Social Complex's estate. From then on, Cumalikizik Village sustained its existence as a foundational village.

The name kizik is cited in the *Dīwān Lughāt al-Turk* dating back to the 11th century through which it is assumed that Kizik villages in Bursa were established at the beginning of 1300s.

Cumalikizik Village's contributions to urban transformation and advancement should be evaluated through the relationship between the sociocultural formations social complex and village. Agricultural tax revenues from villages have been reserved for Orhan Imaret's utilization. Transferring revenue from taxes to foundations, the village markets and sells its excess products (butter, honey, flour, dried fruits, meat and similar) to the foundation thus strengthening its local economy. In addition, villagers were supported to enter the workforce to aid in the repair of monuments by foundations. This situation contributed to the preservation, sustenance and development of Cumalikizik Village's historic identity through the proceeds earned by means of stable work efforts. Foundation gains thus played an important role in sustaining the livelihood of Khans Area and Social Complexes along with their progress.



Image 21. Cumalikizik (Source: BSMU Photography Archives)

The entirety of the Village reflects the essence and soul of the Early Ottoman Period by means of conserving its original plans and construction techniques within its holistic nature, structures, environments and residential units. Similar to its initial use, land surrounding the village is utilized for agricultural and forestry purposes.

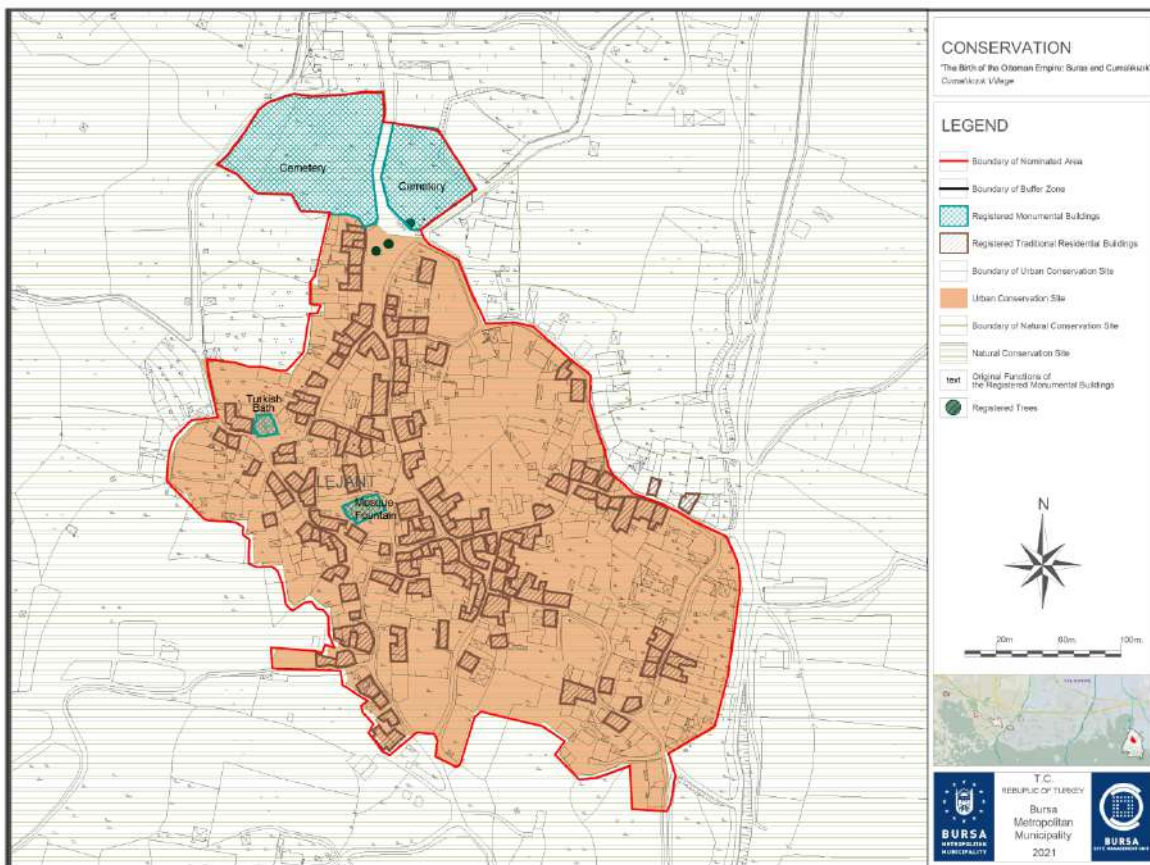
The physical textures of the village is amongst the most well-preserved rural architectural formations embodying 700 years of Ottoman Empire legacy. This unique Ottoman Village is where relationships between man and nature, forestry and traditional homes, public buildings and settlement structure emerging from open spaces are manifested.

The core zone rests within the urban and natural conservation area as determined by the High Council for the Protection of Cultural and Natural Heritage through the ordinance numbered 12730, dated 14.03.1991 and by the Regional Council for the Protection of Cultural and Natural Heritage of Bursa through the ordinance numbered 1624 and dated 25.02.1991. With the decree numbered 2863, sectioned 644 titled "Ministry of Environment and Urbanisation Organization and Responsibilities", tasks and authority pertaining to natural assets and conservation areas have been granted to the Ministry of Environment and Urbanisation. Protection and utilization conditions regarding natural conservation areas have been determined through the Principle dated 19.06.2007 and numbered 728.

Referencing and encompassing the core zone and urban conservation area, the 1/1000 scaled Cumalikizik Preservation Development Plan has been approved of by the Regional Council for the Protection of Cultural and Natural Heritage through the ordinance dated 24.10.1993 and numbered 3508 which has been revised and updated in 2015. With respect to the aforementioned area situated within the conservation development plan, all related projects require the Protection Council's permission and approval.

There are in total 5 registered monuments within the core zone of Cumalikizik Village according to the ordinance issued by the Regional Council for the Protection of Cultural and Natural Heritage in years 1990, 1993 and 2010 with numbers 1372, 3508 and 5640 respectively. Within the management area, there are 123 registered civil architecture exemplary structures with an entry specifically developed for each one. Further, there are 3 registered monumental trees within the core zone.

Preservation Status



Map 45. Cumalikizik Village, Conservation Status Map

Authenticity

Present in historical records as an ancient Ottoman foundation village, the characteristic which distinguishes Cumalikizik from other foundation villages is that even though it is situated 12 km away from today's and the past's city center, it sustained its traditional way of living and integrity with a villager population dedicated to advancing local agricultural practices.

With its organic street textural formation, monumental structures, historic residential buildings, agricultural land and most importantly a local community that embodies its defining cultural elements, Cumalikizik carries the legacy of traditional village livelihood structures and represents one of the most well preserved Ottoman rural architecture examples. Due to being built out of wood, residential structures within the village have had to go under continual maintenance and repair yet they have conserved their original form and materials to this day. With available resources of local wood supplies near the village, Cumalikizik experienced diminished discomfort with respect to structural constructions and as it resides along the skirts of Uludag Mountain, natural water flowing from the landscape has been directed appropriately with respect to community requirements such as for the purposes of utilization as drinking water and as water supply for agricultural land irrigation.

Architectural traditions of the Byzantine, Seljuk, Arabic, Persian and local culture can be observed in structural technology, ornamentations and technical specifics regarding water canals considering the structural composition of the village. Authentic pavements of the village made with natural stones, in order to prevent the accumulation of natural water flow, have been constructed inclined towards their center axis. Further, existing water and drainage system preserves its historic originality and responds to demands with advanced functionality to this day.

Cumalikizik continues its traditional way of live and maintains its original land use patterns.

Integrity

Cumalikizik is an early Ottoman village situated to the east of Bursa on the skirts of Uludag Mountain. At the village entrance one can situate the courtyard with a local cemetery and at its center, two 700 year old sycamore trees. This courtyard with its dense texture is the most expansive empty space found within the village. Due to its close proximity to the cemetery, the site has been left as a vacant public space utilized by the community as a marketplace over time. Water and drainage systems of the village have maintained their original integrity and have not been exposed to alterations. With fountains built on some occasions where 3 narrow streets meet, water supply needs of nearby residences have been secured. The commercial center of the village is where its mosque is located.

Streets of the village reach towards urban interiors in alignment with the topographical landscape forming a diverse range of perspectives. Residences found on both sides of the streets formulate a dense texture as they are structurally coupled together. Streets are narrow following traditional form and planning. Specifically named as the Devil's impasse, street formations are 65-90cm wide.

The structure, environment and residences that composes the village conserved their original plans and construction techniques; the surrounding land is still utilized, since the establishment of the settlement, for agricultural and forestry purposes.

In regards to the roof typology of Cumalikizik residences, two authentic plan schematics have been applied. The first schematic includes courtyards for all residential units that which formulate an enclosed setting through the construction of tall walls. The second schematic, preventing direct access into units, establishes an entry area to access residences that utilizes wooden grilles to illuminate the enclosed environment.

Monumental structures inside the village have reached our day with minimal alterations. In regards to their structural composition and elements they enclose within, the mosque and the bath house stand as the oldest constructions of the historic village settlement.

According to the document dated H.1236 – M.1829 and found within the Ottoman Archives section as accessed through the General Directorate of State Archives, Cumalikizik village was under the supervision of Orhan Gazi Foundation during this time period. For this reason, the village with its agricultural land and spaces of living, preserved their integral configuration as the earliest and most well conserved Ottoman Village.

Environmental quality of the area constituting the village is in a better condition compared to other urban districts; residential units located within urban conservation areas are situated inside gardens, structural and population density as well as traffic, air and noise pollution remain relatively low, all of which contribute to a more peaceful way of living.

On the other hand, unauthorized constructions surrounding the village threaten the livelihood of communities that have established a productive engagement with agricultural estates.

New construction is prohibited in the village which is located within urban conservation areas and surrounded by natural conservation areas and preservation efforts are supervised by related institutions. Pressure in regards to physical development and advancement is not present within the village. Entry into the village through visitor vehicles have been prevented with the construction of a parking lot at the general entrance for Cumalikizik and only vehicular entry allowed inside is reserved for the local village community.

Implemented restorations have increased the preservation of the urban as well as natural texture also prompting the development social amenities. Construction surveying-restoration projects regarding registered civil architecture examples located within Cumalikizik have been under preparation and currently undergoing implementation.

Organized annually, Raspberry Festival attracts attention as an international space of gathering.

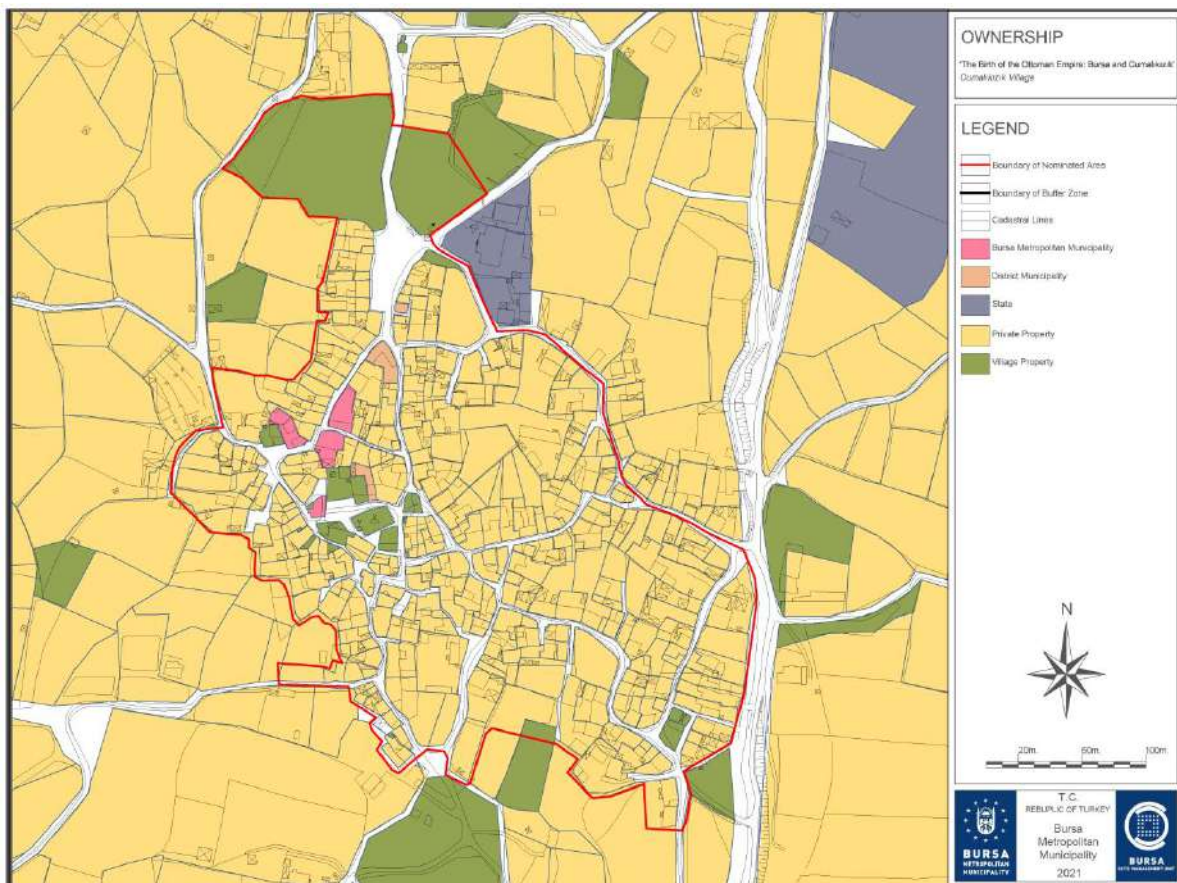
There is a demand for the organization of open spaces and health amenities within the village. Playgrounds for children and sports facilities for teenagers and youth at large are especially prioritized requirements. With the increase of visibility in the past five years, revenue expectations and pressure related to tourism has been on the rise. In order to abide by the principles of sustainable preservation, a manageable tourism plan is required.

Because urban advancement efforts visible from the outer skirts of the site are prevented to reach the village by means of natural conservation area establishments, there is no pressing threat of environmental pollution concerning the area.

Earthquakes are an important risk factor in the preservation of integrity and authenticity on Heritage Sites. Bursa is situated on a tectonic belt that actively produces earthquakes where Northern Anatolian Fault system breaks into branches. Bursa Provincial Directorate of Disaster and Emergency is aware of the historic center's importance, preparing and conducting "Disaster Prevention and Intervention Plans" on an urban scale. Sites with no car entry have been determined on core zones with hydrants and fire cabinets placed as precautionary measures. Further, the community is provided with training programs pertaining to "risk prevention". A fire prevention team has been formed composed of an acting body of participants from Cumalikizik and training in regards to the proper handling of fire equipment is actively implemented. Restoration and preservation efforts pertaining to singular structures are researched and issues surrounding the drainage system are worked on.

Ownership Status

Regarding the management area of Cumalikizik Village, 54% of the estates are privately owned, 1% are administered by foundations, 3% belong to Bursa Metropolitan Municipality and Yildirim Municipality, 3% are under the jurisdiction of state treasury and 41% are governed by the village. Within the buffer zone, most estates are privately owned or belong to the village and inside the buffer zone, one can find property governed under private entities and state treasury.



Map 46. Cumalikizik Village, Analysis Land Ownership

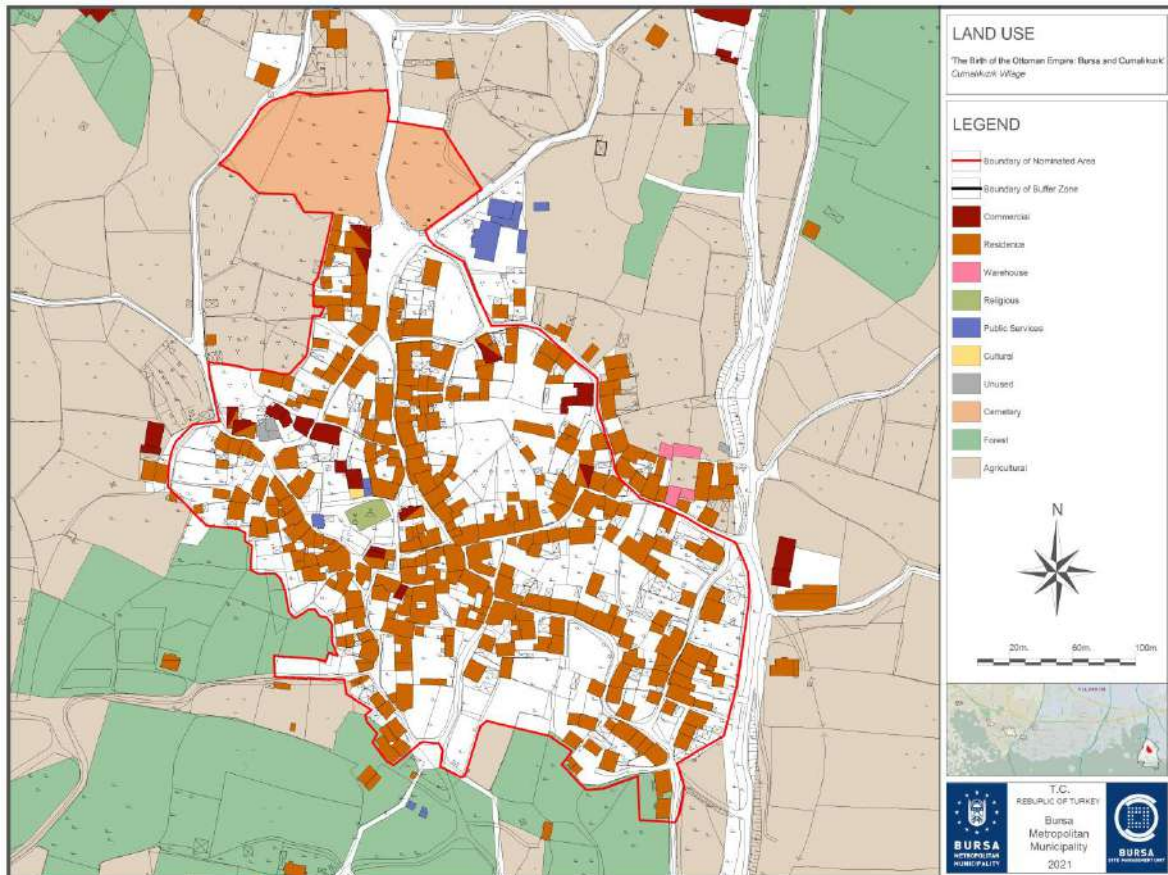
Within the area which management plans are concerned with, there are in total 336 parcels of which 26 belong to public institutions and the remaining 310 to private parties. 72% regarding the entirety of parcels hold a single share, 24% two to four shares and 4% 5 to 10 shares.

Land Use

Cumalikizik is situated to the east of Bursa, 3km towards the slopes of Uludag Mountain after passing 10km to the right of the road connecting Bursa to Ankara. 15km away from the city center, Cumalikizik is 340m above the sea. Through the ordinance issues by the High Council of Monuments in 1980, 700 year-old Ottoman village

Cumalikizik was placed under protection and all construction projects and implementations were allowed only through permission and approval. The following year, village center and its surrounding area were identified as “Urban and Natural Conservation Area”.

Within the site, we can observe a multitude of registered civil architecture structures of which 180 serve functional purposes and 270 residences undergoing preservation and restoration implementations carry the legacy of Ottoman era’s residential texture to our day. Further, there are also structures such as a mosque, bath house and fountains along with registered monumental trees. One of the significant historic urban constructions is the Byzantine monastery found southeast of the settlement within Ihlamurcu district’s geographical bounds.



Map 47. Cumalikizik Village, Land Use Map

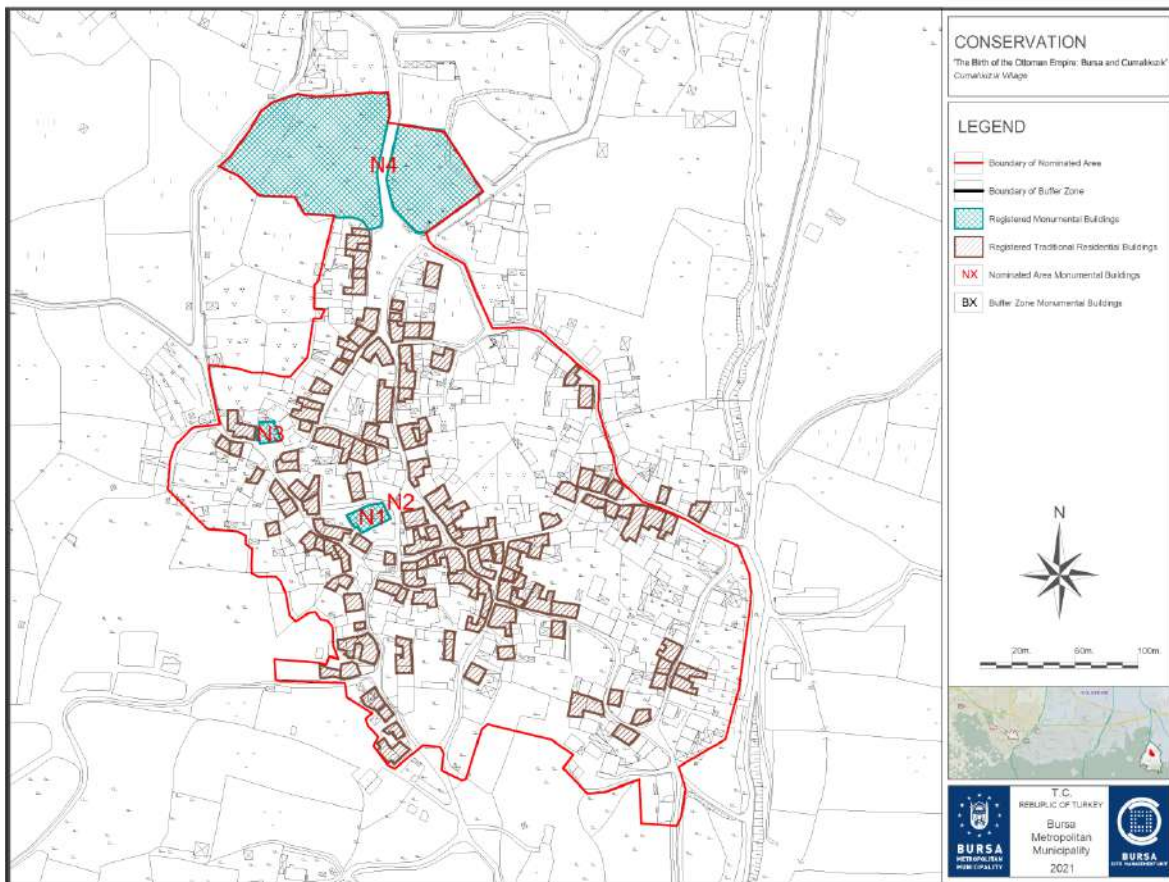
When evaluating Urban Conservation Areas and Urban Conservation Impact Areas along with their surrounding environment through the framework of land use, we can identify estates utilized for residential and commercial as well as garden-agricultural purposes and as burial grounds.

