URBAN REGENERATION POLICY IMPACTS ON THE FUTURE OF CITY-A COMPARATIVE STUDY IN EUROPEAN AND THE TURKISH CONTEXT

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ABSTRACT

URBAN REGENERATION POLICY IMPACTS ON THE FUTURE OF CITY-A COMPARATIVE STUDY IN EUROPEAN AND THE TURKISH CONTEXT

The aim of this thesis is to not only understand urban regeneration issues, but also to examine European and Turkish urban regeneration examples with making comparative study between them to present necessity and importance of urban regeneration for the future of cities.

Cities, which have been result of the social, economical, physical and cultural interaction, have developed urban policies for urban areas where have experienced rapid change and transformations not only to keep step with this transformation and solve urban problems revealed after these changes but also to provide new urban requirements of people. Urban regeneration issue has been key element for renewing, re-evaluating of places where have been lost their economic activity, social and physical functions.

In this framework, firstly aim of this study has been identified and definition of urban regeneration has been made as an introduction. Motives and results of transformation of cities have been determined. Evaluation of general framework of urban regeneration has been described with basic definitions of urban regeneration tools. Objectives of urban regeneration issue have been presented in terms of social, economical, physical and cultural.

Urban regeneration process, strategy and policy in five different European countries have been described. Urban regeneration examples in these countries have been examined evaluated, specified according to characteristic features. Evolution of urban regeneration in Turkey has been stated with motives behind and then some urban regeneration examples have been examined. As a consequence, comparative study between Europe and Turkey has been made in respect of motives, objectives and results. Importance and necessity of urban regeneration projects for future of the city has been presented.

ÖZET

KENTSEL DÖNÜŞÜM POLİTİKALARININ KENTİN GELECEĞİNE ETKİLERİ-AVRUPA VE TÜRKİYE BAĞLAMINDA KARŞILAŞTIRMALI BİR ÇALISMA

Bu tezin amacı, kentsel dönüşüm kavramının ne olduğunun anlatılması, karakteristik özelliklerinin belirlenmesi, Avrupa'daki kentsel dönüşüm örneklerinin belirlenen çerçevede incelenip, Türkiye'deki kentsel dönüşüm çalışmaları ile karşılaştırmayı ve kentsel dönüşümün kentlerin geleceği üstündeki etkisini ve gerekliliğini ortaya koymayı amaçlamaktadır. Kentler kültürel, sosyal, ekonomik ve fiziksel güçlerin etkileşiminin bir sonucudur.Bu etkileşim sonucunda kentler değişime, dönüşüme uğramakta; bunların sonucunda ise kentsel problemler ortaya çıkmaktadır. Ülkeler bu sosyal, ekonomik, fiziksel ve kültürel değişimlere ayak uydurmak, ortaya çıkan kentsel sorunları gidermek ve yeni ihtiyaçları karşılamak amacıyla kentsel politikalar geliştirmektedirler. Kentsel dönüşüm, ekonomik etkinliğini, sosyal fonksiyonlarını ve fiziksel kalitesini kaybetmiş kentsel mekanların yeniden geliştirilmesini, iyileştirilmesini amaçlamaktadır. Bu çerçeve içersinde, öncelikli olarak kentsel dönüşüm kavramının ne olduğu, çalışmanın içeriği ve amaçları ortaya konmuştur. Daha sonra, kentlerin değişimine ve gelişimine sebep olan etkenler belirlenmiştir.Kentsel dönüşüm kavramanın ne ifade ettiği, geçmişten bugüne kadar olan gelişimi ve değişimi incelenmiştir. Tarihi alanlar, kent merkezi, konut alanları, çöküntü alanları gibi kentlerin değişik bölümlerinde kentsel dönüşüm yaklaşımlarının nasıl olduğu, kentsel dönüşümün sosyal, fiziksel, ekonomik ve kültürel amaçları belirlenmiş, yönetim ve strateji konuları üzerinde durulmuştur. Belirlenen beş farklı Avrupa ülkesinde kentsel dönüşüm sürecinin gelişimine, politika ve stratejilerine ve bu ülkelerden seçilen kentsel dönüşüm örneklerinin belirlenen çerçevede incelenmesine yer verilmiştir.Bu incelemenin amacı etkili kentsel dönüşümün ana karakteristiğini belirlemektir. Türkiye'deki kentsel dönüşümün gelişimi, ortaya çıkışındaki sebepler ve politikaları üzerinde durulmuş ve kentsel dönüşüm çalışmaları Avrupa örneklerindekine benzer bir çerçevede incelenmiştir. Avrupa ve Türkiye kentsel dönüşüm çalışmaları arasında karşılaştırma yapılmış , başarılı kentsel dönüşümün olması gereken özellikleri ve kentlerin geleceği açısından, önemi ve gerekliği ortaya konmuştur.

To My Family…

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CHAPTER 1

INTRODUCTION

All countries have developed urban policies and planning decisions for urban area in order to fall into step with changing situation with respect to social, economical, cultural, and physical. Urban regeneration process, which has showed different characteristic features at different times, is one of the most important practices, policies and decisions to struggle with this changing situation and urban problems through renewing, re-evaluating of existing functions, activities as a result of this change. Evolution of urban regeneration issue has been identified at different times with respect to its intervention style and policy as followings:

- 1950s Reconstruction
- 1960s Revitalisation
- 1970s Renewal
- 1980s Redevelopment
- 1990s Regeneration
- 2000s Regeneration and Beyond

In recent years, urban regeneration, which interests in cities from different points of view such as physical, economic, social, cultural, and technological aspects, has taken an important role in urban planning practices due to some transformations in cities such as rapid urbanization, increase population, improvement of new technological innovations and systems, transportation system, globalization and policy of city government. This importance consists of requirements of places and requirements of the urban people who want to live better places than before.

The meaning of urban regeneration has been used as "to re-generate" which is derived from renewed existence with respect to physical, social and economic structure and has been used different meaning than urban renewal which means reuse of existing urban areas (Kovancı 1996).

Urban regeneration process have include some different intervention types for the existing problematic city structure such as revitalization, redevelopment, rehabilitation, conservation, renewal, refurbishment, infill development, clearance…etc. Each of them has been implemented for different objectives. Conservation is used for

preservation of the urban area, which has special architectural and historical character. Conservation aimed to enhance and preserve quality of these areas. Rehabilitation is implemented on building and areas, which have lost their physical value to make better condition than before. Infill development aimed to integrate new project to old development and to provide balance between the old and the new urban fabric. Urban redevelopment aimed to improve the function of cities. Other objective of this intervention is to create livable surroundings area, recreation opportunities and many features for residents in respect of aesthetic and functional. Urban regeneration, which is encompassed by these interventions, can be simulated as comprehensive approach.

Urban regeneration, which is not only planning and development of new structure but also management and planning of existing structure, is concerned with the urban structure where have been lost their economic activity, social function and environmental quality (Couch et al. 2003).

Urban regeneration intend to solve some problems which originate from transformation of city , such as unemployment, physical decay, poor environment and social deprivation, to revitalize the existing physical structure, to improve management structure, and to enhance the quality of life within urban areas. The other aim is to make a connection between existing urban structure and a new one, which is to be created.

Urban regeneration is a global issue, which had revealed after post-war rebuilding in the European countries. After this era, some European countries experienced urban, social, and economical problems. Urban regeneration has always been key element to deal with these problems. Although, urban regeneration has been an important tool in every country, which has been affected this process, it has shown variations that can be the result of the fact that every country has different cultural, historical, social, economical background, which has been elicited by these problems.

For example, British cities have experienced this urbanization process previously regarding the other cities in Europe. In the U.K, unemployment and urban deprivation were seen as the most important problems. These problems have been removed by participation between public and private sector investors. In Germany, regional and local governments has affected on the problems. However, In France, local communities were the most effective institution, which has been supported by massive budget (Couch et al. 2003).

On the other hand, in Turkish cities, definition of this urban regeneration issue was not same as European cities because of differential in the urbanization process.

While World-War II affected most of European countries negatively in respect to economical and physically, in Turkey, no city have experienced physical damages of this war however results of the war have been seen in economic structure.

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┌──────────────────┐              ┌──────────────────────┐
│ Urban regeneration│  ────────▶  │  Cultural, social,   │
│       type        │             │     Economical,      │
│                   │             │ physical background  │
└──────────────────┘             └──────────────────────┘
        ▲                                     │
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┌──────────────────┐             ┌──────────────────────┐
│   Urbanization    │  ◀────────  │       Urban          │
│     Process       │             │      Problems        │
└──────────────────┘             └──────────────────────┘
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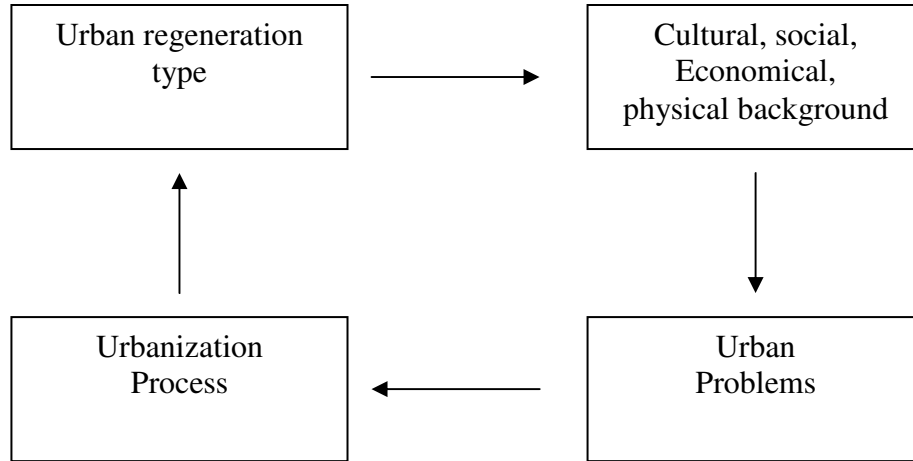
Figure 1. Interrelationship among Urban Regeneration Issues

Therefore, within this scope, the aim of this study is to not only determine of the main characters of urban regeneration and its implementation in European cities but also compare them with urban regeneration and planning process in Turkey. This study is to examine urban regeneration in the following issues:

- Transformations of cities,
- Process and importance of urban regeneration in transformations of cities,
- Objective and main characteristics features of urban regeneration,
- Mentality of urban regeneration in European countries,
- Examination of urban best practices in European countries,
- Urban regeneration process in Turkey,
- Examination of urban regeneration practices in Turkey,
- Comparison between European examples and Turkish examples with respect to the different points,
- Revealing consequences as a result of this comparison,

Aim of this study is:

- To examine the transformations process of the city,

• To understand and analyze process, intervention elements and conceptual framework of the urban regeneration issue within the transformations of cities,

• To scrutinize urban regeneration best practices in European countries in order to not only generate the most accurate urban regeneration scheme, but also to be guide for the regeneration implementation in Turkey,

• To demonstrate the urban regeneration as an important element for the livable city and its future,

Urban regeneration issue, its historical background and its tools are not only to be examined in order to reach aims of this study but also some examples and documents are to be scrutinized in respect to urban regeneration issue for comparison between European and Turkish examples.

According to these aims, some basic questions are to answer in the following in this study:

• What was the city in the past?

• What are the causes of the transformations of the city?

• What are the results of the transformations of the city?

• Which problems have been revealed after this transformation?

• Which solutions have been used for these problems?

• What are the objectives of urban regeneration?

• Which tools have been used within urban regenaration implementation?

• What are the characteristic features of succesful urban regeneration?

• How the city of the future is affected by urban regeneration?

Within the above framework, Transformation of cities, its causes and results is given in chapter 2. This chapter contains not only identification and historical evaluations of cities and its improvements, which have been affected by some circumstances and effects such as technological improvements, globalization, economic changes, but also its relationship with urban regeneration.

Chapter 3 attempts to describe what the urban regeneration is and presents analysis and evaluation of general framework of regeneration, basic definitions of urban regeneration tools, applications in different part of the city such as city center, historical urban areas, waterfront areas, housing areas, derelict and vacant site. Goals and objectives of urban regeneration with respect to physical, social, economic and cultural,

strategy and management of urban regeneration are to point out in this chapter besides urban regeneration operation types.

Chapter 4 deals with not only urban regeneration process, policy and strategies in European countries such as U.K, the Netherlands, and Italy, Germany and Spain but also some regeneration case studies examples in these countries are to examine. These case studies are examined in respect of potential and characteristic of the regeneration area, motives behinds urban regeneration, objectives of the intervention type, programmes and results of the project after the implementation. This exemplifying with their achievements or failures will help to bring important consequences and clues to create effective urban regeneration policy

In Chapter 5, meaning of urban regeneration policy and process, evolution in Turkey, especially in metropolitan cities are to examine with motives behind it, legislative framework, and then, some urban regeneration examples in Turkey will be examined as well as European experiences to enable to make a comparison between Europe and Turkey.

Last chapter, as a conclusion, deals with comparison between European and Turkish regeneration concept in respect to problems, potential, objectives and results. A critical evaluation, recommendations are to be made about urban regeneration attempts in order to define characteristics of successful urban regeneration, and how should it be undertaken and implemented. Moreover, urban regeneration influences on future of the city are to be examined.

CHAPTER 2

TRANSFORMATION OF THE CONTEMPORARY CITY

> The city is becoming less the result of design and more the expression of economic and social forces. The size of contemporary urban agglomerations means that no one single authority controls the form of the city. A mixture of bureaucracy and market forces defines the form of the city. The city is a physical container of our culture and, as such, it is the expression of us. The city is a mirror of the complexity of modern life (Marshall 2001, p. 3).

Cities, which have been result of social, economic, physical and cultural forces, are like not only a living organism but also storage of these activities. These forces and its activities have affected and defined form of the city and city in turn affects these forces. In other words, there is an interaction between city and its social, physical, economic, and cultural elements, which have generated modern life.

In the last four decades, cities have not only experienced a rapid change because of interaction between city and its elements but also some problems have revealed within the city. The main reason of these problems is the lack of planned development, master plan and control mechanism where is the between city, people and authorities such as decision makers, architects, urban designers and city planners. These planning deficiencies not only appeared in physical environment but also in social, cultural and economic environment.

The role of the planning system and other mechanisms is to encourage the good design in respect of these areas in the city to make livable places for people and to keep step with transformation. These disciplines, architecture, city planning and urban design, and their tools have aimed to remove the some declines, which have revealed because of transformations.

World's cities faced with the some key issues, which have affected transformation of themselves. These issues can be summarized under the following headings

- Rapid population growth,
- Changing of physical, social, economic and cultural environment,
- Improvement and/or development of new technological system,
- Improvement of transportation systems,
- Globalization and competition between cities
- The role of city government,

2.1. Rapid Population Growth

Population size and its growth is one of the most important issues. World cities have been experiencing population growth that is total 60 million each year and also double from 2.4 billion to 5 billion according to UN projections. The main reason for this growth is the change of balance between birth rates and death rates which is remarkable in less developed countries (Hall and Pfeiffer 2002).
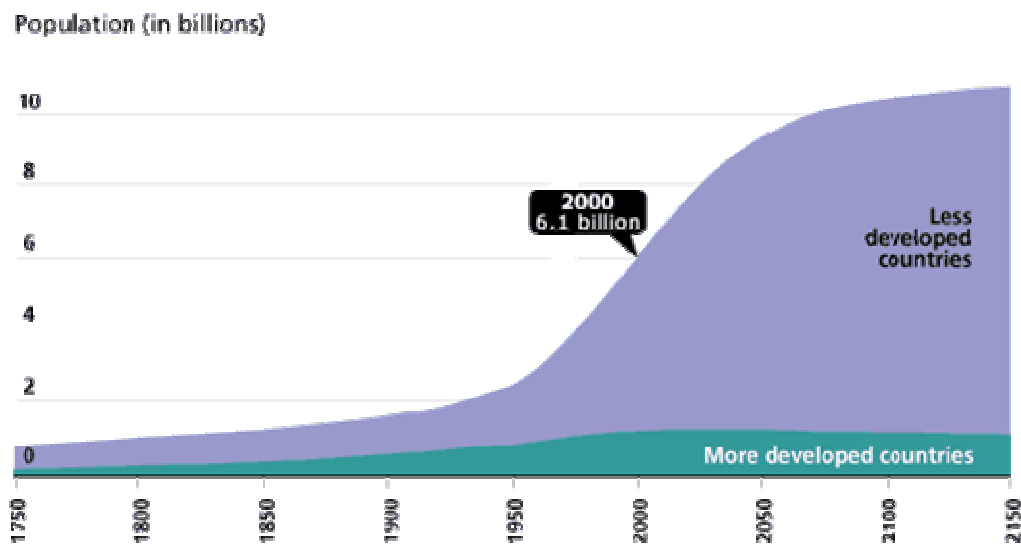
Figure 2. World Population Prospects, The 1998 Revision
(Source: WEB_1 2006)

The other reason of population change is the migration from rural area to city center. People who have lived in rural area, have been moving to urban settlements which have offered to people comparatively better economic, social, and physical opportunities than they had before. Because of this situation, many problems have revealed such as hunger, poverty, high ratio of mortality, inadequacies in social service, health service and infrastructure.