80% of the Core Zone is composed of residential units, 10% of burial grounds, 5% of commercial functionalities, 3% religious facilities, 1% official institutions and 1% of cultural engagements. 50% of the buffer zone consists of forests, 40% agricultural land, 7% commercial and 3% of residences.

Cumalikizik Village Mosque Square and Egrek Square are traditional hubs utilized by the village for centuries. Structural axes that appear through urbanization developments that run the south and southeast of Egrek Square constitute areas of highest density. Commercial and public buildings are situated inside Egrek and Mosque Squares. In other areas, urban sprawl is observed as well as grounds utilized for landscaping and agriculture. Registered civil architecture exemplary structures can be densely found on axes that run through squares and roads.

Inside the buffer zone, we can observe expansive and wide agricultural estates. The buffer zone respectively has been determined according to properties of the village population engaged in agricultural practices as well as agricultural land in close proximity to the densifying village borders and enclosed by forestry and highway margins.

CUMALIKIZIK – CORE AREA – LIST OF MONUMENTS



Map 48. Cumalikizik Village, Core Area, Map of Monuments

N 1	Cumalikizik Mosque	Existing Mosque estimated to be 300 years old
N 2	Zekiye Hatun Fountain	19 th Century
N 3	Cumalikizik Bath House	Existing Mosque estimated to be 400 years old
N 4	The Cemetery	N/A

**Cumalikizik Mosque and Zekiye Hatun Fountain**

The mosque situated on the upper square of the village settlement is considered amongst the most important monumental structures of Cumalikizik. Its minaret was constructed between the years 1972-1973. The existing mosque is assumed to be 300 years old and built over a pre-existing structure. Built towards the end of 19th century, Zekiye Hatun Fountain is near the Mosque's eastern façade.

**Cumalikizik Hammam**

The small-scaled hammam located in Cumalikizik is composed of tepidity, heating, water storage and cleansing sections—preserved in their original form—along with cooling, furnace and bathroom sections which have been built afterwards. Restored in 1983, the existing Hammam is thought to be 400 years old, although the exact date of its construction is unknown. Its cemetery contains tombstones from the Ottoman era. Until 30 years ago, it served women three days of the week and men four days of the week. However, losing its functionality over time, it was unoccupied for some time. As of 2016, its restoration was completed and through Cumalikizik Agricultural Development Cooperative, it now attends to the village community in its original function as a bath house.

**Cumalıkızık Cemetery**

Cumalıkızık Cemetery is located to the east and west of the village entrance and contains historical tombstones from the Ottoman Period.

4. ASSESSMENT OF THE EXISTING MANAGEMENT PLAN'S (2013-2018) IMPACT ON SITE

Site Management, in the past five years, has gained experience in regards to understanding and overseeing the difficulties faced within the World Heritage Site which rests on an urban and rural textural landscape. The most important experience gained was with respect to understanding that the implementation and supervision of the plan was to not only be regulated by the Site Management Committee but also through the effective participation of all stakeholders.

For this reason, a comprehensive stakeholder participation program has been realized. The program has been devised with respect to the revision of implementations in the previous period, assessment of the current situation, development of mutually agreed upon goals in order to preserve, evaluate, and sustain for future generations, and the advancement of action plans that reflect stakeholders opinions to the best of its abilities.

Existing within the previous Management Plan, GZFT analyses dated 2012 have been reassessed. The findings from the Management Plan developed 5 years ago were taken as reference points in order to determine key challenges that require prioritization. Stakeholder opinions regarding works executed in the past 5 years have been gathered, positive and negative, existing situation elements have been identified, issues have been determined, goals have been updated and actions with respect to goals have been set. Names of all participants whom provided their valuable opinions by joining meetings can be found on Bursa Site Management Unit's website. Notifications from meetings have been analyzed by the World Heritage Site Management Unit and the firm conducting the management plan's preparation.

4.1. PARTICIPATION AND CONTRIBUTION: CONFERENCE CALLS

Subject matters covered within the Management Plan require not only consideration through a local and national framework, but also through an international perspective, including those of efforts based in Europe, in which all documents and strategies are to be coordinated in alignment. In order secure the implementation of a comprehensive approach, seven main activity spheres (themes) have been determined and expanded upon when developing the new management plan. Each theme contributes to the enhancement and advancement of preservation efforts pertaining to cultural heritage and natural sites.

Stakeholder Meetings

Strategic Stakeholder Meetings were held at the Merinos Atatürk Congress Cultural Center in 2018 through 16th to 17th of October.



Image 22. October 16-17, 2018, Strategic Stakeholder Meetings

Stakeholder meetings constitute a participatory technique that aims at identifying challenges followed by the determination of solutions and the development of strategic plans respectively. Through "brainstorming" a "collective mindset" along with "collective opinions" is formulated.

During stakeholder meetings, the positive and negative impact of projects and implementations which have been conducted in the past five years under the scope of the Management Plan. According to the opinions of participants, points and areas of concern pressed upon in the last Management Plan were observed to have significantly improved and that the Plan was an effective tool in the determination and accomplishment of goals.

At the same time, through implemented activities with information received from institutions, preservation efforts have been enriched. Because mid-ranged goals are connected with ongoing projects with respect to site preservation, respective results will be reviewed throughout the timeline concerning the new plan.

4.2. SWOT (Strengths – Weaknesses, Opportunities – Threats) ANALYSIS

Through Strengths, Weaknesses, Opportunities and Threats Analysis, internal and external circumstances are evaluated. Initially, “internal circumstance analysis” is conducted and strengths and weaknesses are determined, then “external circumstance analysis” is conducted through which opportunities and threats are identified. Action plan schematics have been developed in alignment with conclusions generated through opinions and suggestions received from stakeholder institutions, organizations and individuals.

In the following years, in order to rehabilitate the preservation and development status of Bursa’s historic sites, research has been conducted focused on the aforementioned four subject matter and consequent results reflected in the management plan.

Primary issues, disappointment factors and opportunities surrounding and stemming from values have been identified. In order to ease the process of themes, strategies and actions of focus determination, results have been generalized and visualization techniques have been encouraged. Thus, the analysis of critical subjects and potentials have paved the foundation to formulate a set of key perspectives on development and rehabilitation efforts.

➤ STRENGTHS

Bursa, Ottoman Empire’s first capital and residency of the first Ottoman sultans, is also the sociocultural region where first religious and scientific studies were conducted and where “Ottoman urbanization understanding” and “architectural approach” emerged.

The most prominent feature of the aforementioned urbanization understanding is its construction of a supportive relationship between the tradition of operational and structural organization of foundations and the formation of urban settings, generating a sustainable environment for societal growth.

Bursa’s historic center, formed through the reflection of Turkish-Islamic way of life, is a chief example of how topography is the most important factor affecting urban morphology, formulating urban texture through the guidance of the natural environment.

Situated throughout different nodes of the city, Sultan Social Complexes preserve their authenticity and integrity. Concept of Social Complexes is utilized to this day, continuing educational and cultural activities. Diversity of narratives regarding livelihoods that have emerged throughout history within Social Complexes and their strength draws significant attention. Through this perspective, contributions of Social Complexes to urban tourism is vital.

Bursa is simultaneously a city of production and business. During the Ottoman Era, special emphasis has been placed on urban khans. Diversifying and expanding after the conquest of Bursa, khans were constructed as commercial and temporary lodging structures. Khans Area and the bazaar region, preserving its significance and commercial characteristics since the establishment of Ottoman’s first capital, sustains its culture resting on hundreds of years old Turkish Islamic and commercial guilds, the resilient relationship between master and apprentice, the establishment of trust with customers, tradesman, with strong humanistic sensibilities, protecting their historic roots and respective bazaars through which a community that appeals to all societal backgrounds is created. Tradesman in this expansive region have organized and rose as prominent leaders in building strong ties with other cities where historic bazaars and khans are located and have maintained virtuous relations with the city’s municipal management.

Early Ottoman Period commercial structures have advanced plans with respect to their historic lineage, which can also sustain similar functionalities in our day. The historic bazaar and khans covered with a multitude of compact domes with open, partially unenclosed and sheltered areas along with courtyards, single story structures that are plain yet functional, free of exaggerated ornamentations yet have been designed with careful attention to design composition, creating a diverse and beautiful landscape adhering to holistic principles, are different from today's post-modern architectural examples as they create a serene atmosphere. The region's visibility is high both on a national and an international scale.

Khans and the bazaar region are essential components that formulate Bursa's social and cultural identity. Intangible and ethereal cultural heritage sustain their presence through these structures and commercial and trade-related activities in the province. With the preservation of regional spirit and the development and strengthening of novel cityscape dynamics, its contribution to tourism is enhanced. Even though the diversity of commercial products and implemented business types differ from historic practices, existing stores sustain traditional practices.

On the other hand, foundation villages, supporting the presence of the city, existing as the essential source of regional production with organic street textures harmonious with regional topography and climate conditions, residential units which have been placed appropriately to not cause disturbance to one another and allow access to view the scenery for each, are a vital component of geographical continuity and integrity.

The totality of cultural heritage components (tangible, ethereal, movable or fixed) must be taken into consideration in the preservation of traditional architectural heritage within rural areas. Environmental values and traditions that encompass the rural architecture are characteristics of respective structures. The most important elements that define the authenticity of traditional architecture are the authentic structural materials and construction techniques utilized according to the local geographical landscape.

Particularly, the traditional architectural heritage within rural areas are able to preserve their authentic values holistically as they are protected with respect to their geography and the history, culture and traditional practices of the local community. In villages where registered structures are not found, village residences are converted into multi-story units. In villages where residences have been registered as fixed cultural heritage, it is important to sustain livelihoods through economic development, conduct analysis of plans and materials, identify states of deterioration and to protect residences by means of minor interferences, renovations and restorations as holistic entities.

Positioned within the UNESCO World Heritage List, Cumalikizik village has a history that dates back to a period of time before the settlement of Ottomans. Current residents sustain their principal culture reaching to our day as the Kizik tribal confederation of Oghuz Turks, founders of the Ottoman Empire. The authenticity of construction techniques and architectural components of residences have been preserved. Construction surveying and restoration efforts concerning civil architecture structures continue within the scope of programs supervised by different municipal institutions. Housing units are occupied and residents request aid in the preservation of their homes. Residents of Cumalikizik and the new generation take ownership of Cumalikizik and aspire to sustain their livelihoods through the preservation of traditional values and practices.

Cumalikizik is simultaneously a touristic attraction center which has become a region that brings diversity to Bursa's cultural tourism through its authentic history, preservation of traditional rural architecture and textural unity, maintenance of values pertaining to the natural landscape, and because of its presence as a touristic site closest to the city where one can take a breath of fresh air, scenic region for photography and as a site that can accommodate visits throughout the year.

Continuous flux of tourists contributes in great degrees to the local economy. Further, residents gaining economic benefits from the site through the principles of action, utilization, sustainability, and vitalization serves as an example to the relational dynamics of heritage sites-tourism-development which also generates a positive impact on the village's preservation. With visitor numbers increasing, Cumalikizik is able to accommodate home ownership rights for its residents.

Variabilities in Bursa's topographic structure as a province, diverse with its mountain ranges, forests, hills, plains, plateaus, lakes, valleys, caverns, and slopes, carry the potential to increase the city's visibility and to develop and advance touristic activities.

There are a multitude of cultural and natural heritages within the city center and general province. Bursa possesses a range of museums increasing in numbers. Important artistic activities are taking place and organized. In addition, Bursa has an existing and well known traditional cuisine. Higher education institutions that have mastered concepts and practices of cultural heritage restoration, maintenance and preservation, raising technical experts in the field, strengthen UNESCO World Heritage Sites.

Existing sites on the UNESCO World Heritage List are under local protection. Many structures located within these areas are also in the process of gaining recognition as historic heritages. Working within the framework of national and international laws and agreements, the Site Management Unit oversees implementations concerning the area and secures its preservation.

➤ **WEAKNESSES**

As indicated in the first Management Plan, weaknesses, even though they have been reduced during the last term, pertain to conflicts of decision making authority amongst organizations carrying out preservation and related efforts, lack of coordination and the presence of many supervisors.

Some of the pressing issues can be identified as the lack of 24 hour safety and security measures on sites, high congestion and traffic, enclosure of the areas surrounding Social Complexes with tall buildings, approved new construction projects with unqualified elements within the area and its surrounding environment, lack of preventative measures against incorrect restoration implementations, observation of conflicts regarding the balance between preservation and utilization at Khans Area, lack of a shared language and cohesion regarding ground-level and membrane structure implementations, negligent detailing, diminishing of regional accessibility due to commercial sites closing at early hours and the consequent decrease in shopping and dining activities of visitors.

Some of the factors that impact Heritage Sites within the city and especially visitors can be listed as the insufficiency of information centers, high congestion and inadequate parking spaces, lack of adequate accommodations for people with disabilities regarding access to historic sites due to unfavorable road conditions, lack of accessible bathrooms for people with disabilities, unresolved issue of inadequate amount of bathrooms located at Khans Area, insufficient signs and directories, lack of determination regarding visitor trip routes, accessibility issues surrounding walking routes and the underutilization of social media and information technology platforms.

Absence of a law regarding the resolution of issues pertaining to implementation power and resource availability of associations and governing bodies concerning the historic bazaar and khans area, similar to the organized industrial regions administration ordinance or the decree pertaining to management aspects of the property ownership statute, is amongst one of the top priority concerns.

Specifically, the lack of awareness surrounding khans culture by new tradesman and workers, inability to manage sellers who display their products on the street or carts as well as tradesman refusing to abide by regulations, dominance of the food industry, inadequate inspection practices regarding preservation implementations of private properties, increase of visual pollution, lack of comprehension of the architectural features of khans and bazaars and the presence of criminal activity on some abandoned lots impacts the region negatively.

There hasn't been an adequate amount of efforts as intended regarding the research on the benefits of thermal springs, one of the most important potential areas of growth for Bursa, to human health as well as the appropriate utilization of thermal spring on site.

Educational efforts aiming at increasing awareness about UNESCO Sites and ongoing works for residents, workers, and the youth have been inadequate. Activities that support the increasing awareness surrounding the historic bazaar and the cultural heritage value of khans area should be increased.

Increase in presentations of historic bazaar nationwide by the Ministry of Culture and Tourism will aid in the rise of revenues generated through tourism.

Most demanding problems regarding Cumalikizik can be taken into consideration within the scope of the village's unique aesthetics and visual composition.

In this scope, the crowding of Cumalikizik's entrance on the road connecting to Ankara with neglected buildings and the resulting miscomprehension of the entry, the increase in vehicular traffic inside the village obstructing pedestrian travel, the inconvenience of circulation for disabled people, lack of planning implementations for the area where temporary marketplaces are set up, neglect of care for the cemetery where gravestones from the Ottoman era are found, the enclosing of cemetery walls at the village's entrance and the disruption of the silhouette in front of residences with stands that tradesman use along with the unorganized blending of personal and public spaces can be identified as challenging areas for further improvement.

Another set of problems concerning the village are related to livelihood standards. Amongst the primary areas of concern are in regards to issues surrounding conditions of comfort at residences (specifically about heating and kitchen and bathroom maintenances), the decrease in care for agricultural practices with the rise in touristic activities and the inadequacy in information circulation for residents of the village concerning participation to renovation, repair and renewal implementations.

Other issues are connected to the collective preoccupation with the advancement of tourism as a revenue generating field due to the region's identification as a heritage site.

It is required to raise awareness on preservation and utilization through vitalization frameworks, providing a comprehensive scope of these subject matters, for the residents of the village. Works regarding the village's presentation and social media usage must be coordinated in an organized approach. There is a need to develop a plan for visitor management. Further, Cumalikizik's products, specifically its famous raspberry and organic agricultural yields, fall short on sales due to inadequate marketing and branding practices. On stands, tradesman showcase Chinese imports and there are no gift items unique to the village.

Bursa Site Management Unit can secure the quality of life revitalization efforts through the advancement of communication and coordination networks amongst organizations that are presently leading projects in the village.

➤ OPPORTUNITIES

Heritage Sites, throughout the time period following their recognition as UNESCO World Heritage Sites, have become central nodes within the city – care and interest towards concrete and intangible cultural heritage, aspiration of residents and visitors to learn more about Bursa's history, consequent historical awareness, along with sensitivity of local administrations towards longstanding monuments have increased.

Growth in awareness and interest has increased the sensitivity of local governments towards sustainable urban design which takes into consideration environmental consciousness and public benefit as preconditions, primary matters of importance, and reveals the urban identity. Sustainable development is aimed for through protecting the balance between preservation and utilization regarding historical, cultural and natural values as existing and ongoing plans (1/100 000 landscape plan, transportation and tourism master plans) are completed and implemented.

Activities taking place within social complexes are open to all sectors of the public. The presence of traditional residences situated around social complexes are ensured and preserved.

Recognition of khans area and bazaars region has increased. As the site encompasses intangible cultural heritage along with the presence of existing monumental structures, it generates a sense of nostalgia, increasing the interest towards the past. Cultural tours have expanded where the past and the present are showcased together. The close proximity to The Grand Mosque of Bursa is also an important opportunity.

The warm social atmosphere composing the region can be observed in relation to the presence of shopping malls near the area. Implementation of draws and production of advertisements have also increased social awareness. The service sector continues to diversify.

One of the opportunities not taken advantage of in the region is the presence of appropriate spaces to hold events yet the underutilization of such facilities. Further, if social communication networks are used more effectively, there will be a positive impact on the goal of raising recognition and awareness. Efforts towards creating a region that prioritizes pedestrian travel continue. There exists a pedestrian axis starting from Yesil, continuing towards the Region of Carsi and Muradiye.

The most significant opportunity regarding Cumalikizik can be identified as the increase in awareness of the region by the village community and people at large and the growth in sensitivity of local administrators towards the value of native identity.

Historic and economic sustainability is supported as the village is located within the forest and agricultural areas. Agricultural activities continue on buffer zones and there is a strong potential to implement sound farming practices. With an emphasis placed upon diversity in agricultural products through organic farming principles, medical aromatic plants, blackberries and chestnuts can be cultivated in higher quantities.

To negate the negative impact of tourism and resolve the set of aforementioned issues that respectively arise, especially due to day-trips, governing bodies plan to strengthen the sector and form alternative marketplace venues and a rotational utilization structure, consequently preventing unsystematic placements of commercial stands in front of residential units, limit the amount of space reserved for food services, develop signages, in harmony with the environment, for pedestrians, prevent the entry of private vehicles preferred by visitors from entering the village and its surrounding area, prioritize and utilize alternative and environment friendly transportation options, enable the visual perception of the courtyard, a significant symbol representing the village, and monumental structures, balance ways in which public spaces are utilized in regards to commercial and independent purposes, and preserve traditional production and commercial activities that shape the village identity.

Cumalikizik gained recognition worldwide during the time period following its confirmation as a UNESCO World Heritage, experiencing a surge in local and foreign tourist visits. It holds a unique museum that showcases regional attires and tools and equipment used in the past. Even though decreasing in numbers, there are locals who can narrate the village's history. Boutique lodgings have opened up. Restriction on renovation and repair implementations continue. Surrounding the area exists a potential route that includes other Kizik villages. Connecting sites are opportune spaces that can be utilized by visitors. A new production home for women is planned for at a historic building undergoing restoration administered by the Bursa Metropolitan Municipality.

The increase in curiosity towards nature and organic ways of living, Uludag's existence as an alternate touristic destination and the abundance of scenic environments for those interested in photography display opportunities that tourism holds.

The presence of thermal springs is a significant opportunity for the growth of health-based tourism. With the construction of Osmangazi Bridge, Bursa gained the the prospect of getting closer to Istanbul and Sabiha Gokcen Airport. The multitude of museums supports the recognition of intangible cultural heritage in Bursa. The establishment of activities and congresses is an important source of touristic expansion. The organization of activities related to modern and traditional art along with the administration of temporary exhibitions will provide the opportunity to form abundant and interesting itineraries regarding city visitations.

In order to preserve Outstanding Universal Values and provide for future generations, hundreds of years old traditional and local workmanship along with establishments need to be protected, encouraged and developed. Handcraftsmanship exist as concrete references of the past. Initiatives implemented in regards to these matters will form important opportunities for the preservation and cultivation of cultural heritage.

The development of innovative and effective products through researching traditional practices will become one of the most significant prospects for strategic progress and the most crucial effort in regards to utilizing this opportunity will be to prevent products and gift items that have not been produced locally from being sold or bought.

Bursa should develop as a "green" city in order to ensure healthy living standards and enhance livelihoods. Paying attention to automotive sector's advancement, it can be a leader in the utilization of electric vehicles. Bicycling routes can be incorporated and expanded. In regards to residential challenges within heritage sites, projects that preserve the existing urban landscape and structural composition should be implemented instead of urban renewal efforts that threaten local and historic authenticity and integrity.

Acknowledgement of the Site Management Unit, whose main goal is to preserve the Outstanding Universal Values of Bursa's Historic Centers, along with the Management Plan as a strategic management tool, on a local and international level as well as by UNESCO is recognized as one of the most important opportunities.

➤ THREATS

External factors compose the leading threat against the preservation of cultural, historic and artistic heritage of Social Complexes and Khans which constitute Bursa's historic center.

The disrespect of commercial establishments situated around social complexes towards the environment and historic monuments, issues regarding security, tremor caused by excessive traffic, especially due to heavy vehicles, and the resulting tremor's potential to damage social complexes, disturbance of the urban silhouette because of incorrect reconstruction implementations along with climate change related threats are amongst the most pressing challenges.

The increasing number of shopping malls in competition with khans and bazaars coupled with climate change related risks are the most impactful external factors.

Amongst others are the lack of value given to architectural features of structures, mistakes encountered during restoration and repair executions, deterioration of interior and exterior facades to the point that they are unable to represent historic identity, congested and stifling environmental conditions of social spaces due to expansion efforts, inadequacy in appealing to younger populations, deterioration of traditional identity and peace, unlawful behaviors of markets, the unsustainable nature of business operation structures, increase in unregistered commercial activities (kermis, street vending), decrease in authentic and local products and increase in Chinese imports, inadequate production of cultural gifts, decline in businesses operated by product owners and rise in renters.

A pressing risk concerning social complexes is the relocation of urban residents from historic centers to new settlement areas due to economic challenges. The inhabitants of historic spaces are mostly unaware of the cultural significance of their place of residence and thus new settlement areas appear as more appealing. The more conscious segment of the population decides to relocate due to economic reasons as the city expands towards eastern and western ends, densifying commercial activity in these locations. With the local population's decline, there emerges the risk of people, without historic awareness, moving into the area. There aren't an adequate amount of implementations that aim at incorporating social complexes into the city's cultural life which halts the area's progress. If the socio-cultural features of social complexes are not highlighted, the preservation and transfer of cultural heritage remains under threat.

Some of the most major threats concerning Cumalikizik can be listed as the unplanned expansion of buffer zone's surrounding area due to excessive migration and illegal construction efforts being overlooked, delays in restorations and structures' loss of authenticity due to incorrect implementations during the processes of renewal, lack of periodic maintenance and repair related implementations concerning buildings, potential destruction of agricultural lands especially due to illegal construction of prefabricated structures and the loss of underground water resources due to disorganized and dense practices of drilling and boring.

Failure to implement the preservation development plan comprehensively, insufficient inspections and inadequate security and police services results in the escalation of aforementioned issues.

Negative impact factors regarding tourism practices can be itemized as the mismanagement of the relationship between heritage preservation and tourism-development, tourism not being practices on an organizational and institutional level, failure to work on issues related to occupancy capacity within Khans area and Cumalikizik village, inadequate national and international publicity along with the insufficiency in guidance services and respective inspections.

Falling short on the programmatic maintenance of registered monumental structures and civil architecture examples along with the decline of valuable commercial and craftsmanship establishments, an integral part of historic identity, are high risk threats concerning the area.

➤ SWOT MATRIX

SWOT matrix is a technique used for coordinating information to not choose the best strategy, but to develop and advance feasible strategy options. Opportunities should be viewed as strengths and evaluated regarding their development potential. Weaknesses are worked upon and determined as to whether they can be transformed into opportunities.

Strengths	Weaknesses
<ol style="list-style-type: none"> 1. Sites within the UNESCO World Heritage List having legal protection 2. Bursa existing as the first capital of a globally renowned government, the historic center where Ottoman urbanization has emerged 3. The presence of monumental heritages that have preserved their authenticity and integrity 4. Heritage sites continuing educational and cultural activities since their establishment 5. The presence of bazaars, khans, and historic markets where commerce is sustained within a traditional, historic, and serene atmosphere 6. Rural and traditional heritage which has been preserved with the history, culture and customs of residents 7. Possessing cultural, natural and aesthetic landscape design 8. Presence of beautiful artifacts that can greatly contribute to the development and advancement of activities pertaining to tourism 9. Presence of cultural and artistic activities, museums and a traditional cuisine 10. The support of civic and voluntary, cultural institutions and associations 	<ol style="list-style-type: none"> 1. Weak relational ties amongst institutions and organizations 2. Challenges which arise through the rise of tourism related activities and inadequacies in services provided for tourists 3. Insufficient physical, socioeconomic, stylistic and functional provisions of Heritage sites 4. Inadequacies in traditional production and commercial proceedings 5. Inadequacies in efforts related to marketing and branding 6. Lack of substantial production in authentic and local gifts
Opportunities	Threats
<ol style="list-style-type: none"> 1. The presence of Site Management Unit and Management Plan 2. Strengthening of the awareness surrounding UNESCO World Heritage 3. The utilization and recognition of Heritage sites 4. Increase in awareness of managers, residents and visitors regarding the preservation of cultural heritage 5. Tourism's potential in diverse ways and their integration 6. Opportunities to organize different provisions and events 7. Presence of revenue increasing and advancement supporting effects of heritage sites 8. The potential to develop innovative 9. and effective products through traditional and local craftsmanship 	<ol style="list-style-type: none"> 1. Inadequacies regarding organizational coordination 2. External factors (traffic, air pollution, security, and such) 3. Physical, socioeconomic, stylistic and functional elements that negatively impact the public image of heritage sites 4. Increase in shopping malls competing with khans and bazaars 5. Incorrect development plan executions 6. Negative impact of mass tourism 7. Decrease in local craftsmanship, historic production and commercial products

CONFERENCE CALLS (OCTOBER 16-17 2018) LIST OF PARTICIPANTS (in alphabetic order)

NAME SURNAME	ORGANIZATION – RESPONSIBILITY
AHMET GEDIK	Bursa Provincial Culture and Tourism Director
ARZU KUTUCU OZENEN	President of “Yesil Valiz” Association
Assoc. Prof. Dr. GUL ATANUR	Bursa Technical University, Landscape Architecture Department Academic Member
Assoc. Prof. Dr. NURAY AKBUDAK	BUU Agriculture Faculty, Horticulture Department Academic Member
Assoc. Prof. Dr. SELEN DURAK	BUU Architecture Faculty, Department of Architecture Academic Member
Assoc. Prof. Dr. SİBEL POLAT	BUU Architecture Faculty, Department of Architecture Academic Member
Assoc. Prof. Dr. Z. SEVGİN PERKER	BUU Architecture Faculty, Department of Architecture Academic Member
Assoc. SALİHA TUPAL YEKE	Faruk Sarac Design Profession College, Architectural Restoration Program
ASUMAN KIZILKAN POLAT	Yıldırım Municipality, Directorate of Public Works and Engineering, Civil Engineer
AYLA DURAN	BMM Legal Consultancy
AYNUR BALKAN	Kükürtlü Local Authority
AZİZ ELBAS	Bursa Metropolitan Municipality, Department Chairman
BERKAY CIVIOĞLU	Dizayn Tourism, Senior Construction Engineer
BESTE AKKOYUNLU	Dizayn Tourism, Senior Architect
BİRGÜL YILDIRIR	Fine-art Photographer
CIHAT OVALISOY	Yıldırım Local Authority
COSKUN ALINTAS	Cekirge Local Authority
DIDEM GUNES YILMAZ	Bursa Technical University, Architecture Department Head
DİLEK YILDIZ KARAKAS	Bursa City Museum, Art Historian
Dr. ARZU ERDİ	Bursa Governorship, European Union and Foreign Affairs Department, Project Coordinator
Dr. ASUTAN SARP YALCIN	Bursa Technical University, Department of Architecture and Design Academic Member
Dr. DOĞAN YAVAŞ	BUU, Faculty of Arts and Sciences, Art History Department, Academic Member
ECE SAHİN	BUU, Department of Architecture, Academic Member
ELİF SEHİTOĞLU	Bursa Chamber of Architects, Board Member
EMİN YAVUZ	Cumalıkızık Local Authority
ERHAN ÖZTÜRK	BEBKA Bursa Eskişehir Bilecik Development Agency
ERKAN YASLIOĞLU	Chamber of Agricultural Engineers, Bursa Branch Chairman
ESER CALIKUSU	BMM Historical Cultural Heritage Branch Directorate, Senior Art Historian

ESER CEYHAN	Eser Architecture, Msc. Architect
ESRA COBANOGLU	BMM Historical Cultural Heritage Branch Directorate, Art Historian
FARUK ISIK	Cumalikizik "Değirmenci Kahvaltı"
FARUK OZGOKCE	BMM Historical Cultural Heritage Branch Directorate, Architect
FATİH AKA	Yıldırım Primary School Headmaster
FERHAN YOLDAS	The Association of Education, Solidarity and Development of Women of Cumalikizik Village
FIGEN BOYNIKOGLU	Yıldırım Municipality, Urban Planner
FUNDA DEMIRDAG ATILLA	BMM Historical Cultural Heritage Branch Directorate, Architect
FUNDA OZEN	Yıldırım Municipality, Urban Planner
GULAY TOPKIRAN	BHBKA Bursa Historic Bazaar and Khans Association, Ulu Market Chairperson
GULSEN ERICE	TURSAB Southern Marmara Regional Board Member
HASAN BASRI YEKIN	Yeşil Village Local Authority
HASAN BULUT	City Council
HASAN EKER	BURSA Tourism Platform President
HUSEYİN ALTUN	Apolyonthan President
İBRAHİM SONMEZ	Bursa City Council, Head of Disabled People Council
İLKER OZASLAN	Founder of BUMIAD and Bursa Unesco Association Deputy President
İPEK YIGIT TURKKAN	TURSAB Southern Marmara Regional Board Member
İZZET GUNGOR	Historical Bursa Kızık Culture, Solidarity and Cooperation Association
JULIDE ALAN	BEBKA-Bursa Eskisehir Bilecik Development Agency, Financial and Administrative Affairs Unit Chairman
KADIR YILDIZ	Uzun Bazaar Association President
KENAN YETİSEN	Bursa Historical Heritage Admirers Association
KIVAC ÇAKALIOĞLU	Bursa City Council Youth Council President
KURSAT ÇAPAR	BURULAŞ General Manager
LEYLA DOĞAN	BMM Directorate of City Planning Branch, Urban Planner
M. LEVENT SEVİK	Bursa UNESCO Association
METEHAN İHTİYAR	BWSA, Archeologist
MEVLUT ÇİÇEK	BHBKA
MUHAMMED EMİN TARIM	Bursa Metropolitan Municipality Fire Department Directorate
MUHSİN ÖZYILDIRIM	BHBKA Bursa Historic Bazaar and Khans Association President / Turkish Historic Bazaars Federation President
MUHTEREM ÇEVİK	BMM – Museums Branch Director V.
MURAT ASLAN	Muradiye Primary School Headmaster

MUSTAFA EMEK	Bursa Regional Foundations Directorate – Regional Foundations Director
MUSTAFA KAHYA (replace Uygur Umut)	Bursa Province National Education Director
NECAT SEZER	Cumaikizik former Village Member
NECLA YORUKLU	Chamber of Landscape Architects Bursa Province Representative
NESRİN CIDAM	Bursa Province Culture and Tourism Directorate
NİZAMETTİN İLERİ	Cumalikizik Village Women Education, Solidarity and Welfare Association
NURTEN YAVUZ	Cumalikizik Village Women Education, Solidarity and Welfare Association
OMER FARUK SAHİN	UCTEA Chamber of Architects Bursa Branch Chairman
OZCAN BAYRAK	BMM Fire Department Intervention Branch Directorate
Prof. Dr. ASIM YEDIYILDIZ	BU University, Theology Faculty, Islamic History & Art Department Academic Member
Prof. Dr. HANDAN ASUDE BASAL	BUU, Faculty of Education, Preschool Education Department Academic Member
Prof. Dr. ICLAL DINCER	Yıldız Technical University, Faculty of Architecture, City and Regional Planning Department
Prof. Dr. MURAT TAS	BUU, Faculty of Architecture, Architecture Department Academic Member
Prof. Dr. NESLİHAN DOSTOĞLU	Bursa Site Management Unit – Site President
Prof. Dr. NILUFER AKINCITURK	BUU, Dean of Architecture Faculty
Prof. Dr. TULİN VURAL ARSLAN	BUU Faculty of Architecture – Architecture Department Academic Member
Prof. Dr. ULVİYE OZER	Bursa University
Prof. Dr. ZEYNEP AHUNBAY	ITU Faculty of Architecture, Architecture Department Academic Member
RECEP PEKER	BMM Historic Cultural Heritage Branch Directorate, Cultural Heritage and Tourism Representative
RECEP SINASI CELIKKOL	Grand Bazaar, former “Aynalı Çarşı”
RIDVAN CICEK	BHBKA Bursa Historical Bazaar and Khans Association Board Member
SABRİ BAYRAM	BEBDA Bursa Eskisehir Bilecik Development Agency
SEDA BAL	BMM Historical Cultural Heritage Branch Directorate, Art Historian
SELDA SAVCI	Osmangazi Municipality, Restorator
SERİFE ULUDAG	Cumalikizik Village Women Education, Solidarity and Welfare Association
SERPİL ARIK	Bursa Preservation of Cultural Assets Regional Manager
SEVİLAY SARIN	SMHOUA – Southern Marmara Hotel Owners and Operators Union Association
SONGUL TARHAN	Cumalikizik Village Women Education, Solidarity and Welfare Association
SUKRU AVCI	BHBK Fidan Khan Deputy President / BHBK Board of Directors Member
SULE OLCER	Dizayn Turizm, Senior Urban Planner (Msc.)

SULEYMAN ZAFER UNVER	Bursa Historical Heritage Admirers Association Chairman
TANJU VERDA AKAN	Dizayn Turizm, Architect – Management Plan Expert
TARIK ERDEM (replace Tuğba Kılıç)	Yildirim Municipality, Public Works and Engineering Directorate
TUGBA SARI	Bursa Technical University Architecture Department Vice Chairman
UMMUHAN ALPTEKIN	UCTEA Chamber of Architects Bursa Branch
VURAL YALÇIN	Chamber of Landscape Architects, Bursa Provincial Agency Executive Committee Member
YASAR ELMAS	Bursa Urban Museum Manager
ZEDAR KONDAKCI	Culture and Tourism Province Directorate, Folklore Researcher
ZEHRA SONMEZ	BMM Development Committee Member

4.3. ACCOMPLISHMENTS OF THE FIRST MANAGEMENT PLAN

Activities set in motion up to this day within the scope of the Management Plan covering the years 2013-2018 are described below.

SITE MANAGEMENT

- In regards to the presentation of our World Heritage Sites, our “Summary” has been developed to be published on UNESCO’s website and delivered to the World Heritage Centre through the Ministry November 2014.
- In alignment with the decisions made at the 38th sessions of the World Heritage Committee, “Monitoring Indicators” have been requested for development, prepared with the suggestions of all stakeholder organizations and the Ministry, and delivered to the World Heritage Centre through the Ministry January 2015.
- The document related to the “Outstanding Universal Values Declaration” prepared by ICOMOS and expected to be accepted as a definite measure at the 39th session of the World Heritage Committee has been reviewed and assessed, our revision suggestions have been sent to the World Heritage Centre and changes have been made.
- A diverse group of UNESCO experts composed of 23 national representatives, including 10 from respective Embassies, have been hosted in Bursa from 18th to 19th of July 2016 during their visit to Turkey as the 40th session of the World Heritage Committee was held in Istanbul.
- Undertakings led by institutions and organization actively on site with the purpose of implementing goals and actions identified in the Management Plan are reviewed and specific to our World Heritage Sites, a general “Work Program” has been prepared through the evaluation of the plan’s seven main themes.
- Following the production of periodic reports through the coordinative efforts amongst all stakeholder organizations based on the “Monitoring Indicators” delivered to the UNESCO World Heritage Centre, an “Activity Report” that includes annual assessments has been prepared



**THEME 1: MANAGEMENT
(AUTHORITY, LEGISLATION,
ORGANIZATION
COORDINATION, PARTICIPATION)**

- In order to ensure coordination amongst organizations, a diverse range of meetings are held periodically.
- Preservation of Cultural Heritage International Bursa Symposium has been conducted from 19 to 20th of October 2017
- A permission from the Ministry of Culture and Tourism has been granted for the purposes of attending meetings as observers within the scope of BKVBK in which subject matters concerning World Heritage Sites are discussed. The Ministry continues to engage in the necessary legal efforts regarding the matter.
- On 12.27.2012, a protocol of cooperation concerned with the preservation and management of the Heritage Site has been signed by the Ministry of Culture and Tourism along with Bursa Metropolitan Municipality.
- The Historic Bazaar Law Draft prepared by the Governorship has been finalized.
- BEBKA joint provision protocol has been established and donations have been secured for the “Rehabilitation of Tourism Infrastructure at the Historic Urban Center Project” administered by Bursa Metropolitan Municipality.
- A joint provision protocol has been signed by Bursa Metropolitan Municipality and BCCI (Bursa Chamber of Commerce and Industry).
- Bursa Metropolitan Municipality and General Foundations Directorate have signed joint provision protocols regarding the maintenance, repair and rehabilitation of “Okcubaba Mausoleum”, “Murad II Madrasa” and Mausoleums of Sultans.
- A project-focused cooperation protocol has been signed by Bursa Metropolitan Municipality and Historic Bazaar Associations Federation.
- Initially, procurement of services was decided upon—in alignment with the permission of the Ministry of Culture and Tourism—regarding the scanning of documents concerning world heritage sites found within the Bursa Preservation of Cultural Assets Regional Directorate Archive. However, due to the Board Archive’s transfer to the computer database in Ankara, it was determined that the necessary initiatives would be launched regarding the provision of related documents. It was detected that 20 of the 72 registered monumental structures on World Heritage Sites do not possess construction surveys and thus, institutions were contacted to initiate the efforts regarding the completion of building surveys.
- A decree was issued by the Metropolitan Municipality Council to form the UNESCO World Heritage Constabulary Unit. However, its implementation could not be realized—a Tourism Constabulary Unit was later formed for Khans Area and Yesil Social Complex by the Municipality.
- In order to intervene illegal housing constructions in Cumalikizik, information is delivered to related units of Yildirim and Metropolitan Municipality and the matter is followed up on.
- Efforts undertaken by the Bursa Metropolitan Municipality Fire Department Directorate concerning the processes of detection, taking precautionary measures and inspection of all monumental structures situated within World Heritage Sites in regards to their protection against fires have been finalized. Prepared reports have been delivered to property owners (institutions or individuals). Implementations are followed up on.
- Budgets reserved for planned preservation and maintenance efforts for the year ahead have been asked for from all related institutions.

**THEME 2: CULTURAL VALUES,
PRESERVATION and PLANNING**

- 40 fundamental repair (restoration) projects have been completed at Heritage Sites.
- Reports of yearly conducted activities facilitated by respective institutions and establishments regarding cultural values, preservation and planning have been collected.
- Amongst activities completed by Bursa Metropolitan Municipality are the following; Constructions surveying, restitution and restoration projects regarding Orhan Gazi Mausoleum, Elementary maintenance and repair of Osman Gazi – Orhan Gazi mausoleums, Construction surveying, restitutions, restoration and engineering projects regarding Ivazpasa, Yorgancilar, Sipahi Gelincik bazaars, Construction surveying, restitution, restoration and engineering projects concerning Bakircilar bazaar, Construction surveying, restitution, restoration and engineering projects concerning Muradiye Primary School and Murad II Fountain, The functionalization of Muradiye Madrasa as the “Quran and Manuscript Museum” and its implementation, Yildirim Bayezid Restoration Project, Renewal of the carved patterns situated on the inner walls of Yildirim Bayezid Mausoleum along with the mausoleum’s façade cleaning, lead roof renewal, rehabilitation of stones on the façade and renovation of flooring veneers in a classical manner, Yildirim Bayezid Mausoleum Restoration Implementation, Murad II Madrasa Restoration Implementation, Reyhan Pasha Hammam Restoration Implementation, Cumalikizik Communal Production House Implementation, Projects concerning civil structure examples in Cumalikizik numbered 18 and 19 on the inventory, Maintenance and repair of Cumalikizik Village Museum, Airplane Cultural Center’s restoration and repair.
- Amongst activities completed by Osmangazi Municipality are the following; Panoramic Museum Project which narrates the Ottoman Empire’s establishment time period, Construction surveying, restitution and restoration projects of Fidan Khan, Construction surveying, restitution and restoration projects of Inner Fidan Khan, Preliminary and implementation projects concerning the east of Fidan Khan, Abdal Cultural Center restoration implementation, Murad I Hudavendigar Imaret restoration implementation, Tahtakale Bazaar renovation and maintenance repair.
- Amongst activities completed by Yildirim Municipality are the following; Cumalikizik Village Urban and Natural Protected Sites 1/1000 Scaled Preservation Development Plan Revision and urban design project, Construction surveying, restitution and restoration projects concerning Cumalikizik Communal Production House, Construction surveying, restitution and restoration projects of Inner Fidan Khan, Restoration project implementations for “Homes of The Ottoman Village (Cumalikizik) since 3000 years”, Restoration implementations of the Cumalikizik Hammam and 15 registered civil architecture exemplary structures.
- Amongst activities completed by the General Foundations Directorate are the following; Construction surveying, restitution, restoration projects for the Yildirim Bayezid Mosque, Madrasa and Mausoleum, Restoration implementation for Murad II Mosque, Construction surveying, restitution, restoration project concerning Murad II Madrasa, Restoration of mausoleums located within the Muradiye Social Complex (in project partnership with Bursa Metropolitan Municipality and as advised by the Art History Department of Uludag University), Restoration projects regarding Yeni Bezzaz Mosque and Mantiçi Mosque, Construction surveying, restitution, restoration projects concerning Orhan Mosque.
- Activities completed by the governorship are the following; Construction surveying, restitutions, restoration projects of the Governorship Building (Government Residence), Restoration project concerning “Homes of The Ottoman Village (Cumalikizik) since 3000 years”, Construction survey of the Grand Mosque of Bursa.
- Activities completed by the Directorate of Surveying and Monuments are the following: Museum of the 17th Century Ottoman House restoration project, Museum of Turkish and Islamic Arts Restoration Project and Implementation.
- Bursa Site Management Team conducts periodical site monitorings and informs related institutions about issues where corrections are needed.