Population growth has not only strongly affected environmental degradation but also has influenced the quality and quantity of renewable resources. More people have always needed more resource to provide for their requirements. As result of this condition, product, consumption has not only increased but also many environmental problems revealed. Indeed, population growth interacts with the other transformations variable such as technologies, economic and social structure…etc.

2.2. Physical, Social, Economic and Cultural Environment

The other key issue is the physical environment where some resources have been produced and consumed. As a result of these production and consumption, environmental problems have been revealed heavily. Urban environment has been taken its shape by the relationship between social, cultural, economic and physical environment.

People live in urban environment with respect to some social and cultural regulation, have affected especially physical urban environment, which has included building and its surrounding, public and private open spaces, historical heritage, and nature. Some tools such as architecture, urban design, and city planning have shaped physical environment. Architecture has been one of the most influential tool for development of cities since beginning of civilization. Some architecture and urban design examples had been keys to regenerate and transform some neglected areas to new uses. The Museum of Art in Barcelona, The Stadthaus (an exhibition gallery and conference center), and London South Park Center, the Guggenheim Bilbao are typical example for such attempts. Architecture and urban design are determinative factors on what the city of future should be. "Architecture cannot retreat from the city. It has to address the city of the future-which implies an acceptance of growth and change" (Powell 2000, p. 11).

"The sheer power of architecture as a transforming force in the city can be seen at the micro, as much as the macro scale. New buildings can give clear form to previously unresolved spaces" (Powell 2000, p. 13).

This change of physical concern not only leads to deterioration of urban environment but also some natural problems have been realized such as air and water pollution, rapid energy consumption…etc.

City has not only consisted of physical environment but also has taken its form by socio-economical and cultural structure. Social environment is in interaction with the people who live in the urban space. However, this interaction has not created equal opportunities for people because of the fact that city is not homogenous. As a result of these interaction which naturally shows different characteristic features from country to country and from decades to decades, cities have been subject to some problems such as poor quality in physical and social environment, inadequate health and education

service, high ratio of crime and death, high ratio of unemployment. Social environment not only aims to stabilize balance between different social cultural groups of population for public welfare but also solve these problems.

2.3. Improvement and Development of New Technological System

Urban environment includes a variety of physical amenities and activities such as commercial, residential, business or office buildings and landscape arrangements, which needs some technological improvement for continuing or enhancing relationship between urban spaces. Structural changes in urban areas have been affected by technological change which should be adapted its surrounding to enhance the quality of urban environment as well as relationship between urban places.

One of the most important causes of transformation of city is technological innovation especially in telecommunications area that is able to remove barriers between time and space. Technological improvement includes telecommunication and information technologies have been not only used in order to bring about many changes in people life style but also to provide connection between urban places and regions easily.

Technological change is the key of the future of city in other words city of the future. The new improvement in technologies not only reduces both cost and time but also create new job opportunities. For example, in recently, internet and mobile phone usages have not only been important and effective communication tool, but also have created some job in commercial and technology sector. In today, some people have been working at some new job, which was not existed twenty years ago.

> The growth in telecommunications is also contributing to rural migration as it further reduces the importance of the 'distance factor" to the workplace. Advancements in communications technology are enabling skilled workers to work from home and reside in locations that may extent to areas within a half days drive to nearest commercial center (Miistakis Institute Report, 2003).

While the improvement of technological system provides some advantages for enhancing quality in urban spaces, some cultural, environmental problems may reveal. For examples, in recent years, shopping on the internet has almost destroyed the existing traditional shopping structure like bazaars. Automation is being widely used instead of manual workers. As a result, some social problems such as unemployment,

which is the most effective problem on urban form, have revealed. The other example is that face-to-face interaction between people has decreased day by day due to technological improvement in communication.

2.4. Improvement of Transportation System

As cities grow in size and density, importance of transportation system has increased because of some new and important technological innovations in land, water and air transportation. Transportation system aims to not only connect to working places and residential areas but also so as to make the city completely different than before in respect to vehicular traffic flows , pedestrian safety and ease of movement. Transportation system and its elements must offer safe and attractive environment for the people. These major improvements of the transportations have potential to change the city, urban life and its all parts.

Transportation developments play an important role in order to promote accessibility that is the most effective design principles to create good urban spaces. One of the most important results of improvement of the transportation tools are the development of manufacturing and service sectors. Because of the manufacturing not only leads to faster and cheaper travel choices and high ratio of car-ownership, which has brought about the growth of new activity centers or created new city centers some distance from core centre.

Well-designed transportation system which have been reflecting urban design qualities, encourage people to use them. Public transportation points should be not only designed as prestigious of society; but also reflected public realm.

For example, Bilbao city suffered from some development and traffic problems after the economic boom. Because of this condition, city government decided to develop the existing public transport network and to construct a new metro. The new metro system, which has station's entrances in different characteristic, is integrated into streets and square of Bilbao city. This new metro and its characteristic entrance integrated into the street have not only been symbol of the city but also have provided transformation of the city with some important architectural building such as Guggenheim Museum (Powell 2000).

Moreover, transportation buildings such as airport, container port and train stations whenever possible should be located in urban areas where high-density commercial, residential and educational activities that have generate numbers of people.

While urban transportation system and car-ownership have provided cheaper and faster travels opportunities, urban environment faces with many problems such as traffic congestion and pollution. There is one important mission, which has been needed, to be realized by urban design and its tools: to discourage and reduce car usage and to increase the attractiveness of public transport.

2.5. Globalization and Competition between Cities

> The future of older cities appears to depend on capturing the financial, informational, and managerial functions that determine the world's capital flows, although some areas can alternatively rely on tourism, scientific or medical services, and high technology manufacturing to maintain a competitive edge (Fainstain, in Judd and Parkinson 1990, p.33).

There is a web of relationship between cities, which have connected with each other with cultural, social, economical and physical web. These connection webs have included some international activities, which has broken the barrier between cities. Globalization is the mobility among cities breaking cultural, economic, social and physical barriers. Globalization has not only influenced the cities but also has created international competition among them. Cities have tried to kept step with this competition to protect or establish a position as regards the other livable cities that wants to be most popular city.

Identity has been most important issue for cities that have tried to obtain the capital flow and labor force, which are the most important instruments of economic structure, which have affected the transformation of city. These two subjects, capital flow and labor force have created new competition between cities in respect of cultural, physical and economical, for enhancing this identity and promoting economic welfare which is necessary to be successful in this competition. This competition and relationship between cities had brought about removing the lack of international connection that has led to globalization. Obtaining economic welfare make the cities more attractive and producer centre which can create new business and service sectors, new products. Thereby, being successful in this competition through creating attractive and successful places including special identity will re-shape the city in terms of

physical, social, and economical. Newman and Thornley pointed out this situation as "Global economic forces impact at local and regional level, replacing old economic activities or creating new ones" (Newman and Thornley 2002, p. 10).

A city should have some attractiveness that related to their quality of its structure in order to be successful in this competition. However,

> The urban impacts of globalization may be most obvious in these cities that have been 'successful'- those cities that have captured the high level functions of the global economy. Global economic trends have produced a limited number of cities which act as centers for the control of global finance, as concentrations of finance and business services, as places where new products are produced and simultaneously, as the markets for new products. The global economy has produced 'global cities' (Newman and Thornley 2002, p. 12).

Cities have aimed to attract and invite the qualitative people who promote the city to up level. This people, who has named as brain power, has chosen the city which has attractive places to not only work and live but also use city's advantages such as accessibility, the quality and diversity of urban amenities, good climate conditions… etc.

City centre, which is the more attractive focal point of city than the rest of the city places, has been rapidly changed by some factors to keep step with this competition in order to be successful. For this reason, city has aimed to not only create its identity but also generate its prestigious places to gain and catch economic and physical power. Physical environment is the most effective instrument to make the city more efficient. Image of the city has been promoted by some design of these physical structure elements; for example, major projects, such as cultural, official or transportation building, public open spaces, which will be symbol of city, are so effective increase the quality of urban environment.

This quality and its success have been provided by many tools. Urban design that has interested in interaction between people and their environment such as city, towns, villages in respect of physical, social, economic and cultural, is the most important tools for making livable, attractive, safety places for people and their lifestyle. Urban design, which aims good design, has some objectives for creating sustainable environment, because sustainable environment comes from good design that can create livable and sensitive places for people in human scale. These objectives are as following issues according to "Commission for Architecture and Build Environment", (2000):

- **Character**: A place with its own identity.
- **Continuity and enclosure:** a place where public and private spaces are clearly distinguished
- **Quality of the public realm:** a place with attractive and successful outdoor areas
- **Ease of movement:** a place that is easy to get to and move through
- **Legibility:** a place that has clear image and easy to understand
- **Adaptability:** a place that can change easily
- **Diversity:** a place with variety and choice (DETR 2000, p. 15)

Image or identity of cities has been an important subject between cities to proceed from the other opponent in this competition. Creating good urban design is essential to achieve image of the city, which has included attractive and sustainable places with respect to all perspectives. .

> Urban design is a key to creating sustainable developments and the conditions for a flourishing economic life, for the prudent use of natural resource and for social progress. Good design can help create lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designer (DETR 2000, p. 8).

Designer should implement urban design principles on urban environment for catching the image of the city out. However, environmental problems have been solved by these design objectives, which have been defined by **'**Commission for Architecture and Build Environment**',** (2000). There is only one aim: to make the places livable for people.

2.6. The Role of City Government

Successful urban design also depends on its management system, which has included collaboration and communication between governments and its decision, public and private institutions, designer, and people who have ideas what the livable urban places should be. These tools, which should combine with each other, take an important role in promoting sustainable urban environment with respect to economic, physical, and social concerns. This integration among these tools can create synergy between themselves in order to accelerate the process of sustainable urban design implementation.

Local and national governments, which have some political decision about urban issues, are the other and last important factor for transforming the cities. Local and city

government and their political decision should not only respond to needs of people but also should solve existing problems with using urban design project.

Urban design projects have gone through with collaboration between national and local government, public and private sector, non-governmental organization and people participation. For example, in Bilbao in 1989, a strategic plan has been developed by city governance to reuse of derelict old industrial areas. This plan has been realized by public-private partnership, universities, local and regional authorities and business and some local agencies.

There should be a multi-disciplines approach working in local, national governments and its tools such as landscape planning, residential planning, transportation planning and economic planning.. Successful urban places require harmony between these planning systems.

In conclusion, cities, which are the most important physical and socio-economic entitle providing many opportunities to people, have been rapidly growing and changing due to some factors, mentioned before. As a result of these changes, cities have faced with many kinds of problems such as physical and economic deterioration, social isolation, racial segregation, inadequate health and education service, high ratio of unemployment, which are the result of haphazard and unplanned growth, the lack of any master plan and lack of effectiveness of national or local governments. Because of these problems, while the good urban environment and its natural resources have run out, cities have met the critical condition about their future. City has been transforming to solve these problems with generating sustainable activities, which has been created by urban design.

Urban design and designers aim to solve these problems with its objectives, which promote quality of life, identity, diversity and public realm of urban places. In 1992, The Organisation for Economic Co-operation and Development (OECD) International conference on the Economic, Social and Environmental Problems of Cities was held in Paris. This conference argued that urban quality of life, new visions of what cities are, and of what they would be. The purpose of the conference is to remove the range of problems in urban areas, enhance quality of life, to applied succesfull strategies to the future. These situation can be obtain by new buildings and architecture and this is necessary and inevitable. Designer should be pay closer attention the city than they have done in the past. According to Jean Barthelemy from Belgium, designers must take lessons from the failures of past and they must be modified theirselves. There are lots of

different between past cities and today's cities in aspect of function, roles, and its basic elements (OECD 1994).

Technological and economic factors have been changing from the industrial revolution to today. Technology has created many new jobs, new materials, new architectural design techniques which can greatly improve the environmental performance of urban buildings and revitalise the city. These production affects the transformations of the cities. As result of these transformations lots of problem have been revealed. Urban regeneration is the most effective urban design method for these problems and to create liveable cities of the future for people.

Starting from this point of view, in the following chapter an attempt would be made to explain what the urban regeneration is and presents analysis and evaluation of general framework of urban regeneration, basic definitions of urban regeneration tools. Problems, motives behinds urban regeneration, goals and objectives of urban regeneration are defined and examined in different part of the city. In addition, management of urban regeneration is to point out this chapter with operation types.

CHAPTER 3

URBAN REGENERATION

The aim of this chapter is not only to focus on evolution of urban regeneration issue and definition and characteristic features of urban regeneration and each phases, strategies and policies, objectives and programmes but also to provide an overview about the urban problems, causes and results of this urban evaluation.

Urban regeneration has revealed as a new policy and ides in order to not only deals with social, economical, and physical problems but also re-examining and re-evaluating of activities and functions for the making the cities more livable places than before in a process of change. Increasing importance of urban regeneration depends on adaptation of urban environments to changing requirements of people who want to live better places. Kovancı (1996) asserted that urban regeneration aims to not only meet the requirements of people which is arising from new developments but also prevent the deterioration of old urban environments through adjusting them into the new demands. According to Couch (2003), urban regeneration is not only new planning and development but also management of existing urban texture. Burnaz (2004) pointed out urban regeneration deals with the regrowth of economic activity and restoration of environmental quality and social function. Hence, urban regeneration is actually planning and management or urban pattern than planning and development of new areas.

"Regeneration" derived from "to regenerate" that is mean of to renew existing. Actually, this word has been used in biology for "the re-growth of lost or injured tissue, or the restoration of a system to its initial state" (Couch et al. 2003, p. 2). Urban regeneration means to regenerate and reevaluate the existing urban texture that has some urban problems with respect to economic, social and physical point of views.

It is comprehensive term have interested in physical, social and economic components of the built environment. Urban regeneration is a social issue, because, it has included wide range social interventions such as removing social exclusion and deprivation, creating employment opportunities, increasing income level, upgrading education level through training local peoples with courses and cultural activities and programmes, creating attractive urban functions which generate new economic

resources and income opportunities. Urban regeneration is about physical issue, because, it is interested in physical upgrading of built up environment, housing condition, transportation and infrastructure, bringing a new function into obsolescence building.

> Urban regeneration is an outcome of the interplay between these many sources of influence and, more importantly, it is also a response to the opportunities and challenges which are presented by urban degeneration in a particular place at specific moment in time. (Roberts in Roberts and Sykes 2000, p. 9)

Couch and Fraser (2003) stated this comprehensive model as following:

> Regeneration is concerned with the regrowth of economic activity where there has been dysfunction, or social inclusion where there has been exclusion; and restoration of environmental quality or ecological balance where it has been lost. (Couch et al. 2003, p. 2)

As a parallel of Couch and Fraser, Roberts and Sykes (2000) pointed out means and importance of urban regeneration as: "comprehensive and integrated vision and action which leads to resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change" (Roberts in Roberts and Sykes 2000, p. 9). According to Roberts in Roberts and Sykes (2000), each of urban areas has different problems, which have relevance to circumstances of the current day, and solutions that are specific for themselves than the others at a specific moment although urban regeneration has numbers of general objectives. Urban regeneration is not only result of these changes but also responses to these are.

Kovancı (1996) stated that urban regeneration could be considered as an 'umbrella concept' encompassing several elements of urban planning process within integrated scheme. Urban regeneration contains different intervention types under this umbrella concept such as renewal, redevelopment, rehabilitation, preservation, clearance, improvement, conservation, restoration, reconstruction, infill development and refurbishment.

3.1. Urban Regeneration Operation Types

Urban regeneration has included different operation, as mentioned about before, has intervened to built-up environment according to main concerns. These interventions

types have not just involved physical actions but also social and economic to upgrade physical environment through creating open spaces, improving housing quality and its infrastructure, to enhance social structure by means of reducing crime rate, improving job opportunities, removing social exclusion and deprivation, to strengthen economic structure through creation of attractive cities, new functions.