**THEME 3: SOCIAL and ECONOMIC
ORGANIZATION
LANDSCAPING and QUALITY of LIFE**

- On all World Heritage Sites, meetings focused on raising awareness have been conducted for establishments responsible for monumental structures.
- Responsible tourism understanding is being formulated in Cumalikizik (a diverse range of conferences have been conducted and in addition, site visits to Bepazari were arranged for the village community).
- The formation of rules have been supported regarding all bazaars. "Information and request collection forms" filled out by tradesman of bazaars have been assessed.
- Reports of activities conducted yearly by respective institutions and establishments regarding environmental organization and quality of life have been received.
- Amongst activities completed by Bursa Metropolitan Municipality are the following; Orhan Gazi square urban design project and environmental organization implementation, façade rehabilitation implementations regarding Tahtakale Bazaar's surrounding environment, façade rehabilitation project concerning Bakircilar Bazaar, at Khans Area; façade renovation concerning Ertugrul Mosque and Koza Khan north entrance, Bursa Clock Tower restoration, Koza Khan inner courtyard renovation along with lead roof construction, formation of a breastfeeding room and bathroom implementations, façade rehabilitation and roof covering implementations for Ivazpasa, Yorgancilar, Sipahi Gelincik bazaars, Balibey Khan slate rock covering and environmental organization implementation, façade rehabilitation implementations regarding 46 structures resting along Yesil, Cemal Nadir, Ahmet Hamdi Tanpinar and Altinparmak avenues and within Armutlu Square, façade rehabilitation regarding Sahaflar bazaar, Tuzpazari top cover implementation, Ertugrul Bey square urban design, architecture and engineering project, Tophane Sultan Mausoleums region green area restoration implementation, façade and road rehabilitation concerning regions bounded by Kaplica and Besikciler avenues along with Cem and Murad II streets (with the support of Governorship), Muradiye façade rehabilitation and urban design implementation, Muradiye Park Social space and environment organization implementation (green areas have been increased from covering 3000 m2 to 5000 m2), Yesil Mausoleum green area renewal efforts, Muradiye Social Complex tombstone reorganization, period maintenance of green areas situated within heritage sites through Bursa Metropolitan Municipality Directorate of Parks and Gardens, Cumalikizik square organization and urban furniture implementations, landscaping project regarding Slopes of Tophane, landscaping projects concerning Muradiye Social Complex, Murad I Hudavendigar Social Complex, Yildirim Social Complex.
- Activities fulfilled by Osmangazi Municipality are the following; façade rehabilitation, floor covering implementations regarding Sekrekustu neighborhood, Vaiziye Madrasa façade rehabilitation, top and floor covering implementations (with the support of Governorship), The Grand Mosque façade rehabilitation, top and floor covering implementations, Tahtakale Bazaar inner courtyard façade rehabilitation and floor covering renewal, renovation of Armut Park situated within the vicinity of Hudavendigar Social Complex.
- Activities fulfilled by Yildirim Municipality are the following; Cumalikizik landscaping project, Cumalikizik children's playground organization and period maintenance, identification of Yesil Social Complex renewal area boundaries, formation and registration of various green areas within the surrounding landscape of Yildirim Social Complex, establishment of green areas concerning the Museum of Turkish and Islamic Arts' site, landscape architecture implementations regarding various parks situated within heritage sites and their surrounding areas, provision of practical and theoretical educational resources for female villagers of Cumalikizik practicing agriculture regarding the preservation and evaluation of foods along with nutrition and food hygiene.

**THEME 3: SOCIAL and ECONOMIC
ORGANIZATION
LANDSCAPING and QUALITY of LIFE**

- Activities fulfilled by the Governorship include the following; street rehabilitation of Tahtakale Bazaar's surrounding area and the rehabilitation projects for respective public spaces, educational resources provided for female villagers regarding hygiene practices and jam production through the Directorate of Food, Agriculture and Livestock and the Association of Unity and Development of the Women of Cumalıkızık Village's partnership.
- Activities completed by the Directorate of Surveying and Monuments are the following: the Museum of Turkish and Islamic Arts Landscaping Project.

**THEME 4: EDUCATION
and RAISING AWARENESS**

- Several World Heritage logo implementations have been accomplished. On all sites, UNESCO World Heritage Monuments have been placed. At various underpasses, within the scope of efforts regarding urban aesthetics, WH logo implementations have been executed. On all taxis, shared vehicles, minibuses, service vehicles and official-private public transports, official texts, events and website of the Metropolitan Municipality, and landscaping implementations on green areas within World Heritage sites, WH logo usage was ensured. English and Turkish Information Boards containing the WH logo were placed throughout the surrounding vicinity of monumental structures within World Heritage sites.
- UNESCO Gatherings with residents of the area, respective professional groups and various associations throughout the city have been organized periodically including the participation of experts.
- Bursa Site Management Unit website's (<http://alanbaskanligi.bursa.bel.tr/en/>) Turkish and English versions are continuously updated and developed.
- Articles regarding the efforts conducted by Bursa Site Management Unit are authored by its members and memos are presented at congresses.
- Seminars under the title "UNESCO Meetings" where expert speakers gather are organized by the Bursa Site Management Unit and held at Bursa's World Heritage Sites periodically.
- Educational resources were administered regarding the subject of "UNESCO World Heritage and Bursa" within the framework of education and raising awareness in 2015, 2017, 2018 and 2019, through the appointed team from Bursa Site Management Unit, to thousands of students in primary school, middle school, high school and college, as well as in 2016 to assigned teachers and administrators from various schools. A diverse range of materials such as booklets, brochures, jigsaw puzzles, World Heritage maps, and coloring books were prepared to be distributed at school to students. Participation certificates were given to students upon the completion of the training. In 2009, 5188 students were reached throughout 56 schools through the trainings where prepared materials were utilized. Positive feedbacks were received from schools and students. Following educational trainings conducted by the appointed team from Bursa Site Management Unit, several of the schools formed "The Preservation of Cultural and Natural Wealth Club".
- In May 2017, 'Young World Heritage Guardians' training is provided by the Site Management Team to selected students of Muradiye Primary School, Murat 1st Primary School, Tophane Primary School, Setbasi Junior Highschool, Hoca Ilyas Junior Highschool, Yildirim Primary School and Cumalikizik Primary School located at UNESCO World Heritage Site areas and nearby neighborhoods. At the event day, these trained students have engaged in activities by booths at Khans Area and Sultans Complexes, Tophane-Orhan Gazi and Orhan Gazi Tombs, Hudavendigar Social Complex, Muradiye Social Complex and Cumalikizik Areas. Students have performed painting activities themed as World Heritage Sites; handed out leaflets and brochures to the visitors. This event has drawn considerable attention among both local and foreign visitors and raised awareness about Bursa's UNESCO World Heritage Site Areas.
- Respective regions are presented on-site to visiting local and foreign technical teams regarding UNESCO World Heritage and Bursa. Further, local and foreign site visits are arranged through which knowledge is shared with respective institutions and individuals.

THEME 4: EDUCATION and RAISING AWARENESS

- In 2015, the program titled “June 22 UNESCO World Heritage Bursa Day” was organized following the 1st anniversary of Bursa’s pronouncement as ‘World Heritage’. A panel called “Being a World Heritage: Expectations and Responsibilities” was hosted, Cumalikizik Museum was officially opened, and a live performance by musical and traditional handcraft artists was organized. Additional and various events were produced in 2016, during the week of June 22 as well as the following weeks. Activities conducted by students on June 22, 2017 highly attracted the attention of local and foreign visitors and raised awareness regarding World Heritage Sites.
- In April 2018, a comprehensive presentation titled “UNESCO World Heritage Bursa” was given by the appointed team from Bursa Site Management Unit to students from Muradiye Occupational and Technical Anatolian High School, Tophane Occupational and Technical High School, and Yildirim Beyazid Anatolian High School. Following the presentation, students were asked to produce drawings about World Heritage Sites. On June 20, 2018, student drawings were presented for a week within the scope of the event, ICOMOS International Monuments and Protected Areas Day 2018. On September 14, 2018, the presentation titled “UNESCO World Heritage Sites” was presented by the Bursa Site Manager to teachers of respective branches at schools situated on or near World Heritage Sites. In May 2019, the presentation titled “World Heritage, Bursa” was given to students from Bursa Zeki Muren Fine Arts High School. Following the presentation, students were asked to produce visual representations about World Heritage Sites.
- On June 21, 2019, visual representations prepared by students were displayed at the Tayyare Cultural Center for a week within the scope of ICOMOS International Monuments and Protected Areas Day 2019; “Protecting Heritage: Contemporary Approached to Rural Landscape Sites Panel” was organized. Further, “Cultural and Natural Heritage Sites in the World and in Turkey on the UNESCO World Heritage Site List” Student Visual Representation Exhibition (with the contributions of Bursa Zeki Muren Fine Arts High School) and “Studio-Sustain Bursa-Heritage Industrial Product Design” Student Exhibition (with the contributions of Istanbul Bilgi University) were held and a certificate ceremony was organized for participating students. Within the scope of the event, Bursa Zeki Muren Fine Arts High School Acapella Chorus played a concert.
- In 2015-2016-2019 years, Bursa Site Management President provided training in Istanbul for Specialists coming from a variety of Municipalities in Turkey themed as “Bursa UNESCO World Heritage Site” within the scope of “Site Management: Experience and Sharing Training Program” conducted by Cekul Academy together with Historical Cities Council and Union of Municipalities of Turkey.
- The 5th Module of “Site Management: Experience and Sharing Training Program”—administered jointly by Cekul Academy, Union of Historical Towns and Union of Municipalities of Turkey—was held in Bursa through October 13-14, 2015.
- Through May 4-6, 2016, the 3rd module of the Site Management Training program administered by Cekul Academy and Bursa Metropolitan Municipality was held.
- On September 10, 2019, on the first module of “Site Management: Experience and Sharing Training Program” titled “Site Management: Concepts, Principles and Criteria”—organized by Cekul Academy, targeting teams working at protected areas administered by the Union of Historical Towns—UNESCO World Heritage List Entry Timeline and efforts conducted by the Bursa Site Management Unit were presented by the appointed team from Bursa Site Management Unit, in Istanbul at the Cekul Foundation.
- On March 17th, 2021 Bursa Site Management President gave a presentation with the theme “Bursa UNESCO World Heritage Site” within the scope of UNESCO World Heritage and Local Administrations Training Program 2021 (ULTP) “World Heritage by Cities Sharing; Examples and Approaches from Turkey” which is organized by Cekul Academy to the Specialists participated from a variety of Municipalities in Turkey

**THEME 5: ACCESSIBILITY,
TRANSPORTATION**

- Research has been conducted to identify occupancy capacity of parking spaces at World Heritage Sites and specified regions were evaluated based on sufficiency metrics.
- Traffic organization efforts were implemented at World Heritage Sites. Within this scope, decisions were made in regards to the removal of parking spaces in core areas that negatively impact the visibility and understanding of the historic texture. The limitation of vehicular entry and departure to a specific timeframe for tradesman working at the bazaar within Khans Area and the prevention of vehicular parking at Cumalikizik Mosque Square, with the exception of times denoting special circumstances affecting the village community, have been agreed upon. Efforts continue.
- Efforts regarding the identification of public buildings and registered monumental structures that pose accessibility limitations continue in collaboration with Bursa Provincial Directorate of People with Disabilities.
- Reports of periodically conducted activities regarding accessibility and transportation have been received from respective institutions and establishments.
- Activities completed by Bursa Metropolitan Municipality are as follows: the opening of urban square-sculpture (T1) railway system line, approval from the Conservation Board for projects regarding Cumalikizik garden furniture, children's playground furniture, barriers, warnings, signboards, and bus stops, construction of entry to Geyve Khan and Orhan Gazi Mosque along with the ramps at the Muradiye Madrasa, asphalt pavement installation, maintenance and repair at various parts of Kaplica avenue in front of Muradiye Social Complex, Ataturk avenue in front of Orhan Gazi Social Complex, and Murad I avenue in front of Hudavendigar Social Complex, implementation of an escalator at Balibey Khan, a disabled access ramp at The Grand Mosque of Bursa and at Heritage Sites along with the construction of elevators, renovation construction in alignment with requirements for disability access at BMM service buildings, construction of escalators and implementation of landscaping plans at the Grand Bazaar.
- Activities completed by Osmangazi Municipality include the following: construction of multi-level parking lot with a capacity of 500 vehicles at Alacamescid neighborhood Koca Ahmet, restructuring of sidewalks in alignment with the requirements for disability access at Heritage sites, production and addition of ramps, designed to enable access for the disabled, on bus entrances.

THEME 6: TOURISM, PROMOTION AND VISITOR MANAGEMENT

- Publicity materials as brochures and leaflets explaining Bursa's outstanding universal value have been handed out to the visitors by Bursa Site Management Unit.
- Bursa Site Management Unit joined as a member to Bursa Tourism Portal—established in 2017 and composed of Nongovernmental Organization directors and managers of public organizations engaging in work related to Bursa's tourism—and promotional material describing Outstanding Universal Values pertaining to the region have been prepared.
- Prepared promotional videos are displayed at BursaRay stations, screens at underpasses and at exhibitions during specific times.
- Connections have been made with organizations recognized by UNESCO and the OWHC (Organization of World Heritage Cities).
- 472 activities and 14,388 Bursa Historic City Tours have been conducted at Heritage Sites by respective institutions, 2,515 news reports have been generated regarding heritage sites through national and international media outlets which continue periodically.
- Reports regarding activities conducted annually concerning the management of tourism, promotion and visitors by respective institutions and establishments have been received.
- Activities accomplished by Bursa Metropolitan Municipality are the following: "Rehabilitation of Tourism Infrastructure at the Historic Urban Center Project" supported by BEBDA, Bursa 3D Mobile Tourism Atlas Project administered through a joint collaboration with BEBDA, delegation of Young World Heritage Volunteers during summer breaks at heritage sites, activities, international festivals and competitions (UNESCO World Heritage Bursa Day Activities, Festival of Bursa, Golden Karagoz Folk Dance Competition, Bursa International Karagoz, Puppet and Shadow Theater Festival, Bursa International Photography Festival, International Bursa Theater Festival for Children and Young People, activities conducted within the scope of Bursa, I Know My City Because I Travel project), published books, theses, articles and statements (Bursa Travel Guide, Cultural Heritage and Museums of the Turkish World, Natural and Cultural Routes, Traces of the Ottoman Turkish Civilization in Sultan Murad Hudavendigar and the Balkans, 1830 Bursa Register Through the Language of Sites, Literary Ottoman History, Ottoman History in Verse, the role of urban design in the preservation of Cultural Heritage, Bursa Tophane and Environment Example, rural economy and foundation finance in 16th century Anatolia, an effort regarding Bursa Celebi Sultan Mehmed Foundation, evaluation of outdoor urban areas in regards to quality within Bursa Khans Area, Sericulture in Bursa, and similar works).
- Activities accomplished by Osmangazi Municipality are the following: onset of the operations concerning the Panoramic Museum which narrates the time period regarding Ottoman Empire's establishment, the symposium organized within the scope of Osman Gazi's Commemoration and the Conquest of Bursa Festivities, the conquest walk, the village wedding, pacing horse run, photography competition, and published books, theses, articles and declarations (Sultan Celebi Mehmed Time Period Symposium Book, Historical Heritage Booklet, Historic Bazaars, Sultan Murad II Time Period Symposium Book).
- Activities accomplished by Yildirim Municipality are the following: the International Raspberry Festival, Orienteering Festivities, city tours organized within the scope of city passport project for students, the cultural tour of Cumalikizik organized together with students from IKADER summer school, Cumalikizik Culture Tour organized in cooperation with Uludag University youth groups, Cumalikizik's Presentation brochure printed in multiple languages.
- Activities accomplished by the Governorship are the following: Unesco World Heritage book prepared in different languages to introduce Unesco World Heritage Sites at local and international fairs—amongst other published writings are the Book on Bursa's Natural Landscape, Unesco World Heritage, City Guide, Thermal Tourism, Bursa Museum—and activities organized at Sites that periodically continue and which are open to public such as Hidirellez Holiday, Nevruz Holiday, week of the Ahi Community, Craftsman Holiday, Tourism Week, Museums Day and the Library Week.

**THEME 7: EMERGENCY SITUATIONS
AND DISASTER MANAGEMENT**

- Fire hydrants situated within World Heritage Sites have been repaired and issued periodic maintenances.
- Research is being conducted in regards to the development of an emergency situation action plan concerning first and foremost Khans Area along with other sites.
- A fire team/unit was established in Cumalikizik composed of members from the local community. In addition, fire extinguishing equipment to be utilized by the aforementioned unit are in stock and ready for use.
- All efforts regarding inspection, determination of precautionary measures and inspection within the scope of protecting monumental structures within World Heritage Sites have been completed by the Bursa Metropolitan Municipality Fire Department Directorate. Prepared reports have been delivered to property owners (organizations or individuals) through official documentations. Implementations are continually reviewed.
- 2156 educational programs on interventions to be administered during emergency situations have been prepared by respective organizations-- and facilitated as open to public gatherings at Heritage Sites which continue periodically.
- Reports have been gathered on activities implemented annually, by respective organizations and institutions, regarding emergency situations disaster management.
- Disaster education programs have been organized in schools by Bursa Governorship Disaster and Emergency Provincial Directorate that continue periodically.

The content of the school disaster education program is the following: the definition of disaster and emergency situation, types of disasters and methods for protection, appropriate and correct behavior before and after disasters as well as during the specific event, methods for protection according to place of occupancy during the event of a disaster experienced in school. First aid information sessions are also provided in schools on a periodic basis through the Directorate.

- Activities that have been implemented through Bursa Metropolitan Municipality Fire Department Directorate and which continue periodically are the following: search and rescue along with foundational fire trainings which are offered in theory and practice to official and private organizational personnel, applied building evacuation and fire drills organized to raise the awareness of the community residing around the vicinity of areas situated within Sultan Social Complexes and Cumalikizik wherein chimney cleanings take place. Fire department reports have been approved of for businesses that submitted applications and received on-site inspections regarding the presence and strength of fire safety measures.

5. MANAGEMENT PLAN 2021 – 2026

5.1. CONSERVATION AND DEVELOPMENT OF HERITAGE SITES

The 2021-2026 Management Plan constitutes an important continuation link in updating and revising the 2013-2018 management plan.

Objectives and actions under each existing thematic topic in the First Management Plan were reviewed; The current situation determinations were re-analyzed according to today's conditions, the positive and negative effects of the projects and actions that were realized or not realized under each thematic topic were evaluated and the points to be considered in the new Management Plan were determined, and suggestions were received from the stakeholders about new goals and actions.

To protect, keep alive and leave a legacy to the world, which is the vision of the Management Plan, all tangible and intangible values; Planning, preserving, using and developing the tangible and intangible historical, cultural and natural heritage, which has a mission, with the active participation of stakeholders, managing resource allocation processes taking into account strategic priorities, coordinating, auditing and evaluating the economic, social and natural heritage of those living in the areas directing its cultural development, establishing a balanced and sustainable protection system for the area; The basic principles of effective, planned, holistic and correct implementation have been taken into consideration.

It is the aim of the management plan to link, balance and coordinate the conservation needs of tangible and intangible historical, cultural and natural heritage with the socio-economic and ecological needs of the users of the heritage sites. This approach also serves to manage the planned use of cultural heritage as a tool for the sustainable development of the region. This subject has been studied extensively under a separate title.

The new management plan will coordinate the areas with all their dimensions; It includes actions to live, work, relax, shop, invest, and protect cultural heritage values for today and future generations. Therefore, in this Management Plan, appropriate strategies, goals and actions are determined to balance different needs and to use cultural heritage as a development asset. The plan will function to coordinate investment plans, sectoral policies, public and private projects that direct or affect the city's historical sites and cultural heritage in a way that supports each other.

In the new management plan, referring to the themes considered in the first management plan, the following fields of activity have been determined in order to develop common goals and actions that will direct resources to priority problems:

- Effective and participatory management, improving institutional competence;
- Protection of areas from threats, surveillance, repair and improvement,
- Sustainable use of areas while preserving traditional lifestyle and culture;
- Education, awakening and awareness, perception of importance and value;
- Accessibility and transportation planning;
- Controlled development of cultural heritage tourism and associated economic sectors, presentation and visitor management;
- Emergency, disaster measures.

Ongoing and planned activities of the relevant institutions are given in the tables. In addition, the expected time periods for the activities to take place are defined.

- Short: Activities planned to start and complete within a year
- Medium: Activities planned to start and complete within three years
- Long: Activities planned to start and complete within five years
- Periodic: Activities planned to continue regularly, at certain intervals.

2013-2018 MANAGEMENT PLAN PERFORMANCE EVALUATION

In the exploration meetings, the positive and negative effects of the projects / actions carried out within the scope of the Management Plan in the last 5 years were discussed. According to the views of the participants, it is seen that during the previous Management Plan period, significant progress was made in many areas and the Plan was effective in general. At the same time, it has contributed to the protection of the area with the realized activities (actions) created with the information obtained from the institutions.

The actions for the Khans Area and Sultan Complexes took place at a rate of 50%,

The rate of actions for Cumalıkızık is 35%,

It was determined that the actions planned for **all heritage sites** were realized at the rate of 42%.

Since the medium term goals in the protection of the area are related to the ongoing projects, their results will be monitored in the new plan period.

5.2. ACTIVITIES PLANNED BY RESPECTIVE INSTITUTIONS

-1- Management (Authority, Legislation, Organization, Coordination, Participation)				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
MINISTRY OF INTERIOR DIRECTORATE GENERAL OF LOCAL ADMINISTRATIONS United Nations Population Fund (UNFPA), United Nations Development Fund (UNDP), Embassy of Sweden, Provincial Directorate of Food, Agriculture and Livestock.	1	The 2nd Phase of the "Women Friendly Cities" Program, consisting of the members of the Ministry of Interior General Directorate of Local Administrations, United Nations Population Fund (UNFPA, United Nations Development Fund (UNDP), and the Embassy of Sweden, continues with the participation of seven cities including Bursa.	Long	
BEBKA	1	Financial support program for the identification, restoration and protection of historical and cultural assets.	Medium	
BURSA PROVINCIAL DIRECTORATE OF CULTURE AND TOURISM	1	Establishment of a commission by the relevant institutions and organizations to prevent signage pollution, illegal housing and visual pollution in Cumalıkızık and Khans Area.	Short	
BMM	1	Organizing Coordination, Awareness Raising Meetings and Preparation of Reports Regarding Areas Registered in UNESCO World Heritage List (Khans Area, Sultan Complexes, Cumalıkızık)	Periodic Long	200.000 TL
	2	Identification of Unlicensed Structures by Annual Building Height Scan (for buildings within the borders of the BMM)	Periodic Short	421.000 TL
BBB – DEPARTMENT OF INFORMATION PROCESSING DIRECTORATE	1	Urban Information System's Update	Medium	
	2	Development of the 3D City Guide published on the web	Medium	
	3	Creation of the Central Database	Medium	
	4	Bursa Metropolitan Municipality Geographical Information Systems Integrated System Infrastructure Formation goods and service procurement work	Medium	

-1- Management (Authority, Legislation, Organization, Coordination, Participation)				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
OSMANGAZI MUNICIPALITY	1	Industry standard professional GIS software procurement, installation and training	Short	
	2	Establishment of an Address Information System (ABS) by taking photos of all buildings and correlating them with Urban Information System (KBS) data	Long	
	3	Correlation and comparison of the Address Information System (ABS) with Real Estate and Environmental Declarations in order to determine unlicensed developments	Medium	
	4	Renewal of existing map satellite photos	Medium	

-2- Cultural Values, Conservation and Planning				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM - MINISTRY OF ENVIRONMENT AND URBANISATION	1	Ertugrul Square Implementation	Medium	4.000.000 TL
	2	Khans Area Carsibasi Urban Design Implementation	Long	16.000.000 TL
BURSA REGIONAL DIRECTORATE OF FOUNDATIONS	1	Tuzpazari Mosque Restoration	Medium	
DIRECTORATE OF SURVEYING AND MONUMENTS	1	Restoration implementations	Short	
BURSA PROVINCIAL DIRECTORATE OF CULTURE AND TOURISM	1	Intangible Cultural Heritage studies	Periodic	
	2	Field research on "Food Culture" in the Khans Area (artisan restaurants and peddlers)	Short	
	3	Field research on Cumalikizik Folk Cuisine	Short	
BMM	1	Development of a Master Plan for World Heritage Sites	Medium	700.000 TL
	2	Preparation and Implementation of projects concerning exemplary civil architecture buildings	Periodic Medium	2.289.000 TL
	3	Construction, maintenance and repair implementations of various historic cultural buildings	Periodic Medium	500.000 TL
	4	Restoration and conservation of museum pieces	Periodic Short	1.100.000 TL
	5	Preparation of the survey, restitution, restoration / reconstruction and engineering implementation projects of various registered or historical fountains	Periodic Short	50.000 TL
	6	Preparation and implementation of exemplary civil architecture projects within the scope of the Khans Area Carsibasi Urban Design Project	Medium	400.000 TL
	7	Creation of 3D Models of historic places	Short	100.000 TL

-2- Cultural Values, Conservation and Planning				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM – HISTORIC CULTURAL HERITAGE BRANCH DIRECTORATE	1	Implementation of Kapan Khan Survey, Restitution, Restoration Projects	Medium	
	2	Tahtakale Khan Survey, Restitution, Restoration Projects	Medium	
	3	Implementation of Yıldırım Bayezid Hammam Survey, Restitution, Restoration Projects	Medium	
	4	Inventory Book of Exemplary Civil Architecture Buildings	Medium	
	5	Identification of Natural Monuments and the Inventory Book	Medium	
	6	Tahil Khan Urban Design Project	Short	
BMM – SCIENCE DEPARTMENT DIRECTORATE	1	Maintenance and Repair of Fountains	Short	
OSMANGAZI MUNICIPALITY	1	Maintenance and Repair Works of Ertas-Bakircilar Bazaars	Short	100.000 TL
	2	Sumbullu Bahce Konagi (Garden of Hyacinth Mansion) Maintenance and Repair Works	Short	200.000 TL
YILDIRIM MUNICIPALITY	1	Implementation of restorations at various places with the cooperation of and resource provision from the Governorship of Bursa	Short	
ULUDAG UNIVERSITY ARCHITECTURE DEPARTMENT	1	Urban Design Guide Model for the Bursa City Center	Short	

-3- Social, Economic, Environmental Organization and the Quality of Life				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BURSA PROVINCIAL DIRECTORATE OF CULTURE AND TOURISM	1	Preparation and submission of an application to the Creative Cities Network concerning the field of gastronomy on behalf of Bursa by centering Khans Area	Short	
BMM	1	Implementation of Various Facade Rehabilitation Studies (for buildings within the borders of the BMM)	Medium	1.060.000 TL
	2	Park Construction and Environmental Landscaping at Various Neighborhoods and Districts (for buildings within the borders of the BMM)	Periodic Short	2.000.000 TL
	3	Yesil Social Complex Square Organization Implementation	Medium	3.000.000 TL
	4	Maintenance and Repair of Social Facilities and Sports Facilities (for buildings within the borders of the BMM)	Short	8.528.400 TL
	5	Maintenance and Repair at Various Schools (for buildings within the borders of the BMM)	Short	7.750.000 TL
	6	Maintenance and Repair of Existing Green Spaces and Parks (for buildings within the borders of the BMM)	Periodic Short	105.742.000 TL
	7	Urban Furniture Procurement, Installation and Maintenance Services (for places within the borders of the BMM)	Periodic Short	22.500.000 TL
	8	Cemetery, Landscaping and Maintenance Repairs (for places within the borders of the BMM)	Periodic Short	6.300.000 TL
BMM – HISTORIC CULTURAL HERITAGE BRANCH DIRECTORATE	1	Maksem Avenue Facade Rehabilitation Project	Short	
	2	Yildirim Avenue Facade Rehabilitation Project	Short	124.000 TL
BMM- DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ADMINISTRATION DIRECTORATE	1	Identification of Sources Causing Visual Pollution Studies	Short	
	2	Take or Ensure the Obtainment of Measures Against Environmental Pollution Aldırmak(Mobese-mobile security system-cameras, noise monitors)	Short	

-3- Social, Economic, Environmental Organization and the Quality of Life				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM- PARKS AND GARDENS DEPARTMENT DIRECTORATE	1	Maintenance and Repair of Monumental Trees and Urban Trees	Periodic	
	2	Maintenance of Yesil Mosque and Yesil Mausoleum Gardens	Periodic	
	3	Murad I Mausoleum Garden and Surroundings Maintenance	Periodic	
	4	Yildirim Complex Garden Maintenance	Periodic	
	5	Orhangazi Park, Cumhuriyet Avenue Ataturk Avenue Maintenance	Periodic	
	6	Maintenance of Ertugrul Bey Square Green Spaces	Periodic	
	7	Cleaning Work within the Scope of the Surveying of Historic Artifacts	Periodic	
OSMANGAZI MUNICIPALITY	1	Maintenance of green spaces in front of Fidan Khan, Ipek Khan, Pirinc Khan, and the West Gate of the Grand Mosque of Bursa	Periodic	
	2	Uzun Bazaar Top Cover Renovation	Medium	3.000.000 TL
YILDIRIM MUNICIPALITY	1	Construction of Cumalikizik Local Products Market	Medium	
	2	Cumalikizik Children's Park Care	Periodic	
	3	Maintenance of greenareas at the pillar of the Yildirim Complex, Cumlekapi (main/front entrance door)	Periodic	
	4	Cumalikizik Marketplace Project Study and Implementation Work (will be clarified after consulting village residents)	Medium	3.000.000 TL

-4- Education and Raising Awareness				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BAB	1	Implementation of the "UNESCO World Heritage Bursa Day" program	Periodic	
	2	Conducting "Area Management: Experiences and Shares" training programs jointly conducted by Cekul Academy, the Union of Historical Towns and the Union of Municipalities of Turkey	Periodic	
	3	Implementation of the "Site Management Education Program" organized by Cekul Academy and the Bursa Metropolitan Municipality	Periodic	
	4	Providing trainings in schools regarding "UNESCO World Heritage and Bursa", the preparation of various materials and support for "The Preservation of Cultural and Natural Wealth Club"	Periodic	
BURSA PROVINCIAL DIRECTORATE OF CULTURE AND TOURISM	1	"Library Week" is celebrated on the last Monday of March every year. It aims to provide students with the awareness of knowing and taking ownership of Bursa as well as protecting the historic environment.	Periodic	
	2	Providing Training on "Hosting Homes at Cumalikizik and Social Etiquette"	Short	
	3	For the craftsmen of Cumalikizik and Khans Area; the establishment of a commission to provide informational and awareness-raising education on legislation, implementation, tourism, social behavior and ethics	Short	
BURSA PROVINCIAL DIRECTORATE OF FOOD AGRICULTURE AND LIVESTOCK	1	Arrangement of Meetings and Garden Visits on Effective and Efficient Irrigation Systems (Fight Against Drought) Soil Sampling for Fertilization and Correct Fertilization Technique, Correct Harvesting Technique, Cold Chain and Storage	Periodic	

-4- Education and Raising Awareness				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BURSA PRONVINCIAL DIRECTORATE OF DISASTER AND EMERGENCY	1	Provision of Fundamental Disaster Awareness Training to all social sectors, raising awareness	Periodic	
	2	Coordinating the training of personnel who will work in damage assessment studies within the scope of Bursa Provincial Disaster Response Plan	Periodic	
	3	Provision of first aid training on managing cultural heritage during the event of a disaster to search and rescue personnel/teams	Periodic	
BMM	1	Preparation of a promotional video on UNESCO World Heritages by the Bursa Site Management Unit to be displayed on digital environments at schools	Periodic	
YILDIRIM MUNICIPALITY	1	Writing Workshop Commemorating the Year of Yunus Emre	Short	40.000 TL
BTSO	1	Provision of training to all stakeholders concerning Khans Area on product service quality, tourism, and visionary business administration	Short	

-5- Accessibility, Transportation				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM	1	Construction of Bicycling Routes at Various Locations (within the borders of the BMM)	Medium	639.000 TL
	2	Cleaning Main Arteries (within the borders of the BMM)	Short	12.925.000 TL
	3	The Preparation and Implementation of Pedestrian Underpass-Overpass Projects	Short	800.000 TL
	4	Completion of the Purchase of New Land Vehicles and Construction Machinery (within the borders of the BMM)	Short	19.000.000 TL
	5	Implementation of Asphaltting (within the borders of the BMM)	Short	195.255.000 TL
	6	Implementation of Curb Pavement Works (within the borders of the BMM)	Short	3.000.000 TL
	7	Construction of Small and Large Artistic Structures at Various Locations (within the borders of the BMM)	Medium	20.400.000 TL
	8	Implementation of Road Construction-Maintenance Works	Short	500.000 TL
BURULAS, Bursa Transportation Public Transport Management Directorate, Department of Public Works and Engineering	1	Pedestrianization of Altiparmak, Atatürk Avenues	Long	

-6- Tourism – Promotion – Visitor Management				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM – DEPARTMENT OF CULTURAL AND SOCIAL AFFAIRS DIRECTORATE	1	Preparation of the Bursa International Karagoz, Puppet and Shadow Theater Festival	Periodic	
BMM – DEPARTMENT OF REGISTRATION AND – BURSA CITY COUNCIL	1	Preparation of the Bursa International Photography Festival FOTOFEST	Periodic	
BMM – SECTION OF SURVEY AND PROJECTS	1	Update of the Bursa Site Management Unit's website (English and Turkish)	Periodic	
BMM	1	Conducting activities at domestic or international fairs towards the promotion of Bursa's UNESCO World Heritage Sites	Periodic Short	
	2	Implementation of the "ICOMOS International Day of Monuments and Sites 2021 Event on the 7th Anniversary of Bursa's Declaration of UNESCO World Heritage" as organized by the Bursa Site Management Unit	Periodic	50.0000 TL
	3	Preparation of the Hakkı Pasa Hotel Project	Medium	124.000 TL
BEBKA	1	Formation of the road map and action plan of the "Bursa Tourism Promotion and Brand Strategy" study, preparation of communication and promotion strategies, implementation of the launch in cooperation with institutions	Medium	1.000.000 TL
	2	Design of the 2021 financial support program within the scope of "Bursa Tourism Promotion and Brand Strategy" study	Short	8.000.000 TL
	3	Arrangement of famtrips and infotours for target markets	Short	200.000 TL
BURSA PROVINCIAL DIRECTORATE OF CULTURE AND TOURISM	1	Promotion of UNESCO World Heritage Sites by the Tourism Development Agency (TGA)	Periodic	
	2	Tourism Week Activities	Periodic	
	3	Organization of "Nevruz Festival" Nevruz March event with NGOs	Periodic	
	4	Organization of various activities and celebration of the "Hidirellez Holiday", a symbol of prosperity and abundance, regarded as days of charity	Periodic	
	5	Celebration of "Museum Week"	Periodic	
	6	Organization of Ahi Culture and Tradesman Week Festival activities	Periodic	

-6- Tourism – Promotion – Visitor Management				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
CULTURE, ART AND TOURISM FOUNDATION	1	International Bursa Festival	Periodic	
BTSO	1	Organization of festivals and campaigns to promote Khans Area and increase retail commerce	Periodic	3.500.000 TL
	2	Provision of product service quality, tourism and visionary business administration training to all Khans Area stakeholders	Periodic	500.000 TL
OSMANGAZI MUNICIPALITY	1	Organization of the Commemoration of Osman Ghazi and Bursa's Conquest Festivities (Symposium, Conquest march, Village wedding, Race of the ambler horses, Photography contest)	Periodic	
	2	Organization of Murad I's Commemoration Ceremony by his Grave	Periodic	
	3	Organizing the Historical City Foot-Race and Half Marathon (within the scope of the Commemoration of Osman Ghazi and the Bursa's Conquest Festival)	Periodic	
YILDIRIM MUNICIPALITY	1	Editing and Publishing all Works and Studies	Periodic	
	2	Yildirim Bayezid Memorial Day (since 2007)	Periodic	
	3	Cumalıkızık Raspberry Festival (Raspberry Festival) & International Cumalıkızık Festival (every year in June)	Periodic	50.000 TL
	4	Chestnut and Candied Chestnut Festival (since 2012) and Chestnut Production Panel	Periodic	
	5	International Minstrel and Poets Festival (since 2004)	Periodic	
	6	Ancestor Day (as part of Memorial Days) (since 2009)	Periodic	
HISTORICAL BURSA KIZIKLAR CULTURAL SOLIDARITY AND BENEFICIAL ASSOCIATION	1	Historic Rice Days	Periodic	
CULTURAL TOURISM PROMOTION UNION	1	Comprehensive website update (in 11 languages) within the scope of the "Bursa.com.tr - Bursa at your fingertips" project (in collaboration with BMM and BEBKA)	Periodic	
	2	To protect and promote the original identity of Bursa, the center of silk, spice and velvet	Short	
	3	To develop and promote our values such as Mehter (Ottoman Military Band established in the 14th century), Kılıç-Kalkan (folk dance without music), Hacivat-Karagöz, which are our cultural values unique to Bursa	Short	

-7- Emergency and Disaster Management				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BURSA PRONVINCIAL DIRECTORATE OF DISASTER AND EMERGENCY	1	Support for the studies to be carried out for the "Bursa Provincial Risk Reduction Plan", which has started to be prepared. The Unesco World Heritage Sites should be especially studied and an agenda is formed	Uzun	
BMM - SUPPORT SERVICES	1	Conversion of camera, fire and burglar alarm systems to digital systems	Orta	
	2	Increasing the number of live broadcast cameras	Short	289.000 TL
	3	Meeting the demands of security (camera, fire, burglar, etc.) systems from various units / institutions	Short	100.000 TL
BMM - FIRE DEPARTMENT DIRECTORATE	1	Recruitment of new personnel for fire and disaster services	Uzun	
	2	Establishing a volunteer fire brigade	Uzun	

5.3. ONGOING ACTIVITIES OF RESPECTIVE INSTITUTIONS

-1- Yönetim (Yetki, Mevzuat, Organizasyon, Eşgüdüm, Katılım)				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
MINISTRY OF INTERIOR DIRECTORATE GENERAL OF LOCAL ADMINISTRATIONS United Nations Population Fund (UNFPA), United Nations Development Fund (UNDP), Embassy of Sweden, Provincial Directorate of Food, Agriculture and Livestock.	1	The 2nd Phase of the "Women Friendly Cities" Program, consisting of the members of the Ministry of Interior General Directorate of Local Administrations, United Nations Population Fund (UNFPA, United Nations Development Fund (UNDP), and the Embassy of Sweden, continues with the participation of seven cities including Bursa.	Long	
	1	The "Proposed Law on Historical Bazaar Presidencies" studies have been completed and it is expected to be approved by the Ministry of Culture and Tourism in 2021.	Medium	
BURSA PROVINCIAL CULTURE AND TOURISM DIRECTORATE	2	Pursue of the investigations and lawsuits filed as a result of the criminal complaint related unpermitted applications in the registered buildings in the site, made by the Bursa Regional Board, Directorate of the Protection of Cultural Heritage, Legal Department.	Periodic	
	1	Protocol for the Reconstruction of Selatin Tombs with Regional Directorate for Foundations.	Long	
BURSA METROPOLITAN MUNICIPALITY	2	Project-Oriented Cooperation Protocol with the Federation of Historical Bazaar Associations.	Long	
	3	Cooperation Protocol with the Ministry of Culture on the Protection and Management of the World Heritage Site.	Long	
	4	Execution of expropriation procedures.	Long	5.000.000 TL
	5	Determination of unlicensed buildings annually by Building Height Survey in Heritage Sites.	Short	100.000 TL

-1- Management (Authorisation, Legislation, Organization, Coordination, Participation)				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	PERIOD	PROJECT / ACTIVITY BUDGET
CHAMBER OF ARCHITECTS BURSA BRANCH	1	Studies for forming opinions and preparing reports on issues related to the Historical City Center are continuing.	Medium	
	2	Cooperation protocol regarding the Khans Area Competition.	Short	
	3	The commission, which was established within the scope of the Khans Area Cooperation Protocol signed with the BMM, continues its work.	Long	
	4	Works are continuing within the scope of the cooperation protocol between Yıldırım Municipality related to "Ottoman Village - Cumalıkızık, Lived in 3rd Millennium".	Long	
CHAMBER OF CIVIL ENGINEERS BURSA BRANCH Uludağ University, The Scientific And Technological Research Council Of Turkey-TÜBİTAK Regional Directorate For Foundations	1	Investigation of dynamic behavior and earthquake performance of reinforced concrete and masonry minarets, Scientific Research Project.	Long	
	2	Development of a quick evaluation method to determine the earthquake damage level of minarets, TÜBİTAK - 1001 Project.	Medium	