3.1.1. Renewal

Ergenekon (2001) make a definition of renewal as a physical context of urban environment such as buildings, roads, infrastructure in which have transformations that have been waiting for demolishing and repairing for responding future requirements for urban areas through new construction or conservation. "Urban renewal is often presented as a natural process through which the urban environment, viewed as a living entity, undergoes transformation" (Ergenekon 2001, p.72).

According to Ergenekon (2001) urban renewal has been used to define the "process of physical transformation of cities, but it has lack of adequacy for exploring transformations in activity structures."

Çicek (2005) asserted that urban renewal has related with physical context of urban environment not considered social and economical outcomes and inputs of urban environment. Because of this, urban renewal aims to remove the physical obsolescence, dereliction or insufficiency of existing urban fabric for bringing new uses into existing one through planned large-scale adjustment for urban future.

Ergenekon (2001) asserted that urban renewal intends to change and enliven physical urban environment in especially inner city areas, historical districts, residential areas for meeting requirements of urban life.

3.1.2. Clearance

This intervention type is used so as to remove dereliction and insufficient conditions generally in slum areas throughout urban regeneration process. This intervention type takes account of physical condition not social and economic structure.

3.1.3. Redevelopment

This intervention type has been used in the deteriorated physical environment in which have potential to receive, removing existing buildings, new projects and re-used cleared. According to Ergenekon (2001) redevelopment has implemented in urban areas which have no preservation value or in which will not bring good living conditions back via some arrangement to remove derelict physical urban environment through demolition, reconstruction of new projects so as to ensure quality of urban life.

Özkan (1998) pointed out that, because of the fact that this interaction type aims to remove aims to remove existing urban life pattern, it is criticized.

3.1.4. Improvement

This intervention type intends to improve physical condition of urban areas for enabling the continuation of existing use, functions and activities. This intervention type is used for the derelict, insufficient urban areas.

3.1.5. Rehabilitation

According to Özkan (1998), if there is a loss of original function, rehabilitation aims installation of new contemporary urban use into the existing urban structure which has historical, architectural and cultural values by keeping the original physical character. Rehabilitation is called as 'reconditioning", 'renovation', 'remodelling' and 'adaptive use'.

The main objective is to bring new functions into the buildings while the original character is preserved in order to remove unhealthy and deteriorated physical environments. According to Ergenekon (2001) rehabilitation is seen as opposite of the redevelopment with its policy such as preserving, repairing and restoring of existing cultural and historical buildings. Moreover, this implementation type have some technical difficulties in terms of time-consuming, economical and amount of working because of installation of new functions to existing one is too difficult to implement.

3.1.6. Preservation

Preservation is the intervention type that aims to not only prevent deterioration but also keep the urban fabric original. In this intervention type, nothing materials add or subtract from the existing original urban or building structure.

3.1.7. Conservation

This intervention type is used in historical and old districts which have architectural and cultural values so as to preserve quality and characteristic of these areas for keeping as a cultural heritage to the future.

Çiçek (2005) pointed out that there are two main types of conservation as 'direct' and indirect'. Direct conservation is to add supportive materials into the existing urban fabric to ensure continuity of its durability and structural integrity. Indirect conservation is to prevent deterioration and pollution of physical environment through maintenance programmes.

3.1.8. Restoration

Çiçek quoted from (2005) Oberlander, Kalman and Lemon that restoration which is also called as restitution, is returning a building, structure, site or objective to appearance of an earlier time by removing later material and by replacing missing elements and details.

3.1.9. Revitalization

This intervention type intends to not only upgrade but also bring life into urban areas where have obsolescence due to changes and transformations of urban activity pattern.

3.1.10. Reconstruction

Özkan (1998) asserted that this intervention type aims to reproduce original old urban structure which have been lost due to disasters, wars and fire…etc. through archeologically, archival and literary evidence. According to planners cities should not rebuilt with their flows of the past however experience of cities should be guide for new construction to create both rhyme and proportion with old one.

3.1.11. Infill Development

Objective of infill development is to provide harmony between new additions and old one, and traditional and modern in terms of form and functions. According Özkan (1998) this type tends to be small that is in the one-two buildings.

3.1.12. Refurbishment

Objective of refurbishment is to stimulate use of landscape elements and urban furniture so as for creating dominant urban identity and image.

3.2. Evolution of Urban Regeneration

Urban areas take its form from interaction between physical, social and economic factors that are connected each other strongly. If one of them is change, the others will change. Urban areas and their functions such as living, working, social and cultural interaction, environmental structure…etc., have changed over time due to many factors as mentioned about them in earlier chapter, and these changes bring about new problems inevitably. According to Çiçek (2005), while technological development and innovations, globalization and changes in markets and consumption pattern have caused economic restructuring, poor physical condition, unsatisfactory and outdated buildings, physical decline and slum conditions, low quality of environment have brought about changes in physical environment. In addition, social exclusion and social concern have affected social structure of urban areas.

These problems and their results have not been only seen in developing country but also in developed countries and its regions. Urban design and its tools search new their solutions for these problems in order to remove urban problems and to make the urban areas livable for people in respect of social, economic and especially physical conditions.

Urban regeneration has been revealed different types at different times according to evolution and characteristics of cities. Implementations of solutions firstly have been used at the 20th century when some economic, physical and social changes that have been seen due to some reason such as World War II. Evolution of urban policy has changed from the Second World War to present day. After Second World War time, objective was to remove the physical damaging of the war with repairing of the damaged urban areas and to reconstruct these areas. Solution of physical problems was more important than the other subjects were. Historical evolutions of urban regeneration can be examined beneath six generations according to policies and motives behind these policies as followings:

- Before World War II-Slum Clearance
- After World War II until 1960- Reconstruction
- 1960s- Revitalization
- 1970s-Renewal
- 1980s- Redevelopment
- 1990s- Regeneration

In 1950's physical urban environment was in concern and redevelopment of family houses was the main objective of urban regeneration issue. In 1960's the mentality that it was not enough to enhance living standards in relation to physical condition for solving urban solution, displayed. Physical solutions could not solve the urban problems. Because of this situation, social requirements of people have been taken into account. In 1970's economic aspect have been integrated to these aspects of urban regeneration. Partnership concepts have become important in 1980's policy. In 1990's urban policy sustainable urban environment was the main issue.

3.2.1. Slum Clearance- Urban Policy before World War II

This policy type has depended on solution for deteriorated physical environment that have suffered from poor housing conditions of urban residents and social

deprivation before the World War II. For overcoming these problems and improving living conditions, several urban policy interventions were emerged. This policy was based on clearance of slums area and then redevelopment by using the central government funds. The aim of the slum clearance programme was to clear the urban areas that are obsolescence. These areas were cleared and redeveloped by central governments funds. In this time central authorities was the main mechanism to make a decision. Çiçek (2005) stated that these policies were supported with acts such as in UK, Greenwood Acts, and the Housing Acts of 1937 and 1949 in America. According to Özkan (1998) although policies were supported by acts, there were undeniable differences between the slum clearance operations in America in terms of scale of the projects and their aim. In America, these projects was so large and all existing fabric was totally cleared without replacement policy for displaced people, while in Europe, these operations were implemented under housing policy so as to clear poor housing areas and residents were subsidized by social housing.

The other disparity between them is that clearance of slum areas in America were realized by public agencies, these areas were reused by private entrepreneurs as a place for building shopping centre, office buildings, cultural and entertainment centre. In contrast to this situation, public authorities in UK were responsible for both clearance and provision of the housing units (Çiçek 2005).

Çiçek stated (2005) that slum clearance process in UK as that this process was started with declaration of unfitness either of an individual house or of wider area. The starter process was controlled by the public health acts. Unfit housing or areas, which have no value for human habitation, were defined and then dwellings in these areas evaluated. After this evaluation, these properties were purchased by local authorities. These housing units were demolished and replaced by social housing with new schools, public open space and other facilities. This process has been summarized as following by Çiçek (2005):

- Declaration of unfitness,
- Purchasing of unfitness housing,
- Demolishing unfitness housing,
- Replacing them by social housing (Çiçek 2005, p. 33).

Slum clearance model were criticized because, clearance of the large areas took many years to complete. After the declaration of unfitness, these areas were neglected

by owners and users, because these areas have no long-term durability. The other unexpected situation in these areas was the decline municipal service and deteriorated infrastructure. After the implementation, in slum clearance areas, high-rise apartments to 20 storeys were redeveloped to supply facilities such as parks and community facility and road pattern. The other result was the relocation of some residents to peripheral areas due to high density of slum areas (Çiçek 2005).

3.2.2. Reconstruction- Urban Policy of 1950's

Reconstruction is **"**to rebuild a new in imitation of the old, as necessitated by disasters such as fire, earthquake or war" (Özkan 1998, p.39).

In1950's the aim of the urban regeneration was to improve studies and method for war-damaged cities and improvement of housing needs and the slum areas. Reconstruction was effective policy type for these areas. Although reconstruction of war-damaged cities have revealed after World War II, slum clearance was practiced since 1900's. In this period, reconstruction of towns and cities took initially. These supporting actors aimed to improve housing standards and quality of life by means of some landscape material and greening beside clearance. However, there was a proportion between physical pattern of old city and reconstruction area. In this period, in contrast to slum clearance period, national government took a responsibility with local government and private sector as key actors. Mentality continued to the mid-1960. However, urban policy named as revitalization.

3.2.3. Revitalization - Urban Policy of 1960's

Revitalization is "injection of new functions and activities in order to upgrade the areas in which degradation occurs because of the emergence of new dominant locations with the changes in the activity pattern**"** (Özkan 1998, p.38).

Regardless of these former intervention and implementation types, in 1960's, unsatisfied physical condition, housing and population continued to be the problems. Existing intervention types were insufficient to overcome the problems. Social and economic requirements of people should be taken consideration by policy makers. In the city centre, there were social, economic and physical decline. Between 1960 and

1970, urban revitalization that took over to reduce these problems was the main urban regeneration approach.

In these years, congestion, the conflict between vehicles and pedestrians were increasing because of automobile demands of people. Evans (1997) asserted that urban decline was revealed due to the growth of car ownership, demands for modern office spaces, the increasing of number of retailers, growing prosperity…etc. There were some solutions, which have been devised by architect and planner for instance, encouragement of public transport, road construction, constructing high-level walkways and subways. According to architect and planners, extensive demolition of inner slums is the opportunity for implementation of solutions. For example, in inner city high-rise flats were not only erected but also open spaces surrounded theses flats.

In this intervention type, suburban and peripheral growth, urban conservation, urban rehabilitation and historical preservation had been major strategy to preserve cultural heritage because of dissatisfaction of former intervention type.   This intervention type was used on regional level unlike reconstruction which was used on local and site levels. The other diversity had been seen in economic partnership area. Private sector had taken over than public sector when it compared to intervention type in 1950's. There was other important point that this type had not only aimed rehabilitation of existing derelict areas, which was continued from 1950's, but also social and welfare improvement.

Evans (1997) initiated that this implementation type and policy were unpopular because these intervention affected town centre buildings and landmarks negatively. New building type and undistinguished character with their façade and its material wound cities centre. Traffic solution was unpopular and unsuccessful because of economic causes and safety. Mono-functional land use created dead environments in the open spaces.

3.2.4. Renewal - Urban Policy of 1970's

Urban renewal was the intervention type in the evolution of urban regeneration in 1970's.

> Renewal is "a physical context where individual buildings and roads, or urban fabric are subject to either demolishment or repair for purposes of new construction or conservation. This term has been extensively used to define the process of physical transformations of cities (Özkan 1998, p. 31).

In this time, "across Western Europe, the traditional sector of many cities was undergoing rapid change (Couch et al. 2003, p. 3). Because of this situation, economic crisis brought out in European countries. Unemployment was the main problem in 1970's due to the crisis in capitalist world.

European countries searched for different solution to overcome this problem. For instance;

> In the UK, the role of local authorities became increasingly marginalized as central government sought solutions that involved direct action in partnership with private sector investors. In France solutions were sought in the devolution of power to local communities supported by massive state expenditure; and in Germany wealth regional and local governments tried to spend their way out of the crisis, at least until reunification changed the priorities for investment (Couch and Fraser in Couch et al. 2003, p. 3).

According to Tsenkova (2002), there were four major problems in British cities in 1970s:

1- Rising urban poverty, housing needs, low-income earners and unemployment,

2- The long-term unemployment of males and the increasing job-loss in the inner city areas,

3- The concentrations of racial minorities in major urban centers for example London and Birmingham,

4- The causes as opposed to the symptoms of decline

In appearance, economic aspects of urban regeneration gained importance as per the other aspects. Urban renewal was interested in improvement of neighborhoods scheme and old urban areas at local levels. Private sector role had not only risen but also importance of local government and public participation had decreased.

3.2.5. Redevelopment - Urban Policy of 1980's

> Redevelopment operations tend to totally change the general layout of an area by rearrangement of buildings and roads, because it cannot anymore provide opportunities for second economic activity or satisfactory living conditions…this mode of urban regeneration entailed the re-use of cleared land (Özkan 1998, p. 31).

Although in 1980's redevelopment is the extension of the urban renewal, there were some differences and modifications. In this era, some changes were seen in government policies that affected planning of inner cities such as "White Paper Policy" in England. This policy, which was market-based regeneration, caused deterioration of

inner cities from economic point of view. Central government was too insufficient to provide for requirements of urban regeneration. Because of this situation partnership and enterprising was stimulated. Private sector and growth of partnership model had been important tools in this era. According to Özkan (1998), urban policy's first aim was to achieve urban regeneration through attracting and assisting investment by the private sector. For example, some redevelopment and flagship projects were implemented on local level by private sector in respect of social and physical content.

3.2.6. Regeneration - Urban policy of 1990's

> Urban regeneration, the re-evaluating and the re-examining of functions, activities and interests in cities from different social, economic, cultural, technological and physical point of views, have emerged as an increasingly important area of concern in urban planning studies (Kovancı 1996, p. 50).

In 1990's Bianchini defined urban regeneration as a 'composite concept' that is "encompassing economic, environmental, social, cultural symbolic and political dimensions (Bianchini in Bianchini and Parkinson 1993a, p. 211).

In this intervention type, there was not only a balance between public and private sector but also the community participation. The other characteristic feature unlike the others is that this type gives an importance cultural and historical heritage within sustainable development concept.

According to authorities, in the 1990's lack of positive city image and identity was the main problem of urban areas. Decision-makers have attached importance to this subject not only to enhance the image of the city but also to make the city more attractive with cultural policies. Bianchini (1993a) asserted that cultural policies were used to succeed different social and political objectives by public, private and voluntary sectors. Although cultural policies were affected by political parties, financial resources, responsibility of local governments, management and training infrastructure, marketing, social and educational profile…etc., there was a common objective: "to encourage forms of public life accessible to all residents not just to the privileged."… "To encourage face to face interaction and promote community rebuilding." (Bianchini in Bianchini and Parkinson, 1993a, p. 10) The other objective of cultural policies was to attract mobile international capital and specialized personnel for succeeding in competition between cities.

Policy maker's aim was to create cultural and leisure city from working city. "One of the key trends, common to most advanced industrial economies, is the decline in working time and increase in the proportion of disposable income spent on leisure activities" (Bianchini in Bianchini and Parkinson 1993a, p. 1). Bianchini in Bianchini and Parkinson (1993a) pointed out that cultural policies and activities for strong image of city, such as tourism, leisure activities, the media, fashion and design was a compensation method for jobs lost in traditional industrial sectors. Couch and Fraser (2003) emphasized that in 1990's urban policy, which was the primary tool for the global environmental protection; provide an attractive environment for people.

Evolution of urban regeneration concept was mentioned above. As we have seen, from pre-World War II stage, slum clearance, to the present day, objectives, key actors, power and responsibility, activity level has changed with degree of economic and social importance. While before the World War II, urban policy depended on clearance of the slum areas and redevelopment high-rise housing through regulation several acts by governments. Urban policy after the World War II period was revealed as a reconstruction of older areas and towns damaged by war with participation local and private sector besides national government. In 1960s, important characteristic of this period was the social and welfare improvement and growing private investment.1970s urban policy was interested in improvement of neighborhood and old built-up areas. Policy focused inner city. There were several attempts to make greater coordination between social, economic, and physical structure.1980s were characterized by growth of partnership, dominance of privates sector and flagship projects. In 1990s, sustainable urban development has been the main issue with the grooving importance of community and partnership.