-2- Cultural Values, Conservation and Planning				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	PERIOD	PROJECT / ACTIVITY BUDGET
BURSA REGIONAL DIRECTORATE FOR FOUNDATIONS	1	Yıldırım Beyazid Mosque Restoration, work continues (Minbar Conservation)	Medium	387.097,52 TL
	2	Yıldırım Madrasa Restoration, work continues	Medium	636.928,89 TL
	3	Ulucami Survey Projects Supply, work continues	Short	81.700 TL
	4	Orhan Mosque Restoration, work continues. (Under the protocol with Harput Holding)	Medium	1.250.000 TL
	5	Tuzpazarı Mosque Restoration	Short	
DIRECTORATE OF SURVEYING AND MONUMENTS	1	Regional Conservation Administration Building Repair, work continues	Medium	
	2	Bursa Ahmet Vefik Paşa Service Building Restoration, Preparation of Structural, Electrical and Mechanical Installation Projects	Medium	479.613,75 TL
BURSA PROVINCIAL CULTURE AND TOURISM DIRECTORATE	1	Somut Olmayan Kültürel Miras çalışmaları	Periodic	
BURSA METROPOLITAN MUNICIPALITY	1	Urban Renewal Projects in the Historic Khanlar Area.	Short	700.000 TL
	2	Preparation of the Projects of Historical Buildings in Management Areas and Implementation.	Medium	200.000 TL
	3	Simple Maintenance and Repairs of Registered Historical Buildings in Management Areas.	Periodic	1.000.000 TL
	4	Preparation of Projects of Monumental Buildings and Restoration.	Medium	600.000 TL
	5	Koza Khan Courtyard Arrangement Application.	Short	293.000 TL
BMM - HISTORICAL CULTURAL HERITAGE BRANCH OFFICE	1	Osmangazi Revenue Office Building Survey, Restitution, Restoration Projects.	Medium	124.000 TL
BMM- DEPARTMENT OF URBAN PLANNING	1	Work on the Bursa Provincial Environmental Plan with a scale of 1/100000 continues.	Long	
BMM- DEPARTMENT OF PUBLIC WORKS AND ENGINEERING	1	Maintenance and Repair of Fountains.	Periodic	
	2	Various Cemeteries Maintenance, Repair, Construction Work.	Periodic	
OSMANGAZI MUNICIPALITY	1	Restoration of civil architecture examples (5 buildings) in Tahtakale Bazaar, 5550 island-11,12,13,25,26 parcels.	Medium	2.000.000 TL

-2- Cultural Values, Conservation and Planning				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	PERIOD	PROJECT / ACTIVITY BUDGET
YILDIRIM MUNICIPALITY	1	Cumalikizik Restoration Implementations and Development/Master Plan along with the Urban Design Consultancy (in cooperation with ITU Implementation Research Center)	Short	
	2	Implementation of the Cumalikizik Urban Design Project (2008) and its Approval by the BKVKBK	Short	
	3	Implementation of the Revision of Cumalikizik Conservation Development Plan (2010) and its Approval by the BKVKBK	Short	
	4	Identification and Provision of Cumalikizik Museum Requirements	Medium	
	5	Continuation of Restoration Implementations of Exemplary Civil Architecture structures with approved Restoration Projects according to prioritization metrics	Medium	
	6	Preparation of the Maintenance-Repair Workshop Project according to the Cumalikizik Urban Design Project	Medium	

-3- Social, Economic, Environmental Organization and the Quality of Life				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM	1	Preparation and Implementation of Avenue/Facade Rehabilitation Projects on Areas with Historic Street Texture within the Management Sites	Medium	500.000 TL
	2	Preparation and Implementation of Landscaping, Square Construction and Urban Design Projects regarding Registered Structures and Ruins within the Management Sites	Long	1.000.000 TL
	3	Khans Area Carsibasi Urban Design Project Contest and Khans Area Carsibasi Urban Design Projects	Medium	1.416.000 TL
	4	Implementation of Landscaping and Maintenance-Repair Works at Cemeteries	Medium	600.000 TL
	5	Maintenance and Repair of Existing Green Areas and Parks within the Management Sites	Periodic	5.000.000 TL
	6	Inspection and Removal of Elements Causing Visual and Environmental Pollution	Short	400.000 TL
	7	Implementation of Artistic Studies and Maintenance-Repair Works	Short	800.000 TL
BBB – HISTORIC CULTURAL HERITAGE DIRECTORATE	1	Yesil Avenue Square Design and Facade Rehabilitation Project continues.	Short	
BMM – DEPARTMENT OF PARKS AND GARDENS DIRECTORATE	1	Maintenance and Repair of Memorial Trees and Urban Trees	Periodic	
	2	Maintenance of Yesil Mosque and Yesil Mausoleum Gardens	Periodic	
	3	Maintenance of Murad I Mausoleum Garden and Surroundings	Periodic	
	4	Maintenance of Yildirim Social Complex Garden	Periodic	
	5	Maintenance of Orhangazi Park, Cumhuriyet Avenues, Ataturk Avenue	Periodic	
	6	Maintenance of Ertugrul Bey Square Green Areas	Periodic	
	7	Cleansing Works of Historic Artifacts within the Scope of Survey Projects	Periodic	

-3- Social, Economic, Environmental Organization and the Quality of Life				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
OSMANGAZI MUNICIPALITY	1	Maintenance of Green Areas in front of Fidan Khan, Ipek Khan, Pirinc Khan, and the Grand Mosque of Bursa's West Gate	Periodic	
YILDIRIM MUNICIPALITY	1	Preparation of the Youth Center Project according to Cumalikizik Urban Design Project	Medium	
	2	Preparation of the Library Project according to the Cumalikizik Urban Design Project	Medium	
	3	Preparation of the Multi-Purpose Hall Project according to Cumalikizik Urban Design Project	Medium	
	4	Preparation of the Health Unit Project according to Cumalikizik Urban Design Project	Medium	
	5	Preparation of the Chestnut Tree Implementation and Development Project according to Cumalikizik Urban Design Project	Medium	
	6	Preparation of the Agricultural Implementation Areas Project according to Cumalikizik Urban Design Project	Medium	
	7	Implementation of Cumalikizik Marketplace Design	Medium	
	8	Maintenance of Cumalikizik Children's Park	Periodic	
	9	Maintenance of Green Areas at the pillar of the Yildirim Social Complex, Cumlekapi	Periodic	
HISTORICAL BURSA KIZIKLAR SOLIDARITY AND SUPPORT ASSOCIATION	1	Historical Kiziklar Silk Road Project (in cooperation with the BMM)	Long	
	2	Chestnut Improvement and Revival Projects	Long	

-4- Education and Raising Awareness				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BSMU	1	Implementation of the UNESCO World Heritage Bursa Day Program	Periodic	
	2	Implementation of the "Site Management: Experience and Talks Program" as administered jointly by Cekul Academy, Historic Cities Union and the Turkish Union of Municipalities	Periodic	
	3	Implementation of the Site Management Training Program organized by Cekul Academy and Bursa Metropolitan Municipality	Periodic	
	4	Provision of trainings regarding "UNESCO World Heritage and Bursa" Preparation of various materials Support for the "Cultural and Natural Wealth Conservation Club" established in some schools	Periodic	
BURSA PROVINCIAL DIRECTORATE OF CULTURE AND TOURISM	1	Inspection and training activities regarding the prevention of unlicensed tours, undocumented guidance services and commission brokerages will continue in 2021.	Periodic	
	2	Each year at the last Monday of March, "Library Week" is celebrated. It aims at providing students with the consciousness of knowing and taking ownership of Bursa as well as conserving the historic environment.	Periodic	
BMM	1	Provision of a presentation led by the Bursa Site Management Unit on raising awareness regarding UNESCO World Heritage when requested inside or outside of the city	Periodic	
BURSA CHAMBER OF COMMERCE AND INDUSTRY (BTSO)	1	Provision of trainings on product service quality, tourism and visionary business administration to all Khans Area stakeholders	Periodic	500.000 TL
YILDIRIM MUNICIPALITY	1	Preparation of the Multi-Purposed Education Units Project according to Cumalikizik Urban Design Project	Medium	

-5- Accessibility, Transportation				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM – TRANSPORTATION DEPARTMENT	1	Traffic Design for Cemal Nadir Avenue continues	Short	
	2	Urban Boulevard Design for Hasim Iscan Avenue continues	Short	
	3	Completion of Bursa Transportation Master Plan Studies	Medium	
BURULAS	1	Call Center Management	Short	
	2	Website Improvement (Turkish – English)	Short	
	3	Network Web Mapping (to be published on the website and downloaded as a bus-rail system)	Medium	
	4	Installation of a Display which Shows Names of Stations into Siemens B80 Rail System Vehicles	Medium	
BMM - BURULAS, Rail Systems Transportation Department, Department Of Public Works And Engineering	1	Physical Rehabilitation Works at Stations	Short	
YILDIRIM MUNICIPALITY	1	Production and Installation of Cumalikizik Guidance and Information Signs	Short	

-6- Tourism, Promotion, and Visitor Management				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM	1	Administration of Tourism Promotion Activities	Short	400.000 TL
	2	Facilitation of the Unimpeded Tourism Project	Medium	300.000 TL
BMM – DEPARTMENT OF CULTURAL AND SOCIAL AFFAIRS	1	Orchestration of the International Bursa Karagoz Puppet and Shadow Theater Festival	Periodic	
BMM – DEPARTMENT OF REGISTRATION AND DECISIONS – BURSA CITY COUNCIL	1	Bursa International Photography Festival “FOTOFEST”	Periodic	
BMM – SECTION OF SURVEY AND PROJECT	1	Update of the Bursa Site Management Unit (English and Turkish)	Periodic	
BURSA PROVINCIAL DIRECTORATE OF CULTURE AND TOURISM	1	Tourism Week Activities	Periodic	
	2	“Nevruz Holiday” and Nevruz March Activities with NGOs	Periodic	
	3	Organization of various activities and celebration of the “Hidirellez Holiday”, a symbol of prosperity and abundance, regarded as days of charity	Periodic	
	4	Celebration of “Museum Week”	Periodic	
CULTURE ART AND TOURISM FOUNDATION	1	International Bursa Festival	Periodic	
OSMANGAZI MUNICIPALITY	1	Organization of the Commemoration of Osman Ghazi and Bursa’s Conquest Festivities (Symposium, Conquest march, Village wedding, Race of the ambler horses, Photography contest)	Periodic	
	2	Commemoration of Murad (I) Hüdavendigâr at his grave in Bursa.	Periodic	
	3	Organizing the Historical City Foot-Race and Half Marathon (within the scope of the Commemoration of Osman Gazi and the Conquest Festival of Bursa).	Periodic	
YILDIRIM MUNICIPALITY	1	Preparation of Outdoor Sports Distribution Center Project According to Cumalikizik Urban Design Project	Medium	
	2	Conversion of All Studies into Published Materials	Long	
	3	Yildirim Bayezid Memorial Day (since 2007)	Periodic	

-6- Tourism, Promotion, and Visitor Management				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
YILDIRIM MUNICIPALITY	4	Cumalikizik Raspberry Festival & International Cumalikizik Festival (Each year in June)	Periodic	
	5	Chestnut and Chestnut Candy Festival (since 2012) and Chestnut Production Panel	Periodic	
	6	International Minstrel and Poets Festivity (since 2004)	Periodic	
	7	Ancestor Day (within the Scope of Memorial Day, since 2009)	Periodic	
HISTORICAL BURSA KIZIKLAR SOLIDARITY AND SUPPORT ASSOCIATION	1	Historic Rice Days	Periodic	
CULTURAL TOURISM PROMOTION UNION	1	Comprehensive Website Update within the Scope of "Bursa.com.tr – Bursa at your fingertips" (in 11 languages) (in cooperation with the BMM and BEBKA)	Periodic	

-7- Emergency and Disaster Management				
INSTITUTION(S)	NO	PROJECT / ACTIVITY NAME	TIME PERIOD	PROJECT / ACTIVITY BUDGET
BMM	1	Ensuring that Emergency Plans are updated.	Long	500.000 TL
	2	Immediate intervention to all kinds of negativity experienced within the city's historic and cultural squares Provision of supportive services to domestic and foreign tourists	Periodic	600.000 TL
BURSA PROVINCIAL DIRECTORATE OF DISASTER AND EMERGENCY	1	Studies on the identification of damages caused by disasters in regions cited in the World Heritage List and determination of preventative measures continue	Long	
BMM – SUPPORT SERVICES	1	Provision of Vehicles for Fire Department Requirements	Short	2.000.000 TL
	2	Provision of fire cabinets for avenues where fire trucks cannot enter as well as for villages away from the city center	Long	
BMM – FIRE DEPARTMENT	1	Establishing a volunteer fire brigade and training volunteer firefighters (Target 200 people) (with the partnership of official, semi-official and non-governmental organizations)	Medium	
	2	Examination of new building and registered building reconstruction projects, giving a pre-approval opinion to the fire brigade.	Long	
BUSKI GENERAL DIRECTORATE	1	Establishment of fire hydrants to required areas	Long	
	2	Demirtas Fire Department Service Building	Long	

5.4. ACTION PLAN TABLES (GOALS, ACTIONS, RESPONSIBLE ORGANIZATIONS AND STAKEHOLDERS, INDICATORS)

In Bursa and Cumalıkızık Management Plan; action plan tables has been dealt with under seven themes in line with the vision and basic principles of the plan. The themes are as follows:

1. Management (Authority, Legislation, Organization, Coordination, Participation)
2. Cultural Values, Conservation and Planning
3. Social, Economic, Environmental Order and Quality of Life
4. Education and Awareness
5. Accessibility, Transportation
6. Tourism, Promotion and Visitor Management
7. Emergency and Disaster Management

The approach adopted while defining the objectives and actions in the action plan tables is to ensure that the integrity and authenticity of the management site as a "world heritage" is maintained and developed in the future at the desired level. In this context, objectives and actions to achieve these targets are defined within the framework of the conservation approach in **every theme**.

A coding system has been developed to keep track of the links between the Management Plan objectives and actions. This coding system; starts with Bursa (Khans Area - Sultan Complexes) and Cumalıkızık (BC) with the initials of the areas. Figures representing the seven themes of the plan (1,2,3,4,5,6,7) are assigned.

The objectives belonging to each theme have been given a sequence number within themselves:

(Example; BC2.1) Theme 2 Objective 1 for Bursa and Cumalıkızık

(Example; BC5.4) Theme 5 Objective 4 for Bursa and Cumalıkızık

Actions related to the same objectives are given an action sequence number within themselves:

(Example; BC2.1.1) Theme 2 Objective 1 Action 1 for Bursa and Cumalıkızık

(Example; BC5.4.3) Theme 5 Objective 4 Action 3 for Bursa and Cumalıkızık

- Actions that are colorless are **general actions** for all Heritage Sites,
- Green-colored actions, **special actions** for Cumalıkızık Heritage Site,
- Yellow-colored actions denote **special actions** for Khans and Sultan Complexes.

Order of priority has been taken into account in the actions described in the tables. The financial institution column is left blank and will be determined when the action will take place. Financial resources will be determined precisely when preparing the budget for each year as explained in the section "5.5.2.1. Yearly Reporting".

In order to monitor the plan, a column containing indicators has been added. In the monitoring process, indicators are defined for tracking the realization of the actions. Those responsible for each action have been identified on two levels; in the "responsible organizations and other relevant organizations" column in the table, those highlighted in red are the responsible institutions.

In addition, the expected durations of the actions are defined:

- Short Term: Actions planned to start and complete within a year
- Medium Term: Actions planned to start and complete within three years
- Long Term: Actions planned to start and complete within five years
- Short-on-going: Actions that are planned to start within a year and continue regularly
- Medium-ongoing: Actions planned to start within three years and continue regularly
- Long-running: Actions planned to start in five years and continue regularly

5.4.1. MANAGEMENT (AUTHORITY, LEGISLATION, ORGANIZATION, COORDINATION, PARTICIPATION)

Under the title of "Management (Authority, Legislation, Organization, Coordination, Participation)", in the "Bursa (Khans District - Sultan Complexes) and Cumalıkızık" Heritage Site Management Plan, the preparation, implementation, supervision and monitoring of the implementation processes of the Management Plan and related studies on the management system have been determined. The objectives, actions that affect the coordination between the institutions involved in the preparation and implementation of the Management Plan and developed based on the current situation analysis, the responsible institutions that are envisaged to carry out these actions and other relevant institutions are discussed, and indicators related to the monitoring process are defined.

1. Management (Authority, Legislation, Organization, Coordination, Participation) Action Plan Table - 1/2			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC1.1- Increasing the use of the legal powers of the authorized institutions in the site and <u>the functionality</u> of the management plan with the monitoring and inspection mechanism.	BC1.1.1. Developing purpose-oriented determinations and suggestions such as deficiencies, inconsistencies and conflicts that increase inter-institutional coordination.	Osmangazi Yildirim	BSMU, BMM, Ministry of Culture and Tourism, Governorship, Bursa Regional Directorate of Cultural Tourism, Yildirim Municipality, Osmangazi Municipality, Bursa Regional Directorate of Foundations, Cultural Heritage Preservation Regional Board Directorate, Universities, Professional Chambers	- Creating charts that include the purpose, number, participants and results of interinstitutional meetings, protocols, activities. - Number of meetings held with the Ministry of Culture, recommendations regarding legislative changes		Short Ongoing
	BC1.1.2. Studies to define the structure of the Site Presidency within the scope of the Law No. 2863 and the relevant regulation.			- Number of meetings for establishing the organizational chart and jurisdiction limits - The rate of increase in the number of technical personnel of the site management / Annual performance evaluations		
	BC1.1.3. Establishing a unit in order to receive the opinions of the local people and stakeholders regarding the implementation of the Management Plan in Cumalıkızık, to respond to requests and complaints, and to solve the problems.	Yildirim		- Budget of planned and completed protection and maintenance works - Listing the approved restoration projects and the projects approved by the board after their implementation (Completed)		Short
	BC1.1.4. Ensure financial and technical support from local, national and international institutions and organizations.					Medium
	BC1.1.5. Formation of Conservation Implementation and Control Bureau (KUDEB) in metropolitan municipalities and district/county municipalities to give permission for basic repairs regarding conservation	Bursa General		- Establishing suggested units for actions in order to increase the effectiveness of the monitoring and inspection mechanism by organizing meetings and carrying out studies.		Short Ongoing

1. Management (Authority, Legislation, Organization, Coordination, Participation) Action Plan Table - 2/2		BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE				
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
	<p>BC1.1.6. Legislative work on the establishment of an independent inspection unit for restoration, simple repair, maintenance and cleaning practices, and supervision of the decisions and works of the Conservation Board.</p> <p>BC1.1.7. To ensure that all project applications are forwarded to the development directorate department in coordination by the aesthetic committee to be formed between the district municipalities, taking the opinion of their compliance with the urban design guide.</p>	Bursa General	<p>BMM, Ministry of Culture and Tourism, Governorship, Bursa Regional Directorate of Cultural Tourism, Yildirim Municipality, Osmangazi Municipality, Bursa Regional Directorate of Foundations, Cultural Heritage Preservation Regional Board Directorate, Universities, Professional Chambers</p>	<ul style="list-style-type: none"> - Creating schedules by following the practices in the site after the creation of the units - Number of independent audit unit decisions - Number of projects for which the aesthetics committee gave a conformity opinion 		Short Ongoing
BC1.2- Increase social awareness regarding the <u>importance of Site Management</u> in the protection of heritage sites	<p>BC1.2.1. Sharing the studies and documents related to the conservation of the areas and receiving suggestions through the meetings to be held with the stakeholders periodically by the site presidency</p>	Osmangazi Yildirim	<p>BSMU, BMM, Ministry of Culture and Tourism, Governorship, Bursa Regional Directorate of Cultural Tourism, Yildirim Municipality, Osmangazi Municipality, Bursa Regional Directorate of Foundations, Cultural Heritage Preservation Regional Board Directorate, Universities, Professional Chambers</p>	<ul style="list-style-type: none"> - Results of recommendations and evaluations; establishing annual work programs - The number of meetings 		Short Ongoing
	<p>BC1.2.2. Determination of priority areas while staging restorations</p>			<ul style="list-style-type: none"> - The number of meetings held to determine priority areas 		
	<p>BC1.2.3. Determination of misapplication and false intervention areas by the Presidency of the Site.</p>			<ul style="list-style-type: none"> - The number of improper application and intervened structures 		
	<p>BC1.2.4. Determining the function of the structures that will be restored in the priority areas in the balance of conservation and utilization by participatory methods and submitting them to the Conservation Board for decision.</p>			<ul style="list-style-type: none"> - The number of meetings - The number of projects and decisions submitted to the conservation board 		
	<p>BC1.2.5. Studying on increasing the use of the website, internet media and social media in order to create an auditable process.</p>			<ul style="list-style-type: none"> The number of: <ul style="list-style-type: none"> - events to which institutions are invited to - website visitors - social media followers - news in the media - exhibitions - meetings - workshops 		

5.4.2. CULTURAL VALUES, CONSERVATION AND PLANNING

In the “Bursa (Khans Area – Sultan Complexes)” Section of the Management Plan; the “Cultural Values – Conservation and Planning” title generally deals with the management system which involves the process of preparation, implementation, supervision and monitoring of the implementation of the Management Plan, the cooperation between institutions and organizations which are authorized for the preparation and application of the plan, developed objectives for detected problems, required actions for acquiring designated objectives, and related organizations or stakeholders which are expected to perform these actions, and indicators related to the monitoring process are defined.