Following table has included not only this evolution of urban regeneration policy, which is mentioned above, throughout the years but also brief description and evaluation between on each stage. This comparative study between urban regeneration policy types from reconstruction to regeneration, have been set up in this table with respect to major strategy and orientation, key actors and stakeholders, spatial level of activity, economic focus, social content, physical emphasis, environmental approach. Each stage has been summarized by virtue of characteristic features. This comparative brief description led to discover evolution of urban regeneration concept easily through examination of characteristic of each area. Final stage, urban regeneration, has presented alteration of urban policies clearly especially in terms of partnership model,

responsibility, and social content and economic focus. In final stage, while partnership model has been dominant, on the other hand balance between public, private sector and voluntary funding has increased. In physical point of view, heritage and retention have been taken a consideration compared to previously stages. Importance of community has taken a priority. Sustainable urban environment issue has taken its place importantly in policy type. As we have seen, urban regeneration policy type has moved towards comprehensive approach increasingly.

Table 1: The Evaluation of Urban Regeneration
(Source: Adapted from Roberts and Sykes 2000, p. 14)

period	1950's	1960's	1970's	1980's	1990's
Policy type	**Reconstruction**	**Revitalization**	**Renewal**	**Redevelopment**	**Regeneration**
Major strategy and orientation	Reconstruction and extension of older areas of towns and cities often based on a 'master plan' suburban growth	Continuation of 1950's theme; suburban and peripheral growth; some early attempts at rehabilitation	Focus on in-situ renewal and neighborhood schemes; still development at periphery	Many major schemes of development and redevelopment; flagship projects; out of town projects	Move towards a more comprehensive form of policy and practice; more emphasis on integrated treatments.
Key actors and stakeholders	National and local government; private sector developers and contractors	Move towards a greater balance between public and private sectors.	Growing role of private sector and de-centralization in local government	Emphasis on private sector and special agencies; growth of partnership	Partnership the dominant approach
Spatial level of activity	Emphasis on local and site levels	Regional level of activity emerged.	Regional and local levels initially; later more local emphasis.	In early 1980s focus on site; later emphasis on local level.	Reintroduction of strategic perspective; growth of regional activity
Economic focus	Public sector investment with some private sector involvement	Continuing from 1950s with growing influence of private investment	Resource constraints in public sector and growth of private investment	Private sector dominant with selective public funds	Greater balance between public, private and voluntary funding
Social content	Improvement of housing and living standards	Social and welfare improvement	Community based action and greater empowerment	Community self-help with very selective state support	Emphasis on the role of community
Physical emphasis	Replacement of inner areas and peripheral development	Some continuation from 1950s with parallel rehabilitation of existing areas	More extensive renewal of older urban areas	Major schemes of replacement and new development 'flagship schemes'	More modest than 1980s; heritage and retention
Environmental approach	Landscaping and some green	Selective improvements	Environmental improvement with some innovations	Growth of concern for wider approach to environment	Introduction of broader idea of environmental sustainability

3.3. Motives behind Urban Regeneration

Cities are the multi-functional organism that has included art and cultural activities, commercial activities, educational and social activities. However, today cities have been changed and affected by different problems that affected which are reasons behind urban regeneration. Characteristic of these reasons have indicated some differences among countries according to their urbanization process. Affects of these problems cannot only be seen in physical transformation but also in social and economic structure.

"The most important implication of preceding discussion for policy-makers and practitioners alike is the difficulty of attempting to identify a single cause of an urban problem. Because many change events are multi causal origin" (Roberts in Roberts and Sykes 2000, p. 24).

According to Roberts and Sykes (2000), there are two main objectives of urban policy, which try to make a balance between problems and potentials. One of them is economic efficiency and the other is social equity. These objectives and its balance can help to resolve urban problems.

There are four important aspects for motives behind urban regeneration:

• Social and economic changes

• Physical obsolescence of urban environment

• Disharmony between new functions and existing urban environment

• Environmental quality and sustainable development

3.3.1 Social and Economic Changes

Cities have been changing points of economic and social views. These changes have affected the use and density of urban areas positively or negatively. While new economic and social activities have accelerated the use of urban areas, duration of these issues can create deprivation of urban areas, derelict and vacant land. In another words the negative results of the social and economic differentiation can cause urban decline. Because of this condition, social and economic changes become most crucial issues for the urban areas.

Urban areas have included some working activities and jobs which linked each other with technologic and transportation tools. This relationship create economic

structural web on which city centre built. Technological changes and global competition have affected cities especial point of economic view. As a result of these changes, some problems have revealed such as unemployment. This problem may not only be higher but also effectiveness of this problem rises with the other social and economic problems such as poor education, crime, safety, high land values, expensive building construction…etc. These negative changes in the economic structure are the demonstration of urban economic decline that is important part of the objectives of urban regeneration. Under this condition, these problems can be solved with some political decision, implementation and urban programs that can be lead by authorities via creating job opportunities in urban centers.

-economic problems: unemployment, employment opportunities, quantity of income flows, drops in the number of jobs, abandonment of commercial and industrial activities, poor tourist marketing, unfair competition between supermarkets and shops, loss of economic activities…etc.

These programs aim following issues:

- To attract investors,
- To reduce unemployment,
- To create employment opportunities,
- To renew urban economy,
- To encourage economic growth,
- To capture new dynamic sector,
- To stimulate declined sector,

Cities have contained important social places and activities that have been important indicator of quality of life. Public open spaces, cultural activities, meeting points, leisure activity areas, commercial activity areas and interrelationship between each other are the important elements of social structure of urban life. These elements are affected by some changes in urban areas such as population growth, emigration, production and consumption, technological improvements …etc. According to Kovancı (1996), results of these social changes in social structure create new urban requirements for urban process. Policy makers and governments have to not only provide social requirements but also deal with social problems, which are under general definition "migratory movements", "social and spatial segregation", and "social decline".

-social problems: highest population density, rapidly rising population, large elderly population, lack of safety, insecure living standard, migration, lack social and cultural facilities, low education level, crime, drugs and alcoholism, poverty, vandalism, social exclusion and prostitution, low level of health standard…etc.

Governments and municipalities aim to bring both better social and educational provision and good health services instead of these urban problems. Jacobs and Dutton in Roberts and Sykes (2000) asserted that the good health of communities is the most important objective for better quality of life. Because , there is a strong dependence with itself and good housing, adequate social provisions, a pleasant environment and leisure, sport and recreation opportunities that lie behind the decision of policy maker interrelated with urban regeneration programme. For instance, in Tipton case study programme of regeneration project focus on improving health and quality of life and two of them had been seen as catalyst for future economic prosperity of the town.

> The development and improvement of social infrastructures of communities was a major theme at the 1996 United Nations Conference on Human Settlements. Good health and environment are key indicators of a good quality of life, so cities should 'embody the diversity and energy of human pursuits' and act as the 'engines of social progresses (Jacobs and Dutton in Roberts and Sykes 2000, p. 119).

Urban regeneration is the main instruments for this result of changes in social structure although each urban area has different social structure. According to Jacobs and Dutton in Roberts and Sykes (2000) urban regeneration concentrate on enhancing of quality of environment health, requirement of people, provision of social support services and to turn some problems to regenerative advantages. In this circumstances urban regeneration aims to provide following these social objectives:

- To improve the quality of life and health of urban people,
- To tackle educational problem and social deprivation,
- To tackle crime,
- To provide community safety,
- To tackle drug problems,
- To deal with poor housing condition and unemployment,
- To tackle social exclusion,
- To provide new cultural, leisure and sport facilities,
- To improve image of urban area,

As a result of this changes, cities need for urban regeneration to not only prevent this negative affects of these changes on urban areas but also to promote the urban image and quality of urban life with using social and economic factors. For example, creating new job and economic opportunities, attracting investors, renewing urban economy, developing social structure with their amenities are the most important social and economic tools and factors related with urban regeneration for better quality of life.

3.3.2. Physical Obsolescence of Urban Environment

Built-up urban environment and its quality are an important sign of quality of urban life and successful of this sign depend on arrangement of components of the physical stock such as building, open spaces, land and sites, infrastructure, urban spaces…etc. In other words, urban areas have included have some physical functions which is not related with socio-economic structure but also have changed over time according to requirements of user, such as economic services, infrastructure, public amenities, commercial units, sport and leisure activity units…etc.

The deterioration of urban environment was not only the result of socio-economic changes but also result of physical changes and requirements however; there is a strong relationship between physical structure and socio economic structure. For example, in many cities, attracting of new investment and successful economic and social structure has required good physical environmental quality. According to Roberts and Sykes, (2000) the establishment of physical environment and removing urban physical problems make a greater contribution to social, economic and cultural structure.

Physical obsolescence or in other words 'urban blight' is one of the most important urban problems for town and cities because of physical problems that have revealed due to changing requirements of the users and existence of derelict and vacant land in urban areas.

-environmental problems: environmental pollution and contamination, quality of physical environment, dilapidated buildings, inadequate public open spaces, lack of urban green areas, large vacant out of use spaces, traffic, obsolescence, inadequate urban infrastructure, old and dilapidated housing stock, narrow streets, capacity of

building and apartments and its poor amenities, erection of high rise building, neglect of public facilities, some natural disasters…etc

Kovancı (1996) pointed out some factors, which causes environmental deterioration, are in the following issues:

- The age of building stock,
- The lack of building maintenance ,
- The traffic circulation and transportation system , including the public and the private systems,
- The infrastructure of public utilities including sewer and water facilities (Kovancı 1996, p.62)

The other cause of physical deterioration is the effect of urban planning system, which has adaptation and implementation difficulty to urban environment on time and with effective decisions. According to Roberts in Roberts and Sykes (2000) for achievement of urban regeneration there should be contemporary planning system, which has to encompass broader strategy of urban management related to other policy structure, far more traditional planning system.

The other important cause of the physical obsolescence is derelict and vacant land where   should be seen as opportunity for new usages. "Whilst economic, social and institutional factors can be identified that explain the physical decline of the cities, in many cases these factors can be redirected in order to provide the foundations for regeneration" (Roberts in Roberts and Sykes 2000, p. 27).

Urban regeneration, which is one of the most important tool and vision for solution of urban economic, social and environmental problems that have revealed in the cities and urban areas that have changed, brings about some proposition to seek urban problems.

3.3.3. Disharmony between New Urban Functions and Existing Urban Environment

Urban areas have been transforming from past to future, in consequence of this transformations, urban patterns have been changed by new activities and functions which have been integrated into existing urban areas for conformity. As a result, there can be conflict between new functions and existing ones.

Existing urban areas have been part of the cultural heritage, which may include historical value in respect of architecture and urban pattern. Monuments, historic

buildings, landscape elements, archeological areas can be part of cultural heritage that should be save and protect for future. Adaptation of new functions into existing patterns especially included historical character is the most difficult design problem because cultural heritage can be easily lost and not be refreshed itself. For this reason, in urban areas social, economic and physical changes should not only be defined for effective adaptation but also regeneration tools should be determined for effective solutions. Urban regeneration should have taken attention rehabilitation, conservation and preservation for existing urban structure. However, successful adaptation of new functions into existing urban areas, re-using existing urban elements should be objectives of urban regeneration. Restoration, conservation have been used as these tools for providing harmony between modern urban design and architecture products and existing cultural heritage. According to International Council on Monuments and Sites (ICOMOS) (1987) in Washington Charter, key weapons for the successful action are public participation, positive legislation and limited financial incentives. The other criterion for this achievement is the quality of urban design policies. Urban design aims to provide promoting harmony between new and existing urban areas for continuity. New design should not only be compatible with existing one from form, function, and material…etc. point of views but also respect and preserve the existing built character in urban place.

ICOMOS (1987) stated that, in Washington Charter, there should be compatible situation between new functions, activities, historic town, and urban area. During integration of new functions, existing urban patterns should be respected in terms of scale and lot size. For example, high grade and small-scale functions should be placed in the historic part of the urban area, and large-scale functions should be located outside it. There should be successful integration between old and new for harmonization and qualities of urban environment. According to Carmona et al. (2003), there should be five criteria for old surroundings:

- The extent,
- The worth/ quality,
- The consistency/homogeneity,
- The uniqueness/rarity,
- The proximity,   (Carmona et al, 2003, p. 154).

Carmona et al. (2003) identifies six criteria for the harmonious integration of new functions:

- Siting: Siting concerns the way a building occupies its site and how it relates to other buildings and to street or other spaces.
- Massing: Massing is the three dimensional disposition of the building volume.
- Scale: scale is different from size represents the literal dimensions; scale is the perception of that objects relative to other objects.
- Proportion: proportion is the relation between, for example, the different parts of a building, and between any part and the whole.
- Rhythm: rhythm is arrangement and size of the constituent parts of a building's façade, which is normally repeated.
- Materials: materials provide a building with color and texture (Carmona et al. 2003, p. 156-157).

3.3.4. Environmental Quality and Sustainable Development

The improvement of society needs for the conditions of settlements identify the quality of life, which has been key theme for public policy and sustainable urban development. In other words, sustainable development, which is the main tools for better quality of life through achieving social, economical and environmental objectives, related with urban futures, cities of tomorrow, protection of city, cultural heritage, conservation of resources, enhancement of quality of urban life. According to Carmona et al. (2003), sustainable development and strategies, which have not just included environmental sustainability but also social and economic sustainability, are the most important issues to take advantage of quality of urban life. In 1978, in Nairobi, Kenya, the United Nations Centre for Human settlements (UNHS-Habitat) was established to cope with sustainable development problems and two years after Habitat I conference that was held in Vancouver in Canada 31 May-11 June for improving the development and management of human settlements. Although origin of this concept can be traced back in 1980, sustainable development revealed as an important concept related with economic, environmental conservation and protection for future in 1987 World Commission on Environment and Development Report, also known as Brundtland Report. According to this report, "Sustainable development is development that meets the needs of the present generation without compromising the ability of the future generations to meet their own needs"(Brundtland Report 1987).

Sustainable concept obtained more expand meaning through Agenda 21 'the policy plan for Environment and Sustainable Development' that is result of the UN conference on Environment and Development at the Rio Earth Summit, in 1992. Aim of

the Agenda 21 provides a basis for achieving sustainable development in the 21st Century.

In this conference, some principles were accepted relevant to sustainable urban development: ecological integrity, equity, participation and futurity. These principles concern about quality of urban environment, equity of resource consumption, the participation of public decision, and future implication of decision (Large Urban Distressed Areas, LUDA 2006).
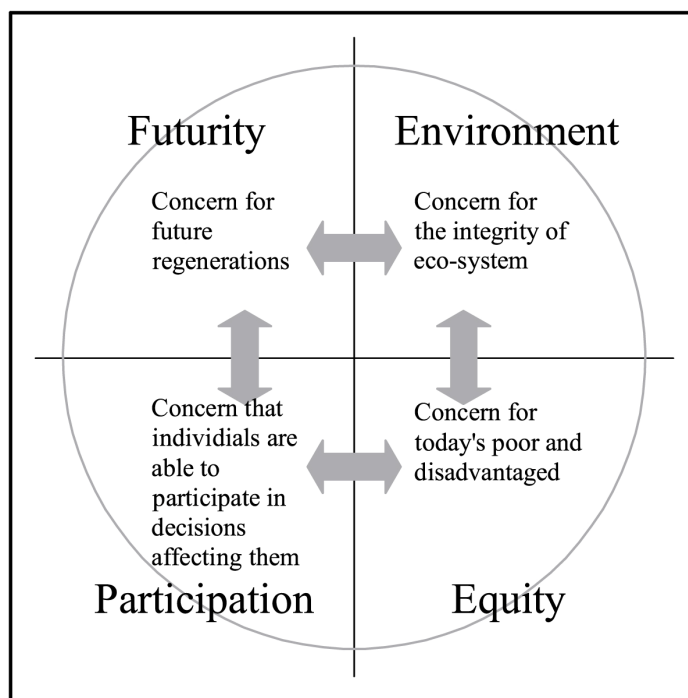
Figure 3. PICABUE Model of Sustainable Development Principles
(Source: LUDA 2006)

"Cities and towns have been engines of growth and incubators of civilization and have facilitated the evaluation of knowledge, culture and tradition, as well as industry and commerce" (UN Habitat Agenda 1996, p. 1).

Transformation of cities and towns due to some reasons such as growing population, technological change, global economic competition, brings about to reveal some social, economic and environmental urban problems. Thereupon, the United Nations Centre for Human Settlements decided to arrange second conference which concerned with city that taken an important role in development. This conference has been realized in Istanbul-Turkey on 3-14 June 1996, after this, Habitat Agenda was released. Content of this conference has included such issues that important of cities

with respect of commerce, culture, creativity and its environmental problems. These problems and challenges of cities, which should overcome in the Habitat Agenda, are inadequate financial resources, lack of employment opportunities, spreading homelessness and expansion of squatter settlements, increased poverty and widening gap between rich and poor, growing insecurity and rising crime rates, inadequate and deteriorating building stock, services and infrastructure, lack of health and educational facilities, improper land use, insecure land tenure, rising traffic congestion, increasing pollution, lack of green spaces, inadequate water supply, and sanitation, uncoordinated urban development and increasing vulnerability to disaster (UN Habitat Agenda 1996).

Moreover, aim of this conference was improving of the first attempt of UN Habitat I conference. However, UN, Habitat II included three different outcomes from UN, Habitat I: importance of governance, participation and partnership, and sustainable economic and social development (Babadogan 2005).

Habitat II focused on two significant themes: "adequate shelter for all and sustainable human settlements development in an urbanizing world" to make them settlements safer, healthier, and livable, equitable, sustainable, productive due to the fact that human being are at the centre of its concern. While objective of first theme is to achieve adequate safety and health shelter for people's social, economic, physical well-being, second theme has been including combination of economic development, social development and environmental protection.

UN Habitat Agenda (1996) pointed out that the promotion of literacy and education, the improvement of the general state of health, greater access to social services and cultural, economical, political, religious participation, meaningful participation and involvement for civil society actors, participatory planning and management are the important elements of successful urban future.

In final report of Working Group on Urban Design for Sustainability (2004), sustainable development concept has consisted of two main trends: 'sustainability' and 'development'. First issue has been including environmental issues and protection, conservation of natural resources while second one concerned with balance between economic growth and achieving social equity for meeting needs through equitable distribution of economic and social goods and overcoming poverty.

World Conservation Union, UN Environment Programme and World Wide Fund Nature made the other definition: "Sustainable development means improving the quality of life while living within the carrying capacity of supporting ecosystems."

Moreover, UK Government has made this statement that: "sustainable development does not mean having less economic development : on the contrary, a healthy economy is better able to generate the resources to meet people's needs and investment and environmental improvement of the go hand in hand." (Couch and Denneman 2000, p.138)

Lots of organizations and commentators in Carmona et al. have different opinions about sustainable urban development/ design and its principles.

Commission of the European Community (1990) in Carmona et al. has focused on necessary of the open and civic spaces to improve health and quality of life. On the other hand, it has underlined importance of the planting and landscape design, reducing travel, recycling and energy reduction for reducing environmental pollution. Development of compact and mixed-use at besides maintenance of environmental identity has been the other necessary objectives for creating sustainable design via integrated planning and interdisciplinary approach.

Ian Bentley (1990) in Carmona et al. pointed out effective use of energy and importance of minimizing external energy to maximize the use of place and environment. Flexibility, which enables to adaptation of building into changing environment, have brought about beneficiaries rather than re -build up them on each time regard changing human requirements. As a parallel with Commission of the European Community, he stated cleanliness of designing places through minimizing pollution. Natural environment and its wild life should be supported by designing places. Several good urban design principles such as permeability, variety, legibility and vitality have been taken consideration by Bentley.

Michael Breheny (1992) in Carmona et al. emphasized necessity of rejuvenation town centre and inner city, encouraging of green areas, public transport, mixed use schemes intensification of transport nodes, CHP (Combined Heat and Power) system have been vital for sustainability concept. He proposed urban containment policies and slowed down decentralization without extreme compact city.

Haughton and Hunter (1994) in Carmona et al. stated necessary of sufficient density of buildings for maintaining variety and activity, democracy. As a parallel of Bentley, permeability that connect to people and places each other, and variety of functions and flexibility have been emphasized at besides appropriate scale of developments on local context and organic design that respect to heritage, and creative relationship between open spaces and buildings. Participation local financial resources,

security of people and meeting local requirements have been the other significant objectives.

According to Barton (1996) in Carmona et al. increasing local self-sufficiency, human needs, effective energy movement network through creating public transport and pedestrian circulation network, water and energy strategy via minimizing and reducing outgoings have been efficient objectives to save the money. As a parallel Bentley, he emphasized importance of the open spaces with wild life and green areas.

URBED (1997) in Carmona et al. stated that mixed-use functions, attractive places that contain more facilities and activities, adaptation to changing environment, harmonization between old and new urban pattern, and management of all of this have been vital instruments to create sustainable urban environment.

Rogers (1997) in Carmona et al. identified cities and their features, which must contained several objectives, functions, activities and places, such as a just city, a beautiful city, a creative city, an ecological city, a city of easy contact, a compact and polycentric city, and a diverse city.

Importance of the many good urban design criteria, such as vitality, variety, legibility, permeability, flexibility and distinctiveness have been emphasized by Evans et al. in Carmona et al. besides saving and conservation of natural environment and minimizing pollution and waste as parallel of several opinions.

All concepts, strategies and objectives, about sustainable development design as mentioned above, have been presented in following table as regards years. This table can enable us to discover of the common points of the different vision. When we compared with these all vision, we can see easily some common strategies on which sustainable development based. One of the common results of this comparison is necessity of urban design principles to create sustainable development design. The other vision is conservation of natural environment with reducing pollution, waste, and saving energy and water resources. Creative more open spaces with better landscape materials and design, providing necessary food and shelter opportunities and requirements for people via mixed use functions which respect to environmental heritage, have been accepted as main common strategies for sustainable design.

Table 2. Strategies for Sustainable Development Design
(Source: adapted from Carmona et al. 2003, p. 42- 43

COMMISON OF THE EUROPEAN COMMUNITY (1990)	IAN BENTLEY (1990)	MICHAEL BREHENY (1992)	GRAHAM HAUGHTON AND COLIN HUNTER (1994)
• Appropriate open and civic space to improve health and quality of life • Importance of planting and landscape in ameliorating pollution • Compact and mixed forms of development • Reducing travel • Recycling and energy reduction initiatives • Maintenance of regional identity • Integrated planning across disciplines and bureaucracies	• *Energy efficiency*-minimizing the external energy needed to construct and use a place, and maximizing the use a place, and maximizing the use ambient, particularly solar energy • *Resilience*-building to adapt to different uses over time, rather than wastefully tearing down and rebuilding each time human aspirations change (an extension of the robustness principle) • *Cleanliness*-designing places to minimize pollution is un avoidable designing as far as possible to be self-cleansing • *Wildlife support*- designing places to support and increase the variety of species • *Permeability*-increasing choice by making places accessible through a variety of alternative routes • *Vitality*-presence of other people and 'eyes on the street' • *Variety*-the choice of experiences • *Legibility*-understanding the potential for choice	• Urban containment policies should be adopted and decentralization slowed down. • Extreme compact city proposals are unreasonable • Town centers and inner cities should be rejuvenated • Urban greening should be encouraged • Public transport needs to be improved • Intensification should be supported around transport nodes • Mixed use schemes are to be encouraged • CHP systems should be used more widely.	• *Variety*-multifunctional districts with varied building styles, ages and conditions • *Concentration*-sufficient density to maintain variety and activity including people who are resident • *Democracy*-offering choice in where activities are conducted • *Permeability*-connecting people with each other and to facilities • *Security*-through the design of spaces to enhance personnel safety • *Appropriate scale*-developments building on local context and reflecting local conditions • *Organic design*-respecting historic narrative and local distinctiveness • *Economy of means*-designing with nature and using local resources • *Creative relationship*-between buildings, route ways and open spaces • *Flexibility*-adaptability overtime • *Consultation*-to meet local needs, respect traditions and tap resources • *Participation*-in the design, maintenance and running of projects

Table: 2. (cont.)

HUGH BARTON (1996)	URBED (1997)	RICHARD ROGERS (1997)	EVANS ET AL. (2001)
• *Increasing local self-sufficiency*- seeing each development as an organism or a mini eco-system in its own right • *Human needs*- matching a concern for sustainable development with the satisfaction of basic human needs • *Development structured around energy-efficient movement networks*-taking circulation of people on foot and bike and the effectiveness of public transport as a starting point • *The open space network*-to manage pollution, wildlife, energy, water and sewage as well as enhancing the local provision of green space • *Linear concentration*-around movement networks while avoiding town cramming • *An energy strategy*-for every new development to save money; reduce fuel poverty; and reduce resource exploitation and emissions • *A water strategy*- to decrease water run-off and increase infiltration into the ground	• *Quality space*-attractive, human and urban • *A framework of streets and squares* – well-observed routes and spaces • A rich mix of uses and tenures • *A critical mass of activity* – to sustain facilities and animate the streets • *Minimal environmental harm*-during development and in the ability to adapt and change over time • *Integration* and *permeability* • A sense of place mixing new with old • A feeling of stewardship and responsibility	• *A just city*- where justice, food, shelter, education, health, and hope are fairly distributed and where all people participate in government • *A beautiful city*-where art, architecture and landscape spark the imagination and move the spirit • *A creative city*-where open-mindedness and experimentation mobilize the full potential of its human resources and allows a fast response to change • *An ecological city*-which minimizes its ecological impact, where landscape and built form are balanced and buildings and infrastructures are safe/resource efficient • *A city of easy contact*-where the public realm encourages community and mobility and information is exchanged both face to face and electronically • *A compact and polycentric city*-which protects the countryside, focuses and integrates communities within neighborhoods and maximizes proximity • *A diverse city*- where a broad range of activities create animation, inspiration and foster a vital public life	• *Freedom from pollution*-minimizing waste • *Biotic support*-by maintaining biodiversity • *Resource conservation*-air, water, topsoil, minerals, and energy • *Resilience*-a long life for development • *Permeability*-providing a choice or routes • *Vitality*-making places as safe as possible • *Variety*-providing a choice of uses • *Legibility*-enabling people to understand the layout and activities of a place • *Distinctiveness*-in landscape and culture

Carmona pointed out interrelationship between local context and global context: "Local actions have global impacts and consequences, while global actions have local impacts and consequences" (Carmona et al. 2003, p.39). For example, climate change, pollution of natural element affected urban design decisions at different scale. Consequences of this interaction requires environmental responsibility which should be taken by urban designers for meeting people needs at all scale such as building, spaces, quarters and settlements scale. This responsibility include following design decisions:

- The integration of new development with existing built form and infrastructure,
- The range of uses a development contains,
- Site layout and design,
- The design of individual buildings (Carmona et al. 2003, p.39).

We cannot just make a comparison among them with / without respect to sustainable design main principles by year, but also we can see evolution, similarities and differences of sustainable design principles with respect to stewardship, resource, efficiency, diversity and choice, human needs, resilience, pollution reduction, concentration, distinctiveness, biotic support and self-sufficiency.

The following table demonstrates environmental design issues for sustainable development at different spatial scales:

Table 3. Sustainable Design by Spatial Scale
(Source: Adapted from Carmona et al. 2003, p 46- 47)

	BUILDINGS	SPACES	QUARTERS	SETTLEMENTS
STEWARDSHIP	• Respond to and enhance context • Design for easy maintenance	• respond to and enhance context • Calm traffic • Allowing personalization of public space • Manage the public realm	• Design for revitalization • Developing long-term vision • Invest the necessary resources	• 'join up' contributions to quality- design, planning, transport, urban management • governance that supports stakeholder involvement
RESOURCE EFFICIENCY	• Using passive (and active) solar grain technologies • Design for energy retention • Reduce embodied energy-local materials and low energy materials • Use recycled and renewable materials • Design for natural light and ventilation	• Layouts to allow sun penetration • Spaces that reduce vehicle speeds and restrict vehicle circulation • Design spaces that reduce wind speeds and enhance microclimate • Using local, natural materials	• Reduced parking standards • Create urban block depths that allow sun and natural light penetration and which encourage natural ventilation • Use combined heat and power systems • Provide local access to public transport	• Invest in public transport infrastructure • Utilize more efficiently before extending established capital web (infrastructure)
DIVERSITY AND CHOICE	• Provide opportunities to mix uses within buildings • Mix buildings types, ages and tenures • Building accessible, lifetime homes and buildings	• Design for mixed uses along streets and blocks • Design for walking and cycling • Combat privatization of public realm • Remove and barriers to local accessibility	• Design for mixed uses within quarters • Design fine grained street and space network (micro scale) • Support diversity in neighborhood character • Localize facilities and services	• Integrate travel modes • Connect route networks (macro scale) • Centre hierarchy to boost choice • Variety in services and facilities between centers • Remove barriers to accessibility
HUMAN NEEDS	• Support innovation and artistic expression in design • Design to human scale • Design visually interesting buildings	• Provide high quality, image able public spaces • Combat crime through space design and management • Enhance safely by reducing pedestrian /vehicle conflict • Design for social contact and for safe children's play	• Design visually interesting networks of space • Enhance legibility through landmark and space disposition • Socially mix communities	• Enhance legibility through quarter identity and disposition • Promote equity through land-use disposition • Build settlements image to foster sense of belonging

(Cont. on the next page)

Table 3. (cont.)

	BUILDINGS	SPACES	QUARTERS	SETTLEMENTS
RESILIENCE	• Build extendible buildings • Build adaptable buildings • Build to last • Use resilient materials	• Design robust spaces , usable for many functions • Design spaces able to accommodate above and below ground infrastructure requirements • Design of serviceable space	• Design to allow fine grained changes of use across districts • Design robust urban block layouts	• Build robust capital web-infrastructure to last and adapt • Recognize changing patterns
POLLUTION REDUCTION	• Reuse and recycle waste and water • Insulate for reduced noise transmission – vertically and horizontally • Provide on-site foul water treatment	• Reduce hard surfaces and run-off • Design in recycling facilities • Design well-ventilated space to prevent pollution build-up • Give public transport priority	• Match projected CO_2 emissions with tree planting • Plant trees to reduce pollution • Tackle light pollution	• Challenge 'end-of-pipe' solutions to water/sewerage disposal • Control private motorized transport • Clean and constantly maintain city
CONCENTRATION	• Design compact building forms to reduce heat loss, i.e. terraces • Bring derelict buildings back into use • Consider high buildings where appropriate	• Reduce space given over to roads • Reduce space given over to parking • Increase vitality through activity concentration	• Intensify around transport intersections • Raise density standards and avoid low density building • Build at densities able to support viable range of uses and facilities • Respect privacy and security needs	• Enforce urban containment and reduce expansion • Intensify along transport corridors • Link centers of high activity

Table 3. (cont.)

	BUILDINGS	**SPACES**	**QUARTERS**	**SETTLEMENTS**
DISTICTIVENESS	• Reflect surrounding architectural character in design • Enhance locally distinctive building settings • Retain important buildings	• Reflect urban form, townscape and site character in design • Retain distinctive site features • Design for sense of place-local distinctiveness • Retain important building groups and spaces	• Reflect morphological patterns and history-incremental or planned • Identify and reflect significant public associations • Consider quarter uses and qualities	• Protect any positive regional identity and landscape character • Utilize topographical setting • Preserve archeological inheritance
BIOTIC SUPPORT	• Provide opportunities for greening buildings • Consider buildings as habitats	• Design in robust soft landscaping • Plant and renew street trees • Encourage greening and display of private gardens	• Provide minimum public open space standards • Provide private open space • Create new or enhancing existing habitats • Respect natural features	• Link public(and private) open space into network • Green urban fringe locations • Integrate town and country • Support indigenous species
SELF-SUFFIENCY	• Demonstrate sense of public sector civic responsibility • Encourage private sector civic responsibility • Provide bicycle storage • Connect to internet	• Encourage self-policing through design • Providing space for small-scale trading • Provide bicycle parking facilities	• Build sense of community • Involve communities in decision making • Encourage local food production-allotments, gardens urban farms	• Encourage environmental literacy through example and promotion • Consultation and participation in vision making and design

In the 1996, the EU Expert Group on the Urban Environment, which was established by European Commission in 1991, prepared "European Sustainable Cities Report." This report included definition of 'Sustainable Development', principle for sustainable development, tools for sustainable urban management, role of local authorities, recommendation for local authorities about natural resources, socio-economic development accessibility, spatial planning, urban regeneration and cultural heritage…etc. The report defined how urban management can be successful, the importance of co-operation and partnership, necessity of policy integration.

Sustainable development concept has broader meanings than environmental conservation and protection. It is an interaction between economy, environment and social development to embrace quality of life, social dimension, human welfare, and equity between societies, to satisfy society needs in terms of future life (Sustainable Cities Report 1996).

The Campaign Partner International Council made the other interpretation of sustainable development for Local Environmental Initiatives: "Sustainable development is development that delivers basic environmental, social and economic services to all residents of a community without threatening the viability of natural, built and social systems upon which the delivery of these services depends" (WEB_2 2006).