2. Cultural Values, Conservation and Planning Action Plan Table – 1/3			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC2.1- To prepare and implement <u>restoration</u> projects in accordance with contemporary conservation approaches, national and international <u>conservation</u> principles	BC2.1.1. Completion of the ongoing work on updating and digitizing the Conservation Board archive and registration slips.	Osmangazi Yildirim	BSMU, BMM, Ministry of Culture and Tourism, Governorship, Bursa Regional Directorate of Cultural Tourism, Yildirim Municipality, Osmangazi Municipality, Bursa Regional Directorate of Foundations, Cultural Heritage Preservation Regional Board Directorate, Universities, Professional Chambers	- Identifying and monitoring the schedule and completion rate of the work done		Short Ongoing
	BC2.1.2. Periodic determination of the destroyed Civil Architectural Exemplary buildings in the areas every year.					
	BC2.1.3. Monitoring all kinds of current repair and restoration practices, including traditional building works, carried out by the institutions in the fields, through the digital archive system created by the Presidency of the Area, and carrying out the necessary studies for everyone to use.			- Completed essential repair and restoration projects - Completed essential repair and restoration application projects - Ongoing essential repair and restoration projects - Ongoing essential repair and restoration application projects		Short Ongoing
	BC2.1.4. Increase the number of experts like art historians, archaeologists, architects specializing in restoration, restorers in public sector and companies that are working in the conservation area; require that companies doing restoration work have experienced and certified restoration staff			- Creating lists of experts and contacts within institutions		Short Ongoing
	BC2.1.5. Rewards and promotion of good restoration practices as an incentive			- Number of exhibitions, ceremonies etc.		Short Ongoing

2. Cultural Values, Conservation and Planning Action Plan Table – 2/3			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC2.2- To protect, plan and survive the historical environment with a holistic and sustainable approach.	BC2.2.1. Making a Master Plan for the sites	Osmangazi Yildirim	BSMU, BMM	- Documentation of completed restoration, landscaping, land use and facade improvement applications, creating an archive. - Budget of the conservation and maintenance work completed (previous year)		Medium
	BC2.2.2 Revision of Conservation Development Plans related to the sites in order to ensure compliance with the Management Plan		BSMU, BMM, Governorship,			Medium
	BC2.2.3. Revising the plan decisions in areas affecting the integrity around the village, according to transparent and participatory principles, to include targets for the continuity of agricultural lands	Yildirim	Bursa Provincial Directorate of Culture and Tourism, Osmangazi Municipality, Yildirim Municipality, Bursa Regional Directorate of Foundations,			Medium
	BC2.2.4. Ensure analysis to determine the maximum building height so as to preserve the urban landscape of the historical environmental.	Osmangazi Yildirim	Cultural Heritage Preservation Regional Board Directorate, Bursa Directorate of Museums			Short
	BC2.2.5. Establishment of a GIS database to be able to work on interactive map periodically for projects carried out by all institutions on the site.				Short Ongoing	
	BC2.2.6 Carrying out studies for the protection of cultural, archaeological and natural values and resources.		BSMU, BMM, Osmangazi Municipality, Yildirim Municipality, Bursa Regional Directorate of Foundations,		- Number of archaeological and natural sites projected	Medium Ongoing
	BC2.2.7. Designing a project within the scope of Ertuğrulbey Square Project in order to protect the Tumulus (tomb chamber belonging to the 2nd century BC) located in the Khanlar Region and to ensure its perceptibility in the area.	Osmangazi	Cultural Heritage Preservation Regional Board Directorate, Bursa Directorate of Museums		- Determining the urban design guide model by taking expert opinions.	
	BC2.2.8. Preparation of Urban Design Guide for Cumalıkızık	Yildirim			- Number of demolished registered parcels of buildings	
	BC2.2.9. Surface research in to the cultural layers (remains of a Byzantine Monastery) Cumalıkızık and surroundings				- Number of registered parcels of buildings designed - Number of vacant houses in the village	
	BC2.2.10. Create projects for the protection of the land where registered buildings have been demolished.	Osmangazi Yildirim	BSMU, BMM, Regional Conservation Board			Medium

2. Cultural Values, Conservation and Planning Action Plan Table – 3/3		BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE				
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC2.3- Reveal historical and cultural values related to <u>tangible and intangible cultural heritage</u> , increase the research and archival work to improve the memory of the city	BC2.3.1. The establishment of a heritage information system. With this system the access of information on property, reconstruction status, photos, inventory sheet, resolutions by relevant institutions, planned, continuing or completed projects.	Osmangazi Yildirim	BSMU, BMM, Osmangazi Municipality Yildirim Municipality, Ministry of Culture and Tourism, Bursa Regional Directorate of Foundations, Regional Conservation Board, Bursa Provincial Directorate of Culture and Tourism, Universities	The rate of digital transfer of data / number of institutions		Medium
	BC2.3.2. Ensuring the preparation of all street surveys and 3D models of the areas in accordance with the urban design guide and function map produced, primarily for World Heritage Sites.					Medium
	BC2.3.3. Inventory studies of components such as special performing arts and handicrafts , which are expressed in memories and abstract traditions, support intergenerational cultural transfer, and whose cultural importance is evaluated together, in order to contribute to a better understanding of cultural heritage, by making use of the library of Bursa Site Presidency.				Medium	
	BC2.3.4. Collection of inventory sheets, current projects, written literature, oral history, conservation history, photographic archive, etc., within a library associated with the museum in the village.	Yildirim		-The number of meetings held to determine the intangible cultural heritage such as performing arts and handicrafts specific to the World Heritage Site -Establishing an information system to share and announce the work done		Medium
	BC2.3.5. Supporting the representation of symbolic artisan groups in the bazaar and rewarding these workplaces in order to maintain their existence, promoting these places in documents such as tourist maps of the region, and ensuring that informative documents are available in these workplaces.	Osmangazi		-Number of publications prepared		Medium

5.4.3. SOCIAL, ECONOMIC, ENVIRONMENTAL ORDER AND THE QUALITY OF LIFE

Under the title of "Social, Economic, Environmental Order and Quality of Life", in the "Bursa (Khans District - Sultan Complexes) and Cumalıkızık" Heritage Site Management Plan, in general the sustainability of conservation and the current situation analysis of social, economic, environmental factors and their effect on the objectives, actions and organizations and institutions involved in these actions are dealt with and indicators related to the monitoring process are defined.

3. Social, Economic, Environmental Order and Quality of Life Action Plan Table – 1/4			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC3.1- Improving the use of the sites for social and cultural purposes with social and cultural activities in order to maintain their <u>traditional culture and character</u> .	BC3.1.1. Carrying out studies that will bring the neighborhood culture to the forefront with institutional cooperation and the active participation of the people and ensure the sustainability of cultural values integrated with the use of other resources (thermal-spa waters, etc.).	Osmangazi Yildirim	BSMU, BMM, Governorate, Bursa Provincial Culture And Tourism Directorate, Osmangazi Municipality, Yıldırım Municipality, Regional Development Agency, Universities, Professional Chambers, Non Governmental Organizations	- Determination of social and cultural reinforcement areas		Medium Ongoing
	BC3.1.2. Carrying out studies for the arrangement of the opening and closing hours of the bazaars and shops in the Khans Region, taking into account the arrangement of social equipment areas and transportation.	Osmangazi		- Number of meetings held to identify needs and raise awareness		
	BC3.1.3. Developing shopping festivities in Bazaar, shopping festivities of Bursa Chamber of Commerce and Industry, themed fashion show, etc., announcing events via social media.	Osmangazi		- Amount of green space maintained		Short Ongoing
	BC3.1.4. Material and moral encouragement of public institutions in order to keep cultural and folkloric values and traditional events (henna, engagement, wedding, etc.) alive, and performing these rituals symbolically at regular intervals.	Yildirim		- The rate of increase in the amount of green space		
	BC3.1.5. Creating programs (such as annual festivities, events) that will express the Turkmen-Oguz-Yörük identity of Cumalıkızık Village and its connection with other Kızık villages.	Yildirim		- Number of places with posters, brochures and guides		

3. Social, Economic, Environmental Order and Quality of Life Action Plan Table – 2/4			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
	BC3.1.6. Ensuring that media channels can be used more effectively (website, local media, social media, etc.) for the extending of cultural activities throughout Bursa.	Bursa General	BSMU, BMM, Department Of Cultural And Social Affairs	-Number of information, documents, brochures prepared / distributed -The number of social aid activities of institutions such as associations, etc.		Short Ongoing
	BC3.1.7. Encouraging fine arts organizations, actions in line with the concept of cultural and social events, identifying suitable areas, diversifying urban service and social reinforcement areas, and making efforts to increase quality.	Osmangazi Yildirim	BSMU, BMM, Governorate Osmangazi Municipality, Yildirim Municipality, Regional Development Agency, Universities, Professional Chambers, Non Governmental Organizations	-Number of cultural (exhibition, fair, street festival, concert, summer cinema, etc.) and artistic (literature, painting, music, fashion) activities		Medium
	BC3.1.8. Evaluation of the studies on the detection and diversification of the cultural heritage user profile , organization of social and cultural activities, training and seminar programs to increase the interest of university students in the field, coordination of studies.	Osmangazi	BSMU, BMM, Governorate Osmangazi Municipality, Yildirim Municipality, Regional Development Agency, Universities, Professional Chambers, Non Governmental Organizations	- Number of residents - Number of training and seminar programs (Traditional handicrafts and artisanship, courses providing professional skills, etc.)		Short
BC3.2- Creation of a <u>sustainable financial model</u> with the participation and cooperation of relevant institutions and organizations.	BC3.2.1. Coordination of the works for the purpose of regulating the economic structure of the region, the functionality of the structuring developed for increasing customer confidence and sectoral distribution, determining the appropriate commercial services, product - service standards, sales and marketing areas in cooperation with the tradesmen, and controlling the quality.	Osmangazi Yildirim	BSMU, BMM, Governorate, Osmangazi Municipality, Yildirim Municipality, Regional Development Agency, Chamber Of Commerce and Industry, Union of Chamber of Merchants and Craftsmen, Universities, Non Governmental Organizations	- Number of principle and standard-setting meetings - The number of applications made according to the determined standards		Medium

3. Social, Economic, Environmental Order and Quality of Life Action Plan Table – 3/4			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
	BC3.2.2. Carrying out studies to improve product efficiency and brand product diversity (organic agriculture and good agricultural practices, cultivation techniques, drip irrigation system application, etc.).	Yildirim	BSMU, BMM, Governorate, Osmangazi Municipality, Yildirim Municipality, Regional Development Agency, Chamber Of Commerce and Industry, Union of Chamber of Merchants and Craftsmen, Universities, Non Governmental Organizations	- Number of training and seminar programs for applications - Number of gastronomic meetings and workshops		Medium
	BC3.2.3. Ensuring hygiene and quality control by experts in the facility, which will ensure the processing and preservation of agricultural products, with the participation of local people, and preparation of periodic reports.			- The amount of agricultural products sold in the village		Short Ongoing
	BC3.2.4 Exclusive marketing of Cumalikizik brand products, researching sponsorship and grant opportunities			- Number of workshops, meetings and attendees		Short Ongoing
	BC3.2.5. In order to improve the socio-economic situation of the village people and to prevent migration, income analysis should be done, and the granting of special privileges to the region by creating an economic model (retirement, health insurance, agriculture-tourism incentives, etc.)			- Number of researches on socio-economic structure in heritage sites		Short
	BC3.2.6. Development of e-commerce and promotion to increase local production	Osmangazi Yildirim	BSMU, BMM, Governorate, Osmangazi Municipality, Yildirim Municipality, Regional Development Agency, Chamber Of Commerce and Industry, Union of Chamber of Merchants and Craftsmen, Universities, Non Governmental Organizations	- Number of seminars and meetings held for the promotion and use of e-commerce		Short
	BC3.2.7. Carrying out studies to investigate the opportunities to ensure continuity in cultural and artistic activities and marketing within the financial model to be created.			- Researching grant and sponsorship opportunities to provide financial support		Short Ongoing

3. Social, Economic, Environmental Order and Quality of Life Action Plan Table – 4/4			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC3.3- Increasing the <u>efficiency of sustainable urban environment service provision</u> by establishing a conservation and utilization balance..	BC3.3.1. Determination of infrastructure problems, environmental pollution and lack of social reinforcement (urban furniture, health cabin, security, baby care unit, wc, etc.) in the Management Area, clearing of physical and structural attachments that prevent aesthetic appearance.	Osmangazi Yildirim	BSMU, BMM, Department Of Environmental Protection and Control, Osmangazi Municipality, Yildirim Municipality, Universities, Professional Chambers Non Governmental Organizations	- Number of completed and ongoing landscape, land use and facade enhancement projects and applications		Medium
	BC3.3.2. Developing suggestions for the establishment of a continuous and effective control mechanism, monitoring the healthy city parameters specific to the areas.			- Number of all kinds of social facilities such as mobile health units for adults, elderly people, disabled people, women, youth and children.		
	BC3.3.3. Increase environmental awareness and develop programs to prevent environmental pollution			- Number of scientific studies preventing environmental pollution		Short Ongoing
	BC3.3.4. Preparation of recycling projects to be supported by R&D studies for the use of sustainable and ecological energy resources in systems such as transportation, heating and lighting			- Number of recycling projects for recyclable and special waste		Medium Ongoing

5.4.4. EDUCATION AND AWARENESS

In the Heritage Site Management Plan, the “Education and Awareness” title generally deals with awareness of conservation, developed objectives for analysis of the current situation, required actions for acquiring designated objectives, and related organizations or stakeholders which are expected to perform these actions and indicators related to the monitoring process are defined.

4. Education and Awareness Action Plan Table – 1/2		BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE				
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC4.1- <u>To create and expand awareness</u> at all levels in those who live, work, visit the site and study on the site in order to preserve and maintain the historical and cultural values of the Management Area.	BC4.1.1. Establishment and follow-up of methods and principles to increase awareness through institutional cooperation, in a general planning, by specifying the source and fund.	Osmangazi Yildirim	BSMU, BMM, Bursa Provincial Culture And Tourism Directorate, Osmangazi Municipality, Yildirim Municipality	- The number of: - meetings related to the work planned by the institutions - seminars and information meetings		Short Ongoing
	BC4.1.2. For staff working for relevant conservation agencies and organizations, increase participation in conservation related events on a national and international scale			- The number of: - personnel that institutions are assigned to in international events - published book articles and papers		
	BC4.1.3. Organizing seminars and information meetings at the neighborhood, vicinity and district level in order to protect the cultural heritage in the Management Area and to provide a sense of belonging, establishment of an urbanism club in schools , preparation of relevant information, documents and brochures promoting the structures and supported by exemplary practices.			- Number of: - seminars and information meetings - seminars and meetings held for the establishment of an urbanization club - buildings that were given financial support - information document brochures prepared / distributed		
	BC4.1.4. Determining target audience and age groups in order to protect cultural heritage with determined methods and increase awareness, and preparing training and information programs with the budget to be formed with the determined grant, fund, sponsorship.	Bursa General	BSMU, BMM, Governorate, Provincial Culture And Tourism Directorate, Bursa City Council Osmangazi Municipality, Yildirim Municipality, Ministry of Culture and Tourism, Provincial Directorate of National Education , . .	Number of: - cultural tours organized - seminars and information meetings - students visiting museums and participating in historical city tours - participation in training workshops		

4. Education and Awareness Action Plan Table – 2/2				BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE		
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
	BC4.1.5. Supporting the activities of preparing visual and written materials with the opinion of experts with the approach of "lifelong education" for all segments of the society and making cultural programs more attractive on local televisions.	Bursa General	BSMU, BMM, Governorate, Provincial Culture And Tourism Directorate, Bursa City Council Osmangazi Municipality, Yıldırım Municipality, Ministry of Culture and Tourism, Provincial Directorate of National Education , Bursa Regional Directorate For Foundations, Universities, Professional Chambers , Non Governmental Organizations	Number of: - movies made and broadcast - books printed - brochures printed - international exhibitions		Medium Ongoing

5.4.5. ACCESSIBILITY, TRANSPORTATION

In the "Heritage Site Management Plan, under the title of "Accessibility - Transportation", the objectives, actions and the responsible institutions and other relevant institutions for the realization of the accessibility projects are developed in the balance of conservation/utilization and based on the analysis of the current situation; indicators related to the monitoring process are defined.

5. Accessibility, Transportation Action Plan Table – 1/2			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC5.1- Better integration of the intercity transportation points into the current Bursa urban transport system and improvement (public transportation mainly).	BC5.1.1. In the ongoing Transportation Master Plan studies, ensuring the construction and development of a fast, easy and accessible public transportation system at the city scale for all Management Sites, determining the main decisions of accessibility.	Bursa General	BSM, BMM, Osmangazi Municipality, Yildirim Municipality, Bursa Regional Directorate For Foundations, Cultural Heritage Preservation Regional Board Directorate, Universities, Professional Chamber	- Number of people using public transport - Number of workshops to determine fast and easy access system decisions		Medium
	BC5.1.2. Cumalikizik Village is included in the Transportation Master Plan studies and determination of the main decisions.	Yildirim				
	BC5.1.3. Increasing the number of public transport lines from intercity transportation points to the city center. Establishing transfer centers in coordination with institutions, directorates / units working on "accessibility", determining the principles of regulation .	Bursa General	BSMU, BMM, BMM Rail Systems Transportation Department, Osmangazi Municipality, Yildirim Municipality, Bursa Public Transport Management Inc	- The number of meetings that will determine the establishment of a transfer center and accessibility to heritage sites - Number of lines / routes at night in the public transportation system - Number of people using public transportation		Short
	BC4.1.4. Developing an interactive user system for transportation, including accessibility system tools such as digital media, smart applications, printed materials, boards and signboards for routing at transfer points.					
BC5.2- Improving the transportation facilities in Bursa inner-city transportation system for World Heritage Sites and making arrangements for accessibility related to pedestrians.	BC5.2.1. Identifying integrated pedestrian paths and bicycle path routes within the World Heritage Site, establishing pedestrian connections between heritage sites, connecting them with other systems (ropeway, chairlift and/or nostalgic train/tram).	Bursa General	BSMU, BMM, Osmangazi Municipality, Yildirim Municipality Universities,	- Number and length of pedestrianized roads - Number of square arrangements made - Technical study and research report for the development of site specific vehicle types - Number of accessibility interventions for disadvantaged groups		Medium

5. Accessibility, Transportation Action Plan Table – 2/2		BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE				
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
	BC5.2.2. Establishing the connection between pedestrian and green axes in order to provide pedestrian priority access to the Management Areas, determining the thematic cultural axes, determining routes to navigate with privately designed public vehicles and rentable bicycles, and carrying out studies for assisted use with application practices.	Bursa General	BSM, BMM, Osmangazi Municipality, Yıldırım Municipality, Universities,	- Number and lengths of pedestrian paths accessible for all - Number of thematic maps - Number of promotional, information and guidance tools including accessibility information		Short
	BC5.2.3. Development of pedestrian, vehicle, transportation routes and signalization systems with universal design and healthy urban principles, taking into account the needs of all segments of society.	Osmangazi Yıldırım		- TranspMediumtion Coordination Directorate decisions and number of applications - Maintained road length		Short
BC5.3- Solving the issues related to parking facilities in the Management Site for users and visitors.	BC5.3.1. Making surveys about parking needs in the Management Site by considering the tourism potential	Osmangazi Yıldırım	BSMU, BMM, Osmangazi Municipality, Yıldırım Municipality, Cultural Heritage Preservation Regional Board Directorate	- Number of parking places for tourist buses		Short
	BC5.3.2.- Defining, enforcing and supervising auditable routes and parking rules for tourist buses.			- The number of routes determined for tourist buses		Short
	BC5.3.3. Determining strategies and conducting studies for the development of indoor and/or open car parks, primarily underground, according to the needs, taking into account the capacities of the car parks used in and around the site.			- Total number of vehicles using car parks - Increase rate of the number of controlled parking lots in the Management Plan Area		Medium
	BC5.3.4. Preventing the conversion of registered but torn down building areas into car parks			- Research to provide financial support		Short
	BC5.3.5. Making special transportation analyzes for the Management Area and re-evaluating the road grading and the hours at which the roads will be open according to the analyzes..			- Permitted loading-unloading area / number on the road		Short
	BC5.3.6. Solving the parking issue and controlling of the car parks and places used as car parks in the Management Area			- Cooperation meetings and the number of protocols made		Short Ongoing

5.4.6. TOURISM, PROMOTION AND VISITOR MANAGEMENT

Under "Tourism - Promotion - Visitor Management" title of Heritage Site Management Plan, the objectives developed as current analysis of the sustainability of protection and use of balances, promotion and tourism activities and visitor management, the actions and the proposed responsible organisations / institutes and other organisations are detailed, and indicators related to the monitoring process are defined.