EU Expert Group on the Urban Environment designed 'Sustainable Cities Project' which underlie the European Sustainable Cities Report. This project, continued from1993 to 1996, focused on sustainable urban development and integration of environmental objectives into planning and management strategies. The project aims were:

- To contribute to the development of thinking about sustainability in European settings,
- To foster a wide exchange of experience,
- To disseminate best practice about sustainability at local level and, in the larger term,
- To formulate recommendations to influence policy at European Union, Member State, regional and local level (Sustainable Cities Report 1996).

Aims of the Sustainable Cities Report are to identify key sustainability elements to satisfy the main objectives, to achieve the sustainable urban environment. According to this report, there are four main principles for sustainable urban development:

1-"Urban Management": Aim of urban management is to provide necessary integration between environmental, social and economic council. For this realizing this aim, there are five environmental tools: Collaboration and partnership; policy integration; market mechanisms; information management; and measuring and monitoring.

2-"Policy Integration": The aim is not only to create synergies between social, environmental, health and economic dimensions but also to remove the contradiction between all levels of local and regional governments for achieving coherence.

3-"Ecosystem Thinking": Protection, restoring, maintaining of natural resources, energy and waste production, regulation of transport and social ecosystem are pursuit of ecosystem thinking in order to create sustainable development. The objective

of this principle is to minimize consumption of natural resources, production of waste and pollution of air, soil and water.

4-"Co-operation and Partnership": Problems in urban environmental area can be solved effective coordination between actors and agencies. There are two categories:

• This category has included local authorities, partnership with professional educational and cross-disciplinary working such as public-private partnership and non-governmental organizations

• The other category is interested in relationship between local authorities and its community with community consultation and participation. (Sustainable Cities Report 1996)

According to Sustainable Cities Report, there are six policy areas under responsibility of sustainable urban management:

1-"Natural Resources": Cities have used natural resources to provide energy for continuing their social, economic and physical function and operation urban systems. In other words, existence of cities depends on sustainable natural resource and its effective usages. Energy production and consumption are interconnected to each other, so the more requirements of energy, the more consumption of these resources and the more waste products come into open. This interconnection between among them brings about some environmental problems such as pollution, environmental degradation, depletion of natural resources…etc. The main objective in management of energy resources is energy conservation production and distribution, in other words make balance between them. This objective can be realized thereby minimizing consumption of natural resources, production of waste products and making efficient use of these resources.

2-"Socio-Economic Development": Population of cities have increased and affected cities point of economic and social views. The other effective tools under transformations of cities are interconnection with production of global system and capital movement, which have brought about global competition between cities. Because of this reason, cities need to satisfy their requirements for adjusting in these circumstances. In event of unsuccessful satisfaction, these economic-social dynamics have caused some social and economic problems such as unemployment, poverty, lack of education opportunities, imbalances of equity in human society…etc. Socio-economic development, sustainability, and its policy are necessary tools that should be placed in sustainable development issue for social distribution and equity. Economic

and social activities and transformations have affected natural resources, one of the main issues of sustainability. For example, economic and social activities have used natural resources to provide vital energy, as a result of the fact that these requirements create unsustainable conditions. Socio-economic policy's aims create economic and social opportunities for not only economic growth but also providing social welfare, accessibility to main amenities, education and training opportunities, improvement of social integration, healthcare, employment…etc. The other aim of socio-economic management is to make a provision for social and economic imbalances between cities for quality of urban life. (Sustainable Cities Report 1996)

3-"Accesibility": Management of accessibility is an important tool for the achieving sustainability, enhancement of urban quality and economic and social welfare. Changing in urban pattern in cities has affected traveling distance, time and types. Economic activities, residential activities, recreational areas have located at different urban region that interconnected each other with transportation tool such as public transportation vehicles, private car, and transportation infrastructure…etc. Modes of transportation type has transformed from public transport, walking and cycling to private car. This situation resulted in increase traffic flows, which causes some environmental problems, health problems, traffic congestion, safety problems and economic problems. Sustainable accessibility management aims to solve these problems thereby public transport policy, which should combine with environmental objectives, economic development and spatial planning policy. (Sustainable Cities Report 1996)

4-"Spatial Planning": Spatial planning, which is seen as essential implementation tool for sustainable development, is implemented for regulation the usage of urban areas. This system has used these functions: first, one is 'plan-making'; the other is 'development control'. New planning policy and its control mechanism have been designed not only identify local problem and its solutions but also strengthen existing spatial system. Implementation of solution should be integrated easily into all urban settings, such as from historical urban area to new city centre. Spatial planning system has not only been used local level but also global level. It should take account of economical, social and environmental objectives in plan-making process. In addition, it should include community involvement, trained and skilled planners and Local Agenda 21 for defining problems and its effective solutions accurately. (Sustainable Cities Report 1996)

5- "**Urban Regeneration**": Urban regeneration aims to not only enhance the physical condition but also improve the economic and social conditions. Couch and Denneman (2000) emphasized that urban regeneration issue contributes to sustainable development through the recycling of derelict and contaminated land where some urban problems have, need to redevelop and reuse for achieving sustainable development. Especially in British urban policy, urban regeneration has become an important element for transforming the existing developed areas into more attractive places where to live and work. According to Babadoğan (2005), urban regeneration activities have included more than a physical change; the other contents in the regeneration are that; sustainability, governance, partnership, exchange of good practice and social inclusion.

Urban regeneration process included rehabilitation, renewal, redevelopment and reuse of urban land is the most effective tools for realizing this aim in derelict, contaminated land. These areas have been seen as potential and strategic opportunities, not negative images of urban area in order to provide sustainable objectives. In Sustainable Cities Report, urban regeneration is defined as "the process of reversing economic, social and physical decay in our towns and cities where it has reached the stage when market forces alone will not suffice."

According to this report, urban regeneration should realize these missions for sustainable development:

- To strengthen social cohesion by involving residents of deprived residential areas in the regeneration process,
- To ensure the restoration of ecological values, as part of integrated ecosystem,
- To improve accessibility of existing areas. New structure should be designed to complete the fabric of footpaths, cycle lanes and bus lanes, and public transport provision should be encouraged in order to provide opportunities for more sustainable transport patterns.
- Urban regeneration sites near railway stations should be used for high-density developments which concentrate activities (Sustainable Cities Report 1996, p.261).

6-"Urban Cultural Heritage, Leisure and Tourism": Cultural heritage, which have affected quality of urban life, is a reflection of tradition, lifestyles, beliefs, cultural and social values of people, historical evaluation of community and civilization. Richness of cultural heritage not only contributes to cities in terms of economic, social but also stimulates diversity of urban physical character. European Union have developed some operational programme for enhancement of cultural heritage such as conservation of the architectural heritage, restoration of historic sites and monuments, creation of regional museums, promotion of cultural tourism, promotional of traditional

crafts and industrial heritage conservation projects…etc. Tourism and leisure activities take an important role for enhancing quality of cultural heritage. This interaction between leisure-tourism activities and cultural heritage can be seen in historic centre, new city core and hinterland. Creating attractive places for tourists with existing cultural value has significant impacts on social and economic structure positively or negatively. Besides, there are positive effects, some problems, for example, conflicts in historical places between new functions and existing cultural identity, traffic congestion, safety, security and privacy, can reveal after these integration of leisure and tourism activities. If there is a balanced integration between leisure and tourism activities and spatial planning process, contribution of these policies will be most effective for upgrading of urban sustainable environment (Sustainable Cities Report 1996).

Sustainable development as mentioned about before aims to ensure better quality of life for people via social and economic aspect, protection of natural environment, effective use of natural resources. Following table has presented objectives of sustainable development under four general categories: social, economic, environmental and natural resources. This table has illustrated allocation of elements, which need to be to achieve sustainable development with respect to four categories above.

Table 4. Sustainable Development Aspects
(Source: Adapted form Achieving Better Quality of Life, Review of Progress towards
Sustainable Development, Government Annual Report, DETR, 2000)

Social aspects of Sustainable Developments

- Education and training
- Building and social communities
- Participation and local democracy
- Regeneration
- Health and safety (workplace)
- Health
- Safety
- Access to decent housing
- Local environmental quality and amenity
- Fair and open dealing with customer and suppliers
- Public services (hospital, schools, employment services, benefits offices etc.)

- Equal opportunities (race, disability, gender marital status, sexual orientation and age)
- Human rights
- Consumer rights and interests
- Social inclusion
- Eradication of poverty
- Reducing crime and fear of crime
- Access to services, infrastructure and landscape
- Access to culture, heritage and sports
- Supporting charities
- Ethical investment
- Distributional effect

Economic aspects of Sustainable Developments

- Fair and rewarding employment
- Standard of living
- GDP
- Rate of inflation
- Resource use/efficiency
- Competitiveness
- High quality of services
- Value for money

- Workforce development-education and skills
- Trade
- Integrated transport
- Better regulation
- Sustainable production
- Sustainable consumption
- Procurement policies

Environmental aspects of Sustainable Developments

- Noise
- Litter
- Biodiversity
- Oceans
- Fisheries
- Wildlife
- Landscape
- Forest and woodlands

- Contaminated land
- Climate change
- Pollution
- Air quality
- Soil quality
- Fresh and marine water quality
- Drinking water quality

Natural Resources aspects of Sustainable Developments

- Energy sources and uses e.g. renewable energy
- Minerals

- Water demand, availability and affordability
- Waste

Sustainable urban development has included not only environmental aspect but also social and economic strategies. Aim of the sustainable development as mentioned about before meets requirements of people in changing world via equal, ecological and participative and futurity process and effective solutions for existing urban problems. In this table, four general aspects and their contents that have contained target areas and objectives, have been presented to ensure sustainable urban development. Social aspect has taken consideration promotion of the social, educational and health services, safety problems, providing public amenities, housing, reducing social exclusion, accessibility of existing services…etc, to respond to social requirements of people via equitable distribution. Economic aspect pointed out necessary subjects such as employment opportunities, trade, production and consumption, high quality of services rate of inflation…etc. Supporting eco-system with conservation of natural environment such as wild life, ocean, forests, minimizing contaminated land, environmental pollution, and providing better quality of natural resources such as drinking water, and renewable energy resources have been complementary part of the social and economic aspect.

3.4. Process of Urban Regeneration

This part has included examination of the current situation at the different part of the city and necessary urban regeneration model for these areas. Urban regeneration problems, goals, objectives, and their importance have been determined with respect to social economic, physical and cultural structure through underlining necessity of strategy and management instruments.

3.4.1. Analysis of Current Situation

Urban pattern has showed different characteristic and problems at different part of the city. Therefore, each part has been analyzed one by one; problems potentials and adequate urban regeneration model have been not only determined but also right intervention type have been implemented at right time. Urban regeneration has concerned with following part of the city and its problems:

- City centre
- Old-historic urban areas
- Housing areas
- Waterfront areas
- Derelict and vacant sites

3.4.1.1. The City Centre

City centres can be seen as heart of the city, as a service centre, a place to visit, a place to work, a place to live where contain wide range of commercial, retail, cultural and governmental functions which attract to people with respect to social, economic and physical and cultural opportunities.

Ergenekon (2001) pointed out that city centre is the place where include high density population with highest income people, high level of functions such as retail, administrative, economical, communication, office services, goods and service marketing activities which contact each other and where is the most accessible places and focal point of the city for the people. City centres is not only a place where include these functions mentioned above before but also place contain housing areas.

Evans (1997) asserted that city centres are the public domain which promotes social interaction between people with some public buildings and activities such as museums, art galleries, and open spaces. City centres have been identified as arenas of consumption of retail goods and place of leisure activities, public events, meeting points, festivals and cultural activities besides economic and physical definition.

City centres are localised at the cross of the transportation network in order to be easily accessible for people and to the other districts due to their importance with respect to economic, social and physical functions. Measures of success of city centres depend on environmental attractiveness, social and economic well-being, comfortable of visitors. Although accessibility via transportation network is the most important design principle, sometimes traffic circulation problem may be disadvantages for especially pedestrians who can want to move around easily.

Evans (1997) pointed out that importance of the traffic growth in city centre which have affected commercial activity. While traffic growth support these activities, it should not only destroy environmental quality and living conditions owing to creating

congestion and pollution but also create severe economic consequences with respect to cost and time, and energy. Service sector is the most important economic activities so that city centre transportation systems should be accommodate to all service sector's vehicles. Transportation problem, which caused some environmental problems, can be seen as a result of traffic arrangement. If more public open spaces, social facility areas can be used as transportation network area, there will no sharing common social places for people to interact with each other. As a result of this, population will be decentralized. With respect to social structure, pedestrian movement should be provided so as to create safety and attractive places.

Public transport is significant element because of high potential of passenger capacity in city centre. Transport structure and arrangement of vehicular traffic is necessary to create liveable and attractive and accessible places. The following issues asserted by Evans are necessary for realizing these circumstances:

- Better public transport provision
- Parking controls
- Better traffic management
- Improved networks of cycle routes
- Possible road pricing (Evans 1997, p. 58).

Commission for Architecture and the Built Environment (2000) pointed out the importance of the "ease of movement" which is being accepted as a urban design principle for successful places mentioned about previously chapter. City centres generate large number of users because of this; public transport is necessary for realizing accessibility to this high density commercial and mixed used areas. Integrated public transport to existing or new street layer not just minimise the circulation distance, time and cost but also demonstrate level of successful environmental quality and to identify places. Streets and traffic channels should be designed to encourage the pedestrian, cyclist and vehicles to use them safely.

City centres play significant role on the social structure which provides public realm in which includes streets, squares, green areas, public buildings. The attractiveness of public realm depends on quality of paving, lighting, street furniture, landscape material. These features determine image of the city which increase popularity of town centre with urban design criteria.

Communities and Local Governments (WEB_3 2006) pointed out that city centres are complex and organic organism. City centres contained architectural and historical value; have been most important places for commercial, business and cultural activities and functions which provided job, training and entertainment opportunities to people. Many city centres have lost their strategic importance because of industrial and technological changes. As result of this situation, existing functions have been replaced by large areas of waste lands and empty buildings. Office and industrial sector have taken place on the periphery areas instead of city centre accessible only by cars. In other words, these changes and transformations all of these functions have affected social, economic, and cultural structure of the city centre.

According to Ergenekon (2001), decline of the city centre depend on market condition, environmental conditions and the population growth. Deterioration of central areas of the city especially in business district related with transformations of population and income level. City centre are the places where have high accessibility opportunities which make these areas most attractive place for retail and service sector. City centres which have strong relationship between its surrounding areas can be seen as brain of the city because of their central functions. This relationship can affect transformation of these areas easily.

Appearance of the regeneration of the city centre depends upon to not just removing problems which are result of transformations and changes, but also bringing economic activity into city centre back through creating desirable and attractive places, functions and activities, social amenities and job opportunities. Economic success of the city centres via urban regeneration activities has affected the other functions of the area positively. Changes and transformations in city centres can lead to development of new buildings and new activities as a solution for problems which will able to bring to city centre important economic investment back. These new attractions which are the part of the urban regeneration policies should be controlled by urban design and planning rules and principles in order to provide harmony between new and old. Success of the regeneration in capital areas can not just affect their self but also whole city which contains lots of function such as residential…etc. Regeneration activities should be include mixture functions to enhance the attractiveness of the region due to the fact that city centre have different characteristic functions.

According to Communities and Local Governments (WEB_3 2006), city centre contain our historic and architectural value because our living places have been set up

generally around city centre. City centre include both new urban activities and old ones which should accommodate each other so as to respond changes and transformations of inner areas. This response can be realized by urban regeneration which intends to create "image of the city." Enhancing "image of the city" in other words creating a successful places have depended on enhancing accessibility, diversifying attractions, raising levels of amenity, well designed public spaces. Key indicators of success of city centres after providing these outputs will be increasing pedestrian flow, maintain rental values, attraction of private investment and new functions such as housing areas into the city centres.

Therefore, a strategy for city centre regeneration has been developed in order to improve competitive position of these areas. There should be created project and programmes so as to make the places more attractive to live, work and visit without dependence on the private car. This is one of the key elements for creating successful city centre. The other key for this is to generate effective and appropriate partnership. Enough public and private investment is necessary factor for turning declining areas into welfare places and improvement of public realm in city centre. Collaboration and co-ordination between government, department and local people enhance the performance of the regeneration activities in central areas with monitoring and evaluation of the results of city centre after regeneration policy.

3.4.1.2. The Old-Historic Urban Areas

Historical areas which involve historic sites, buildings, monuments archaeological, remains, historical landscape and green areas…etc. not only demonstrate issues of richness of civilization, community history, cultural and architectural heritage, but also create opportunities for people to realize cultural facilities and leisure activities which attract much people to these areas.