6. Tourism, Promotion and Visitor Management Action Plan Table – 1/2			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC6.1- To make World Heritage Sites a center of attraction and to ensure that visitors spend quality time at the sites.	BC6.1.1. The examination and development of the currently in progress Tourism Master Plan	Bursa General	BSM, BMM, Regional Development Agency, Governorate, Tourism Promotion Union, Bursa Chamber Of Commerce and Industry, Osmangazi Municipality, Yildirim Municipality, Ministry of Culture and Tourism, Provincial Culture And Tourism Directorate, Universities	- Number of information meetings		Medium
	BC6.1.2. Development of visitor plans aimed at the World Heritage Sites and the determination of stakeholders			- Number of accommodation		
	BC6.1.3. Carrying out studies on the improvement and renewal process of historical axes.			- Number of studies on historical axes - Number of meetings		Short
	BC6.1.4. Identifying the buildings to be opened to visitors in the village and clarifying the routes with specially designed direction signs.	Yıldırım		- Number of buildings arranged for visitors		Short
	BC6.1.5. Ensuring the diversification of local activities and the development of eco-tourism.			- Periodically following the duration of stay according to the purpose of the visit, depending on the diversity of tourism		
	BC6.1.6 Supporting qualified boutique hotels and family hostels, determination of organisations and institutes that will provide financial support	Bursa General		- Number of accommodation		Short Ongoing
	BC6.1.7. Research into visitor satisfaction			- Survey / questionnaire results - Number of surveys / researches made for visitors		

6. Tourism, Promotion and Visitor Management Action Plan Table – 2/2			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC6.2- Determine efficient promotion strategies nationally and internationally, formation of promotion and information centres.	BC6.2.1 Preparation of promotion material (written and visual) to be published in national and international media so that the Management Area reaches large masses	Bursa General	BSM, BMM, Provincial Culture And Tourism Directorate, Ministry of Culture and Tourism, Osmangazi Municipality, Yildirim Municipality	- The number of news in the media		Short Ongoing
	BC6.2.2. Formation of an effective system of fully equipped tourism promotion offices and improvement in the quality of guidance services	Osmangazi Yildirim	BSMU, BMM, Provincial Culture And Tourism Directorate, Osmangazi Municipality, Yildirim Municipality Yildirim District Governorship, Ministry of Culture and Tourism	- Number of visitors to the mausoleum - museum visitors - tours reported by Bursa Guide Chamber - trained tour guides specific to the World Heritage Site		Short Ongoing
	BC6.2.3. Developing tourist guidance systems to follow technological developments.			- Number of promotional tools (printed documents, map, phone application, information board, etc.). - Number of web sites in operation - Number of periodic updates of promotional tools		Short Ongoing
	BC6.2.4. Revitalizing local products and crafts that are on the verge of extinction, organizing competitions and various events for the presentation of promotional objects and local products.		BSMU, BMM, Governorate, Provincial Culture And Tourism Directorate, Bursa Regional Directorate For Foundations, Osmangazi Municipality, Yildirim Municipality , Regional Development Agency, Chamber Of Commerce and Industry, Union of Chamber of Merchants and Craftsmen, Non Governmental Organizations,	- The number of public events (Festival, etc.) - Number of competitions organized - Number of specially designed products		Short Ongoing
	BC6.2.5. Researching expectations and coordinating studies to develop suggestions in order to ensure the sustainability of the shops where the crafts that are on the verge of disappearing and products with cultural characteristics are sold..	Bursa General	- Number of course programs developed - Number of collaboration meetings - Determination of market research, incentives, grant sponsorship opportunities		Short Ongoing	

5.4.7. EMERGENCY AND DISASTER MANAGEMENT

The "Emergency and Disaster Management" title of Heritage Site Management Plan", generally deals with the risk factors to conservation and all factors that affect sustainability in the current situation analysis, objectives, required actions and related organizations or stakeholders which are expected to perform these actions, and indicators related to the monitoring process are defined.

7. Emergency and Disaster Management Action Plan Table – 1/2			BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE			
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC7.1- Determination of risks and hazards, implementation of policies in close cooperation with stakeholders	BC7.1.1. Determination of risks and dangers, detection of insufficiencies, preparation of analysis maps	Osmangazi Yıldırım	BSMU, Governorate, Provincial Directorate of Health, Provincial Security Directorate, BMM Department of Earthquake Risk Management and Urban Development, Osmangazi Municipality, Yıldırım Municipality	- Synthesis map - Staging map - Map of cultural heritage at risk - Identification of damaged cultural heritage inventory - Wood construction intensity and analysis of materials in historical buildings		Short Ongoing
	BC7.1.2. Preparation of emergency response plans			- The number of periodic meetings - Number of reports prepared and standardized data		
	BC7.1.3. Determining an easily accessible transportation plan in case of an emergency, determination of alternative routes.			- The rate of transfer of data to digital media		
	BC7.1.4. Expanding plans for accessing residents who live in areas inaccessible by vehicles (Fire Cabinet Project, Placement of Hydrants, etc.). Procurement of small vehicles. Arrange all forms of disaster awareness training related to earthquakes and disaster prevention.		BSM, Governorship, BMM, Osmangazi Municipality, Yıldırım Municipality	- Number of training given on emergency - Number of equipment required for response	Medium	
	BC7.1.5. Working with relevant units to take precautions regarding threats and risks in substance abuse.	Yıldırım	BSMU, Governorate, Provincial Directorate of Health, Provincial Security Directorate, Yıldırım Municipality	- Conducting studies for the establishment of a rehabilitation center	Short Ongoing	

7. Emergency and Disaster Management Action Plan Table – 2/2		BURSA (KHANS AREA AND SULTAN COMPLEXES) and CUMALIKIZIK VILLAGE				
OBJECTIVES	ACTIONS	DISTRICT	RESPONSIBLE ORGANIZATIONS	INDICATORS	SOURCE OF FINANCE	TIME PERIOD
BC7.2- Ensuring precautionary measures in case of emergency situations of disasters at cultural assets	BC7.2.1. Ensure the provision of interdisciplinary emergency and evacuation plans for historical buildings	Osmangazi Yıldırım	BSMU, Governorship, Bursa Regional Directorate of Foundations, Osmangazi Municipality, Yıldırım Municipality DCC ICC	- Number / rate of improvement applications made with reference to the map of cultural heritage at risk		Short Ongoing
	BC7.2.2. Research intervention techniques used internationally with historical monuments, determine forms of intervention			- Post-disaster response business plan		
	BC7.2.3. Development of projects for the determination of risks and prevention of intense electromagnetic pollution from nearby base stations, transformers, high voltage lines and the creation of coordinated decision mechanisms		BSMU, BMM, DCC, Osmangazi Municipality, Yıldırım Municipality, UEDAS, Provincial Health Directorate, Universities	- Number of decentralized functions		Long Ongoing
	BC7.2.4. Ensure effective controls to keep the process efficient		BSMU, BMM, Osmangazi Municipality, Yıldırım Municipality	- Number of valuation reports prepared		Short Ongoing
	BC7.2.5. Prepare risk maps for infrastructure		BSMU, BMM, BUSKİ ICC			Long Ongoing
BC7.3- Development of security policies.	BC7.3.1 Development of projects for security (Mobese systems)	Osmangazi Yıldırım	BMM, Osmangazi Municipality, Yıldırım Municipality	- The number of periodic meetings		Short
	BC7.3.2. Provision of expert personnel for the development of security infrastructure in case of disaster or emergencies.			- Systems used for security control		Medium
	BC7.3.3. Coordination for inspection of business licenses in the context of fire risks of businesses within the Management Site		Governorship, Provincial Security Directorate	- Number of establishments whose Fire Reports have been prepared - Number of citizens, public and private institutions cleaning the chimney		Short
	BC7.3.4. Identification of gaps in the current system to strengthen the accountability of public security services		BMM, Osmangazi Municipality, Yıldırım Municipality Governorship, Provincial Security Directorate	- Number of reports prepared		Short

5.5. IMPLEMENTATION PROCESS AND TOOLS

5.5.1. BURSA SITE MANAGEMENT

Bursa World Heritage Sites Management coordinates the activities of institutions and organizations responsible for heritage assets; preserves and improves the landscape and environment with cultural, artistic / aesthetic and monumental heritage; supports sustainable development and encourages its spread. It ensures the harmony between the obligations undertaken regarding the protection and sustainable management of the area and the planning and programming tools of various institutions and organizations, monitors and periodically verifies and reports the realization status of the commitments made with the management plan. It monitors and evaluates the protection situation of the area and contributes to the preparation of corrective measures to achieve pre-determined targets.

Other duties of the World Heritage Site Management are:

- Establishing partnerships for the design and implementation of projects;
- Monitoring / updating / implementation of the Management Plan;
- Periodic activation and coordination of responsible official institutions, private and public stakeholders;
- Preparation of reports on the conservation status of heritage sites and structures;
- Coordinating for the management, financing and implementation of actions scheduled in the Management Plan (sequencing and timing) and / or actions / projects not included in the current plans;
- Development, execution and coordination of research and studies related to the cultural, environmental and socioeconomic aspects of the site;
- Cooperation and participation in activities with UNESCO and the European Union on the protection of natural and cultural heritage, implementation of projects and management of areas.

Site management works in accordance with the provisions of the "Regulation of Duties and Establishment of Site management and Monument Works and the Procedures and Principles of Identifying the Management Plan Sites", which was introduced via the Official Gazette dated 27.11.2005 and numbered 26006; the implementation and supervision of the Site Management Plan is made according to the 13th article of this regulation

The report of the works and activities in line with the management, conservation, presentation, promotion and visitor management strategies determined by the management plan; the Site Management also makes annual performance evaluations in line with the monitoring indicators determined in the plan and a budget draft with the next year's work program; the reports to be prepared are evaluated by the Coordination and Supervision Board; the next year's work program and budget are approved; the vision, goals, policies and actions are reviewed every five years and submitted to the Coordination and Supervision Board for evaluation. The updated management plan draft is evaluated and approved in line with the process defined in Articles 11 - 12.

5.5.1.1. COORDINATION AND ORGANIZATIONAL STRUCTURE

Site Management is a tool to ensure coordination between authorized public institutions and non-governmental organizations, while the Management Plan is a stakeholder-oriented guide that focuses the actions that will materialize this coordination to the same goal.

In order to realize these actions, institutions and organizations responsible for implementation should embrace the actions created depending on the problems and objectives addressed under seven titles and define implementation steps within the framework of inter-agency collaborations (common service protocols, etc.).

Traditional management and organization understanding cannot be effective enough especially in the protection, evaluation and management of cultural assets in historical areas that span more than one district and settlement. Issues faced within organisational, technical and cultural infrastructure tend to prevent the cooperation of the existing organisations of different characteristics for a common goal and the share of information, data, project, program, staff, financial resource, practices and methods. For this reason, a site

management organisation that has an organisational understanding that is dynamic, participative, goal oriented and be highly skilled at persuasion and adaptation, organising itself as an extension of the local administration (Bursa Metropolitan Municipality) has been formed.

At the same time, the site management will ensure the development of participation, perception, awareness, integration and harmonious working capacities of central and local government institutions and organizations, non-governmental and private sector organizations that are critical to achieve common goals.

Bursa Site Management is composed of a working team consisting of head of the site, coordinator, experts and relevant boards in accordance with the legislation. These boards are the Advisory Board and the Coordination and Supervision Board. (The list of members in the boards is appeared on pages 7-8-9. İngilizcede aynı sayfalar mı?) Within the scope of the preparation of the Management Plan, search meetings with national and local participation were held both for transparency and to ensure the participation of all stakeholders in the site. The Management Plan is an important tool for ensuring coordination in the works that need to be carried out jointly, among the relevant institutions in the protection of cultural heritage, which are public institutions and organizations, non-governmental organizations, professional associations, beneficiaries and users of the region.

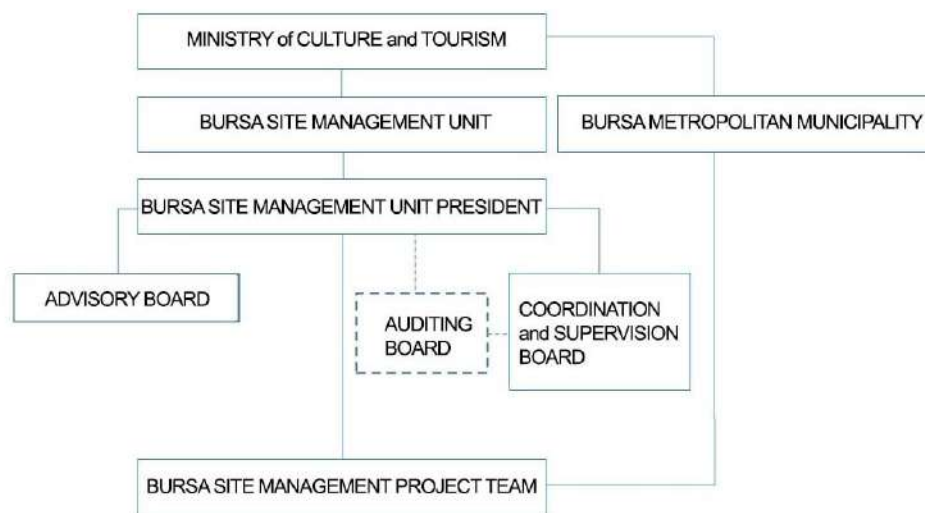


Figure 1. Bursa Site Management Unit's Organization Schematic

5.5.1.2. FINANCIAL RESOURCES

According to the relevant legislation ("Law on the Protection of Cultural and Natural Assets No. 2863" and "Regulation of Duties and Establishment of Site management and Monument Works and the Procedures and Principles of Identifying the Management Plan Sites") public institutions and organizations, municipalities and real and legal persons, and Bursa and Cumalıkızık Management Plan approved by the Coordination And Supervision Board. Authorized administrations are obliged to give priority to the services within the scope of the plan and to allocate the necessary appropriations to their budgets for this purpose. In the regulation, it is also emphasized that the Field Manager, the institutions and organizations responsible for the implementation and the authorized administration should work in coordination on this issue.

Bursa (Khans Area and Sultan Complexes) and Cumalıkızık World Heritage Site The resources related to the implementation of each action that emerged with the 2021-2026 Period Management Plan study are not only financial, but also includes the use of the knowledge, human resources, technology capacities and similar project experience of the relevant institutions.

Public funding was particularly important in the early phase of Site Management. During the lifetime of the previous plan, the majority of resources supporting the Site Management function have continued and will come from the public funding, particularly the Metropolitan and District Municipalities and the Governorate. However, it is necessary to find funding resource options in order to carry out the foreseen actions during this plan period. The main determining factor here is that financial resources can be allocated from the budget

within the framework of the investment program of the institutions, the purpose of establishment and the scope of activity in the execution of the actions.

Identifying funding sources for many of the actions in this plan will help achieve objectives within a realistic framework. Resource providers may be public institutions or local government units, as well as public-private sector partnerships, agencies, non-governmental organizations, voluntary participation and the private sector. The resources to be used will be determined and coordinated by the field management according to the content of the action, taking into account the conditions for allocating financial resources from the budget in line with the investment program of the institutions and the objectives of the institutions. Providing the contribution of private individuals and organizations to the Management Plan projects is one of the important activities to be carried out by the Presidency of the Area.

The effect of government incentives provided directly or indirectly in connection with the tourism sector, which is an investment-intensive sector, is significant. Incentives provided can consist of cash or non-cash items. The fact that incentives related to development based on tourism and tourism and related cultural, historical and natural areas are regulated in different types of legislation and by different institutions prolongs the bureaucratic process for businesses and reduces the effectiveness and efficiency of incentives. The regulation of these incentives by a coordinator institution will increase the benefit from incentives.

5.5.2. IMPLEMENTATION, MONITORING, INSPECTION, REVIEW AND UPDATE PROCESS

The monitoring function provides objective data on the current and planned status of World Heritage properties. These data are used for various purposes:

- UNESCO compliant monitoring
Preparation of monitoring reports according to UNESCO guidelines...
- Continuous monitoring
Continuous monitoring of the conservation status of UNESCO World Heritage properties and the development of the World Heritage site in order to detect problematic developments early and determine their causes...
- Evaluation of success
Monitoring and measuring the success of the Management Plan, as well as the functional capacity of organizational structures and procedures.
- Management Plan Update
The necessity for updating the Management Plan will be determined periodically in accordance with UNESCO recommendations or on the basis of monitoring results (eg the need to re-adapt principles, objectives, measures and even institutions and procedures).
- Data recording fields
According to UNESCO, the most important aspects are the conditions and development of outstanding universal values, authenticity and integrity. These issues will be constantly monitored and recorded.

5.5.2.1. YEARLY REPORTING

The Bursa (Khans Area – Sultan Complexes) and Cumalıkızık Management plan requires yearly review during its implementation process. In this way, each year, the work program can include updates to the use of financial resources and action plan amendments.

As an element of performance-based management, the review of objectives and actions with the help of indicators, will help reduce the coordination costs and increase the quality and efficiency of updates.

In this context, the most important step of implementation, review and the updating process is the formation of reports. Reporting, rather than a concept is a method and it will be possible to follow all developments and to audit all processes through the production of reports.

During the implementation of the aforementioned reports, sharing information with all relevant parties involved will have positive effects to the process, help sharing of knowledge and experience plus contribute to a common working culture with regards to the updating process.

With regards to the supervision and implementation of the management plan, the following is stated in the 26006 numbered Site Management and Monuments Board Establishment and Duties and the Site Management Determination, Regulation, Procedures and Principles Determination Act's 13th article: *"The annual performance evaluations of the studies carried out in the site in line with the management targets and policies determined within the scope of the management plan, and work program for the following year and the budget draft are prepared together with a report by the Site President. The reports prepared are evaluated by the coordination and supervision board and approved. Apart from the annual review, the management plan draft, which is updated every five years by reviewing the vision, goals and policies, under the coordination of the Site President and the Ministry, is evaluated and approved in line with the process defined in Articles 11 and 12. Coordination meetings may be organized by the Ministry with the participation of relevant parties, if deemed necessary in the process of updating the plan comprehensively at the end of five years."*

According to Article 17, an Audit Unit may be established in order for the Coordination and Supervision Board to fulfill this audit task. According to the of Article 14 of the relevant regulation, among the duties of the "Site President" is to prepare annual audit reports by the Audit Unit if established, or by the Bursa Site Management team if the Audit Unit is not established, and to submit these reports to the Coordination and Supervision Board.

In addition, in the implementation process of the management plan, the Site President carries out the task of "preparing work programs and conducting resource research with the Ministry and other relevant administrations for the realization of the annual targets of the Management plan" in accordance with Article 14 of the regulation.

"Bursa and Cumalıkızık Management Plan" is implemented in May 2021	January-March	Preparation of the previous year's "Annual Report"
	MAY	Presented to the Bursa Site Management Coordination and Supervision Board
	July-December	Preparation of the next year's "Work Program and Budget draft"
	DECEMBER	Presented to the Bursa Site Management Coordination and Supervision Board

Figure 2. Calendar for the inspection and monitoring timeline, 2021-2026

5.5.2.2. ANNUAL WORK PROGRAM OF THE MANAGEMENT PLAN

The work programs of organisations and institutes involved with the site begin preparing their work plans for the following year in June-July each year, complete and submit the plan for approval in January.

For the aims and proposed actions of organisation and institutes to be included in the work program of the management plan, coordination meetings must be held each year in June. The aim is to collect similar projects under one project package name (actions generally defined as project packages in the management plan) at the aforementioned coordination meetings.

After the organisations or institutions have approved their work programs, the Auditing Unit, or the Audit Unit is not established Bursa Site Management team, will review the actions and form a "work program of the management plan for the following year" and this plan will be submitted to the Coordination and Supervision Board each year in December.

5.5.2.3. ANNUAL BUDGET DRAFT OF THE MANAGEMENT PLAN

It will be possible to form a budget draft after the project names have been determined by the work programs of the management plan. In the action plan tables, the responsible institutions, organisations or stakeholders for each action of the Bursa (Khans Area and Sultans Complexes) and Cumalıkızık Village project has been defined. These definitions determine the source of the majority of resources to be used in each action from stakeholders, institutes and organisations.

Organisations investment plans foresee that financial support is provided from their budgets in accordance with their establishment aims and activities. In this context, the “responsible organisations and stakeholders” specified for each action will determine the budget of the action.

The main cost items will be the personnel, equipment/devices, consultants, and design and implementation fees for the actions of the project. In this context, the three main items of cost will be:

- Preparation and promotion costs,
- Implementation costs,
- Management costs.

5.5.2.4. ANNUAL ACTIVITY REPORT OF THE MANAGEMENT PLAN

Data regarding management must be filtered from the previous year’s activity reports of the institutions and organisations carrying out work. Organisations’ activity reports are prepared between January – March every year and approved in April. The “management plan annual (yearly activity) report” will be formed after examining the organisations’ activity reports by the Supervision Department.

Any long term problem with regard to site protection or management, important threats regarding cultural heritage, negative/weak points or negative changes regarding the originality and/or completeness of cultural heritage, threats or negative/weak points regarding protection and its management plus all negative changes must be reviewed to minimise its effect.

This evaluation can be performed, with the help of relevant organisations and experts, through coordination work of the Supervision Board. As much as possible, the evaluations should include as many pre-defined indicators that can be measured numerically as possible. Taking into consideration the largeness and diversity of the “Bursa and Cumalıkızık Management Site” indicators are defined with the realization percentages of actions under each target. It is foreseen that the indicators will diversify in time with experiences gained during the implementation process. As a result, the action report and expert-prepared evaluation report will be prepared in May of each year and presented to the Bursa Site Directorate Coordination and Supervision Board.

5.5.2.5. REVISION OF THE MANAGEMENT PLAN

The successful implementation of the management plan requires management, implementation, observation, evaluation and feedback loops. The continuity of this loop will be provided through action plans, yearly work programs and budget drafts, yearly action reports, evaluation reports, Coordination and Supervision Board decisions and management plan revisions.

The aim of the cycle:

- a. Ensure the evaluation of the management plan by stakeholders
- b. Ensure the evaluation of the continuity of the cultural heritage within time by management site
- c. Update information regarding cultural heritage in line with changing conditions ensuring preservation of assets
- d. Create a mechanism for exchange of coordination, information and experience

In the Bursa and Cumalıkızık Management Plan, the tables of the completed, ongoing, planned and periodic works of the institutions as of 2021 are included in the report. All information given in these tables and the first section of the management plan, form the starting point for the evaluation of the process after implementation begins.

The process will be monitored and evaluated during the management plans implementation through yearly “following years work program and budget draft”, “previous year’s activity report” and the “evaluation report” presentations to the Coordination and Supervision Board.

It is foreseen that update will occur to the plan through revisions every 5 years as a results of The Coordination and Supervision Board’s periodic reports. The new Plan covers five years between 2021 and 2026. Any issue, theme, objective or action still valid from previous Plans is also included in the new plan.

The Management Plan will be monitored and revised at short and medium term intervals as a result of changing conditions. This will offer new opportunities and new perspectives on current challenges. The plan should remain flexible to adapt as needed, as long as it is in effective and in force. The review also provides the opportunity to evaluate the effectiveness of the themes and objectives included in the Management Plan or according to other criteria; It allows to determine whether the defined actions have been taken and whether they need to be taken in the future.

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