Historical places are the most important expressions which reflect identity, culture and social life style of communities should be preserved with some design tool such as conservation, rehabilitation and preservation which will enhance the quality of urban life and brings about social and economic benefits to urban community.

Kovancı (1996) asserted that, there are some reasons behind deterioration of historical urban environment. One of them is disharmony between old and new urban

uses. Second is physical and infrastructural deterioration of urban environments. The other reason is that lack of pedestrian activities which undertaken by vehicular circulation and roads and as a consequence of this traffic noise and pollution. The last one is segregation of functions. ICOMOS (1987) pointed out careful adaptation of contemporary requirements of communities and harmonization between new and existing historical character.

In these areas, historical buildings have adaptation problems to alternative or new uses, thus this buildings can be problem and constraint to improvement of urban quality. Local authorities with the other supporting services, which include trained advanced and skilled design personnel, aim not just conserve these buildings and its environment but also bring new flexible uses into them. Korkmaz (1997) stated that there are some reasons behind protection of historical buildings and places. One of them, these areas can create local identity and image with their landmarks features which contribute quality of urban life. The other reason is that they may have architectural value which is part of past or present urban life which connect us to our past, thus make the people sensitive about their environment. They can help sustainable urban regeneration for improvement of local urban structure with respect to economic and social.

Necessities of urban regeneration in historical places have been determined by Historic Environment and Local Management (HELM) (2006):

- Re-using existing buildings is a simple way of achieving sustainability
- Re-using buildings and adopting landscapes help reinforce a sense of place
- New large-scale developments risk losing the fine grain that characterises historic areas.
- Re-used buildings can often be sold for a premium compared to a similar new-build property.
- Restoring the historic environment creates jobs and helps underpin local economies
- An attractive environment can help to draw in external investment as well as sustaining existing business of all types, not just tourism related
- The historic environment contributes to quality of life and enriches people's understanding of the diversity and changing nature of their community
- Historic places are a powerful forces for community action
- The historic environment has an important place in local and cultural activities (WEB_4 2006).

Sustainable Cities Report (1996) pointed out that, historical buildings and environments as a part of cultural heritage is one of the factors which regenerate diversity of city. Because of this importance, European Commission has been supporting policies for protection of cultural heritage which involves conservation of

architectural heritage, restoration of historic sites, and development of industrial heritage conservation projects, creation of regional museums, promotion of traditional crafts, and promotion of cultural tourism.

Historic Environment and Local Management (HELM) (2006) is stated that the historic environment is part of successful regeneration because it contributes to:

- **Investment**: Historic places attract companies to locate to live, business to invest and tourists to visit. Market values in historic areas higher than elsewhere
- **Sense of place**: People enjoy living in historic places. There is often greater community cohesion
- **Sustainability**: Re-use of historic buildings minimizes the exploitation of resources. There is evidence of lover maintenance costs for older houses
- **Quality of life**: The historic environment contributes to quality of life and enriches people's understanding of the diversity and changing nature o their community (WEB_5 2006).

According to Office of the Deputy Prime Minister (ODPM) (2004), historic buildings can make an important contribution to regeneration of urban areas which have some deterioration problems.

- Acted as an catalyst to the regeneration of a neighbourhood or district
- Boosted the local economy and created jobs
- Reinforced local cultures, instilled a greater sense of pride and confidence in a neighbourhood
- Achieved better use of natural resources (Eleventh Report of ODPM, 2004).

Historical environment with their attractiveness through architectural beauty, richness of history, diversity of spaces and local identity, has not just positive effect on local economic structure also attract external investment such as improvement of business activity, attracting tourist and providing job opportunities especially in tourism sector. Moreover, the cost of conservation, preservation or rehabilitation of historical buildings is cheaper than new one which replaces it (Korkmaz 1997)

Historical buildings such as theatres, religious building have crucial role for local community in deprived areas to reinforce sense of communities through their public community connective feature. These buildings which are no longer needed for original use can be converted for wide range of different purposes. Moreover re-use of them can be more sustainable than new construction of projects and demolition of existing building.

In "Heritage Works: The Use of Historic Buildings in Regeneration", prepared by English Heritage (2005), many motives behind successful urban regeneration in historical places have been identified such as mix of uses, public spaces, good vehicular

and pedestrian circulation solution, safety, design quality and street, buildings at human scale, diversity of buildings types and design…etc. English Heritage explains (2005) some lessons for successful historic environment regeneration schemes:

- A strong vision for the future
- A respect for local residents and business
- A tangible link to the past
- An understanding of the area
- A respect for what already exist
- A record of the area before work starts
- An integrated, sustainable approach
- Achieving the right pace
- The highest quality
- Early discussions between the community, the local authority and other interested parties (English Heritage 2005).

3.4.1.3. Housing Areas

Housing areas which have been affected by physical, social and demographic changes are the interesting area of urban regeneration policies that propose to improve existing conditions. This process is entitled as "neighbourhood regeneration" which includes not only enhancement of housing conditions but also social and economic improvement of houses in European countries. According to Carmona et al. (2003) neighbourhood areas have not only physical design but also include some social objectives such as neighbour interaction, the creation of sense of community, neighbourhood identity and social balance…etc. Neighbourhood areas can be seen as mechanism which creates character of urban places for enhancing inability of urban places. Neighbourhood design should support the mixed-use principles for providing environmental and social sustainability, balanced better communities, robust neighbourhood, community safety…etc.

Edgar and Taylor in Roberts and Sykes, (2000) pointed out importance of mixed-use for successful places where have been including together living and working facilities beside good infrastructure. Mixed developments have made the environments more effective through some urban design criteria such as public realm, connectivity, movement which aims of good urban design with attractive and liveable urban public places, good amenities, and sensible usages of derelict and vacant sites…etc.

Andersen (2005), in International Urban Regeneration Symposium, pointed out that cities have been consisted of neighbourhoods which have different characteristic

features and different people. These differences are not only seen as positive effects on urban quality, but also negative. Differentiations between communities and between neighbourhoods cause some undesired conditions such as slum, deprived neighbourhood areas which is characterised by physical decline, social problems, unemployment and crime…etc. These unacceptable situations have been seen in old housing areas and in large social housing areas in European countries in 1960s and 1970s. Causes of this abandonment in neighbourhood have depended on segregation and inequity between social groups, high concentration people with low income. The reason of starting point of neighbourhood decay process can be different. For instance, poor people can move into neighbourhood as a consequence of this, deterioration of some buildings can be seen, and lack of maintenance of houses can brings about falling in housing value. This situation cause to poor people move into this area instead of migrated out people due to this falling. Following in this condition, concentration of anti-social behaviours can rise. The other starter issue is the changing in urban structure which affects land prices such as transport systems, localization of land use activities…etc. There are three main factors interrelated with each other which affected neighbourhood decay process.

- "The composition of residents in the neighbourhood

- The economic conditions of the properties

- The physical condition of buildings and the neighbourhood as a whole" (Andersen in International Urban Regeneration Symposium, 2005, p.193).

The following figure demonstrates this neighbourhood process and these three main factors which have been mentioned before.
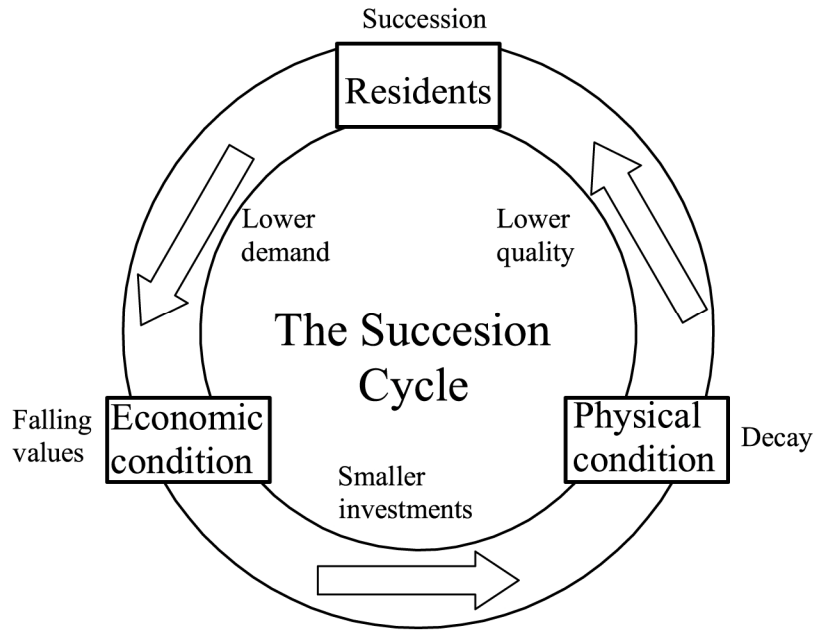
Figure 4. The Process of Succession and Decay
(Source: Istanbul 2004 International Urban Regeneration Symposium: Workshop of
Küçükçekmece, 2005, p. 193)

Following problems have been main causes of urban decay in European
countries:

1-Risk of destruction of historic buildings and neighbourhoods largely in old inner city areas
2- A lack of improvement of obsolete housing…
3-Concentration of people with low incomes and social problems combined with unsatisfactory maintenance and deterioration of the housing stock.
4-…well built properties, but they lack lacked either certain basic amenities such as kitchens and sanitary installations.
5-Needs for restructured economic activity and reorganized use of land inside cities
6-Deterioration of single family houses in rural fringe areas…
7-Special social and physical problems in social housing… (Andersen in International Urban Regeneration Symposium 2005, p. 191-192).

These general problems effected environment and housing quality, have brought
about some unexpected consequences in neighbourhood areas in European countries for
instance, France, the Netherlands, Great Britain, Norway, Austria,…etc. These
consequences in deprived neighbourhood areas are followings that:

• Physical decay because of shoddy construction work, rapid attrition and dereliction, and increasing volumes of litter and rubbish in open spaces
• Low demand abandonment of dwellings
• Economic problems because of overdue payments from tenants, or vacant apartments
• Visible anti-social behaviour: crime, rioting, vandalism, drugs, alcoholics, increased noise

- Social and racial tension and conflicts among residents
- High moving frequency leading to
- Partial breakdown of normal social relations and reduced tenant activity
- Deteriorated housing service and management
- Deterioration of local private and sometimes also public services
- School problems because of a high concentration of children from poor families or ethnic groups
- Visible signs of negative changes and unstable conditions (Andersen in International Urban Regeneration Symposium 2005, p 192).

Bailey (2005) in International Urban Regeneration Symposium stated that aim of the neighbourhood regeneration is not only to enhance the quality of living conditions of residents but also to provide social networks and welfare among all of groups. Physical improvement through neighbourhood regeneration have affected social structure of the area, for instance, increasing of the value of housing area brings about migration of people with low income who can not afford existed high level of housing value, and then new residents with middle or high income move into the area. However, solution should be solved with dislocation of people with low income as earlier regeneration strategies as based on clearance. Aim of the neighbourhood regeneration should be create upgraded neighbourhood environment for all people especially low income

According to Communities and Local Government, (2006) neighbourhood regeneration aims to enhance quality of life through removing following obstacles:

- Poor jobs prospect
- High crime levels
- Educational under-achievement
- Poor health
- Problems with housing and their local environment (WEB_6 2006).

Neighbourhood development is the most important tool for urban regeneration issue, should not only be met its requirements such as social needs, shopping, health care, amenities for creating good urban quality, but also should harmonize with changing urban situation. In addition to, neighbourhood sites should close to employment and the other facilities

Kovancı (1996) asserted that regenerating housing areas are essential for continuing economic existence and efficient population and land use distribution. Neighbourhood regeneration has not just taken important role in development of commercial activities, but also creates job and employment opportunities. Regenerated neighbourhood areas have been key element of the image of the city through their

attractiveness of environment which brings skilled and dynamic population back into the areas.

Neighbourhood Renewal Unit pointed out what neighbourhood renewal is based on:

- Attacking problems in deprived areas, such as weak and local economies and poor schools
- Gathering the power of all sectors to work together
- Focusing existing services and resources much more on deprived areas
- Giving local residents and community groups a central role in turning their neighbourhoods around (Making it Happen in Neighbourhoods, ODPM 2004, p.7).

According to Housing Renewal Guidance, ODPM, (2002) poor housing condition can affect social exclusion, immobility and be barrier for older and disable people. Housing regeneration strategies and agencies aim to prevent these difficulties and create secure, safe, suitable housing conditions for all people. Due to the fact that physical improvement itself is not enough to create effective urban environment, neighbourhood regeneration policies should be include employment opportunities to local communities for economic improvement. These improvements both physical and economical should be generated for fulfilling the needs of all people to give equal opportunities to all of them.

The other aim of urban regeneration strategies is to tackle anti-social behaviours for reducing crime problems which are theft, drugs, vandalism, and harassment through social, educational programme, housing management and community involvement.

Neighbourhood regeneration policies have implemented following interventions for effective result:

- Physical renovation and embellishment
- Improved management and housing service for residents
- Active marketing and attempts to counteract bad press and bad reputations
- Change of tenure or extended disposal of dwellings
- Support for private service facilities
- Special measures against crime-co-operation with police and other institutions
- Mobilisation and empowerment of residents and communities
- Direct social support for socially weak group-integration measures for immigrants
- Attempts to attract new private firms and workplaces to the neighbourhood
- Education, job training and other attempts to attract employment fro residents (Andersen in International Urban Regeneration Symposium 2005, p.198).

Even if neighbourhood regeneration process has different from country to country, objectives of the regeneration strategies are common that aim to solve social, economic and physical problems in area in a long term perspective. Success of these strategies depends on definition of the basic problems of the housing area, to be

knowledgeable about conditions of the area and residents. Moreover, possible potential of the area should be determined besides defined problems. This determination about neighbourhood areas is most important to choose effective urban regeneration strategies and methods.

Identifying local issues are important to improve effective regeneration policies. Importance of definition basic conditions of local area has been stated in Housing Renewal Guidance. The following issues should be determined before making policies:

- Stock condition data, including energy efficiency,
- Knowledge and understanding of the local housing market,
- Details of the prevailing social and economic conditions including fuel poverty,
- Profiles of the age and health of the local population,
- Data indicating demographic changes and trends (Housing Renewal Guidance, ODPM 2002, p.12).

Bailey (2005) in International Urban Regeneration Symposium, asserted that successful of neighbourhood area in which have sub-standard housing need for solutions for improvement and removing problems, can be measured in terms of the physical and social characteristic of the housing stock, such as rising of housing price, rising of population density due to attraction of neighbourhood area after regeneration and reducing problems such as high rates of unemployment, poverty, poor health, low education level, high level of crime…etc. Moreover success of the process depends on following issues:

- Conditions of neighbourhood
- The level of grants for private owners
- Overall cost of works
- The willingness of local authorities
- The strength of enforcement powers (Bailey in International Urban Regeneration Symposium 2004, p.210).

According to Edgar and Taylor in Roberts and Sykes (2000) following key principles should be involved in successful housing regeneration:

- Balanced and self-sustaining communities;
- Integration to the wider context of the urban economy and the labour market;
- Partnership between agencies, local government, private sector and communities;
- Community involvement;
- Private investment. (Edgar and Taylor in Roberts and Sykes 2000,p.171)

3.4.1.4. Waterfront Areas

Butuner (2006) in 42nd ISoCaRP Congress asserted that water that can shape the development of urban form had been the most important natural resources. In the past and at present, cities had been set up on the edge of the water as interaction places with respect to social and economic. Also these areas had been used as a port in order to access to the other cities. However, this economic and social role had lost their importance at the end of the 19 Century. Instead of these places in which were used for recreational and economical activities new usages were brought such as factory, warehouse…etc. as a result of industrial activities and improvement of technologies. This situation brought about segregation between city and port.

Sairinen and Kumpulainen (2006) stated that coastal urban areas are important issue for urban policy with respect to conservation of biodiversity of these areas, public usages of sea shore and the competition for waterfront spaces. Waterfront areas in which are edges of the water that can be river, sea, lake, canal…etc. These elements of the waterfront areas can not only use for transport, commercial activities but also reflect image of the whole city with their unique character. Although waterfront areas have been occupied by ports, factories, warehouses…etc. they have saved their attractiveness that leads to estimate these areas effectively with planning tools such as waterfront regeneration and redevelopment projects. These projects aim not just preserve some existing usages, but also bring new usages to near the water. Factors under the urban regeneration on waterfronts have been set out by Sairininen:

- Technological changes post World War II, which lead to abandonment of thousands acres of industrial land across waterfronts.
- The historic preservation movements
- Heightened environmental awareness and water clean up
- Consistent pressure to redevelop control city areas
- Public urban renewal and related assistance (Sairinen and Kumpulainen 2006, p.121).

According to Wang (2003), waterfront regeneration projects have to meet the requirements of changing the image of waterfront. These projects are the most effective tools for removing this segregation between city centre and waterfront areas where have potential for new urban developments and also turning into existing deteriorated areas into attractive places so as to live, work and visit.

Butuner (2006) asserted that waterfront regeneration projects have common objectives as following:

- "Redefinitions of waterfront position in the urban context
- Remaking urban image
- Regeneration of the economy" (Butuner 2006).

There is a strong competition between cities so as to gain global investment and residents. Waterfront regeneration projects which have affected image of the city with their unique natural elements, and artificial architectural or existing cultural heritage, are the most important factor for achieving this urban global competition. These projects have not just created image of the city in the global competition but also make remarkable contribution to city's economic structure due to visitors who came for this projects.

For example Barcelona waterfront regeneration project aims to open up the port to the city with providing accessibility for people to create the recreational and leisure activities and to regenerate the port areas. In this project some function was introduced such as shopping, conference centre, and aquarium , warehouses was transformed into the museum for enhancing cultural identity and also some architectural heritages were preserved. Moreover, these projects in British urban areas (docklands) had been key element to create employment and social facility opportunities which have been basis for quality of urban environment.

Waterfront regeneration projects aim to remove derelict areas on these areas so as not merely to enhance the value of the image of the city but also create high quality public spaces for leisure time's activities. Sairinen and Kumpulainen (2006) have grouped waterfront regeneration projects according to main issues as following:

- Commercial waterfront
- Cultural, educational and environmental waterfront
- Historic waterfront
- Recreational waterfront
- Working waterfront
- Residential waterfront (Sairinen and Kumpulainen 2006, p.130).

Wang (2003) pointed out general factors of success of waterfront regeneration as set out below:

- Development framework-master planning and implementation
- Delivery mechanism

-Public-private partnership

-Timing and marketing the regeneration

• Outcome economic and social balance

Although, waterfront urban areas have contained ports which can be barrier to people, these areas should be accessible to different usages for pedestrians such as beach, recreational activities, leisure activities, tourism, walking and cycle routes…etc.

Wang (2003) has suggested following detailed issues which are seen as main key element of the success of the waterfront projects:

• Defining waterfront, thinking the future role of the waterfront in the city

• Making the master plan, especially to involve the communities and developers in the earliest stage,

• Festering the physical and economic climate for the waterfront regeneration

• Working in partnership with public authorities, private organizations and economy groups

• Reviewing the master plan so as o respond the market change and to reduce the financial risk.

Waterfront areas which brings economic and social benefits to urban area should not only merely be focal point and but also be perceived from different areas. Because of this, these areas have been taken account of urban designer in order to bring effective use into areas for attractive inward investment and creating image point of city by successful waterfront regeneration project

3.4.1.5. In Derelict and Vacant Sites

According to Scottish Vacant Sites Survey (2003), these areas were identified following: "Vacant site: unused, un-sight areas which would benefit from development or improvement."

Definition of derelict has been made by Scottish Vacant Sites Survey (2003), as following. "Derelict land, in urban and rural areas, which is so damaged by development or use that is incapable of development for beneficial use without rehabilitation or which is not being used for the purpose fro which it is being hold or for

a use acceptable in the local plan or, land which is not being used and where contamination is known suspected."

The other definition was made by US Environmental Agencies (US EPA 1997). These areas are "abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination" (WEB_7 2006).

Another one is that: land so damaged by industrial or other development that it's incapable of beneficial use without treatment. In other words, these areas have been revealed due to former industrial activities on sites. Mean of the vacant and derelict sites have been used as brownfield areas which have the important potential for creating open and green places, industrial commercial and residential usages.

Cırık (2005) pointed out that derelict land and vacant sites defined as under-utilized space such as abandoned waterfront areas, train yards, industrial complexes, and vacated military states…etc. These spaces have no positive effects on urban physical environment. Derelict and vacant sites had also been defined as urban voids which have been result of the economic, politic and cultural context.

Transformation of the global economy has affected existing industrial and commercial sites. This situation resulted in decline of these areas. Lots of urban voids have been revealed as a result of this economic re-structuring. Besides this, technological changes, such as increasing car ownership, have brought about the city centre unpopular. Commercial and leisure activities started moving outwards from this centre. Moreover, the other causes of urban voids is that insufficient plan decision making, poor urban management, poor partnership between authorities.

There are five factors that have contributed to under-utilized spaces:

- The use of automobile which results in highways, thoroughfares and parking lots
- The modern movement in design, creating separate buildings, floating among parking lots and roads,
- Zoning and urban renewal, segregating functions and destroying connections between districts
- Privatization of public space that causes loss of unity of total environment
- Changing land use that creates wasted or underused spaces (Cırık 2005, p.4).

These areas affect image of the city negatively. Urban regeneration aims to promote urban policy so as not only to tackle problem but also improve image of the city and to enhance quality of urban environment. These areas can be not just be

problem for the city but also be potential to be used for new housing, commercial areas, recreation areas …etc.

De Souza (2002) asserted that this preference of usages brownfield areas in Europe, have been shaped as greening movement. Derelict areas are transformed into green areas unlike North America where tend to be used these areas for economic benefits. Re-usages of derelict land as green spaces bring about some environmental benefits and improving social well-being, recreational activities for people, and improvement of economic structure.

Derelict lands that can be used as beneficial areas through physical urban regeneration which realize reclamation projects with public and private partnership, make a contribution to required new urban development and recreational areas. Derelict lands leads to social, economic and environmental problems. Derelict lands affect image of the region which cause damage of the investment that will be make and land uses prices with respect to economically. This negative effect on two important factors causes difficulty for economic development although there have improvement potential. Recycle of urban derelict areas bring inwards investment to the area which support local economic structure and business opportunities.

Besides economic problems, derelict land affect the urban environment through environmental pollution, negative impacts on visual image and physical structure which will able to attract residence and visitors to the area. Especially in town centres which are focal points for different activities, quality of urban environment is important element to achieve a positive image on derelict lands which need to be treated.

Urban regeneration aims to remove derelict land so as to contribute sustainable urban regeneration. Association of Greater Manchester Authorities (AGMA) (2002) determined objectives to seek the problems in derelict and vacant sites. These objectives are set out below:

• To stimulate urban environmental quality in urban areas for enhancing image of the city,

• To create opportunities to take away problems such as employment, job creation…etc,

• To improve recreational facilities thorough Greenfield sites which converted into from Brownfield sites

• To take consideration improvement of city centre and the regenerates of neighbourhoods,

• To promote sustainable urban regeneration for high quality urban life via recycling of Brownfield sites,

3.4.2. Goals and Objectives of Urban Regeneration

Cities have contained wide range of activities, functions which have changed overtime. These changes have brings about new demands and problems for urban areas. Urban regeneration policies have revealed as result of this inevitable transformation and changes in social, economic and physical structure to not only meet the changing requirements and demands of the people who want to live better places but also make the city more attractive and competitive economically among the other cities for attracting investment and more skilled people. Urban regeneration is comprehensive concept which contained social, economic, physical, cultural and politic dimensions. This concept aims to not only address problems of the built-up environment, but also bring effective adaptations and uses into these disadvantaged areas. Although, different countries have implemented different methods, process and policy in urban regeneration approach, it is possible to identify common guiding principles and objectives for urban regeneration. Urban regeneration policies and their objectives can be categorized under four important titles which are related with each other strongly. These are categorized as followings:

• Social Regeneration

• Economic Regeneration

• Physical Regeneration

• Cultural Regeneration

3.4.2.1. Social Regeneration

According to Evans (1997), town centre which includes wide range of activities are not only consumption, production business, commercial places but also meeting places, public and social spaces in which rise from interaction between. Attraction of the cities has depended on being popular in terms of socially in addition to physically

and economically. Evans (1997) stated that this popularity has been provided through blending four qualities as following:

- A critical mass of attractions
- Easy access and good pedestrian linkages
- Attractive streets and public space which area safe and posses a sense of local identity;
- The organizational and financial ability to make future improvements (Evans 1997, p.86).

Social welfare and prosperity of communities, partnership between communities, and togetherness of people, besides physical, economic and cultural requirement is vital policies of urban regeneration so as for dealing with social urban problems such as lack of social amenities, education problems, health problems…etc. Social exclusion between people with respect to religious, race, age that cause the social problem and disadvantages should be overcome by policy makers through consultation programmes. For example, it is generating housing projects for homeless people.

Public health and its supporting services is a vital element for continuity of social regeneration and its aims. Public policies have provided initiatives for realizing good health condition which support the other regeneration social objectives such as improvement of quality of life.

According to Agenda 21 Report, in Rio de Janeiro, Brazil, (1992) there is a relationship between community health and development. Inadequate development can brings about environmental health problems. Because of this governments must draw on policies for meeting health needs so as to create liveable urban environment through providing health services, community involvement, social educational institutions and strong co-ordination. Meeting health needs should be realized for protecting vulnerable social group such as elderly, women, very poor people…etc to bring balance into community socially. In this report poverty has been seen as the other obstacles to sustainable urban development. The objective is to tackle poverty to generate equity income distribution, employment opportunities, and resources for people social, economic and physical needs.

Commission of the European Communities pointed out strong relationship between economic growth and social equity and urban environment. Economic prosperity and social well-being have interaction each other effectively. The aim is to combat poverty and social exclusion through high level of employment, education, and training, improvement of quality of working conditions.

In ECTP Good Practice Guide on Planning for Sustainable Development, environmental problems such as decay, deterioration, and pollution can lead social exclusion which affect urban environment economically, socially, physically and culturally. Solution for these problems can make a contribution to well-being of people who want to live, work in urban environment in welfare.

Designers and planners intend to generate healthy, secure and attractive environment, social cohesion between communities and accessibility to all service and amenities. Stimulating safety environment is the other target of them. In detail social objectives can be determined by ECTP Good Practice Guide for social equity and cohesion as follows:

- Promote access to social cultural and health services, public transport, retail and recreation
- Locate residential zones nearly services, facilities and transport networks. All basic facilities should be provided within walking distances
- Promote social mix in neighbourhoods; promote mixture of functions and of private and public services and facilities
- Do not plan neighbourhoods for social housing in isolation
- Promote privacy of dwellings, choice and diversity. (ECTP, Good Practice Guide).

Moreover, at the Aalborg +10 conference (1994), European local governments determined some social objectives for providing social equity and justice in community. In this conference development implementation programme for preventing, reducing poverty had been first aim. The other objective is to ensure accessible public services, education employment opportunities and cultural activities for all people equally besides social inclusion. Improvement public safety, security, good urban and housing quality had been the last one.

Social problems bring about increasing negative image of the urban areas because of this urban regeneration process aims to tackle social exclusion. One of the most vital tools for dealing with social exclusion is education opportunities. Urban regeneration can struggle with criminal activities owing to educational activities that can be realized by young people who have no education.

Urban regeneration aims to reduce these problems through local authorities, central government departments, the government office for regions, national health service trusts, police, community involvement, private sector. For providing quality of life, social needs should be met by urban policies which targeted areas in which included social disadvantage people. Providing community safety and preventing crime are the other aims of social regeneration programmes with local authorities and policies

besides struggling with drugs and alcohol dependency. Community involvement creates effective working collaboration with other public and private enterprise, voluntary sectors. Since peoples who live urban areas with problems, have known the problems from where can be originated and how can be take over. Effective collaboration among community, local authorities, public, and private partnership should be provided in order to create effective and successful regeneration implementation and management. (Jacobs and Dutton in Roberts and Sykes 2000)

Urban regeneration project take account of social problems besides physical, economical and cultural problems. According to Çicek (2005), urban regeneration aims to improve social structure through following issues:

- Improve job opportunities
- Reduce crime rates
- Increase cultural and education opportunities
- Decrease social exclusion and remove social tensions and
- Eradicate disease the provision of adequate housing (Çiçek 2005, p.23).

3.4.2.2. Economic Regeneration

Economic problems and failure such as low rise employment rates, higher unemployment, low levels of economic activity, low level of specialist workers, have negative affect on urban areas. Low levels of active young people and skilled workforce in urban areas where need to be reinforced with respect to economical, is the other significant constraints of economic problems. Poor quality of urban life with lack of recreational facilities has resulted in deprivation and poor health, poverty in which concentrated on area.

Economic regeneration which aims to not only remove economic decline but also strengthen existing economic structure in cities where deal with increasing economic problems such as unemployment, population growth, lower income is the important part of the urban regeneration strategies.

Noon et al. in Roberts and Sykes, (2000) pointed out that economic regeneration aims to tackle social problems such as poverty besides economic problems. Public sector funding is necessary to meet expenditure of urban regeneration policies but it's not enough. Because of this private sector investment should be encourage to take a responsibility in urban regeneration implementation and also private sector should provide maximum investment for urban regeneration projects. There should be strong

partnership between public and private sectors for creating more effective and dynamic contribution to the realizing urban policy and better co-ordination between participant of economic regeneration such as local government, private sector, local community…etc. The other important economic contribution to urban regeneration projects for realizing objectives from European Commission. In the U.K., for creating this better co-ordination, the responsibility has been given to "Task Force" which have also aimed following objectives:

- Increase employment prospects for residents by removing barriers to employment
- Create and safeguard jobs,
- Improve employability of local people by raising skill levels and providing training,
- Promote local enterprise development through support for enterprise training, financial and managerial assistance
- Support education initiatives, (Noon et al. in Roberts and Sykes 2000, p.71).

Economic regeneration aims to not only create employment opportunities, small business firms but to reduce economic decline, unemployment rates for improvement of urban areas in long term. Key issues have been determined by Noon et al. in Roberts and Sykes (2000) as followings:

Recently, due to changes in the workings of urban and regional economies and the increasing globalization of markets and economic and industrial restructuring, cities have been in decline

- Economic regeneration is a vital process in urban regeneration.
- Urban regeneration aims to attract and stimulate investment, create employment opportunities and improve the environment of cities
- Urban economic regeneration involves a partnership created from national and local government, the private and voluntary sectors and members of local communities.
- Urban economic policy must continue to be dynamic and responsive to changing circumstances (Noon et al. in Roberts and Sykes 2000, p.84).

Evans (1997) asserted that local authorities have wide-ranging attempts to improve economic development such as supporting firms, services, training initiatives and technological changes but also can be relation with tourism and cultural activities such as art festivals, conferences, and exhibitions for attracting inward investment that mentioned before. Tourism and cultural activity was necessary tool so as to promote financial structures besides urban identity and social welfare. Promotion of economic sector with its supporting policies such as transportation and accessibility opportunities should be prior plan of urban regeneration policies.

Transportation decision of urban regeneration policies have positive effect on cost of commuting and accessibility thus regeneration realize keeping the city

manageable size in respect to economical and also, improvements of transportation realize mobility of economic activity. Urban regeneration policies not only improve the transportation infrastructure for economic reinforcement but affect different economic sector such as service sector. (ODPM 2006)

Maintenance of public open spaces and historic areas of cities, landscaping, and pedestrianized areas should be realized for public realm which brings about attractiveness to tourists. As a result of this, new investments and jobs opportunities for people are risen up. However other significant decision for enhancement economic structure is to create increase diversity of mix of commercial and business uses. Town centre including commercial, office, and small business activities contribute to local economic structure. Because of this town centre in decline where have no special identity and suffer from some physical urban problems, need to be regenerated for obtaining its character back into which bring into economic benefits to whole area. (Evans 1997)

ODPM (2006) in the publication of 'An Exploratory Assessment of Economic Case for Regeneration Investment from a National Perspective' identified effects of urban regeneration on the economic structure as following:

> Regeneration programmes, either directly or indirectly may give rise to one or more of these interregional interactions. For example, regeneration policies are a potentially important influence on the location will raise 'investability', of a region or city, attracting investment and encouraging the retention of existing firms and their re-investment in the region (ODPM 2006, p.13).

ODPM (2006) pointed out that urban regeneration policies aim to response to market failures which has been defined as inability of providing goods and service, insufficient investments, immobility of labour and capital through different initiatives, public private partnership, and central government. Urban economic initiatives has been implemented in disadvantaged areas in aspect of economical in which has high unemployment rate, lack of economic resources and investment so as for improvement of industrial, commercial, retail developments supporting business and training, providing accessibility and transportation. Quality of urban life included well-designed public spaces, landscape, green areas, can take a crucial role on reinforcing of economic performance and productivity of cities.

Urban regeneration intends to resolve the economic problems and market failures because of land-use policies to enliven financial and business sector through

increasing productivity. Urban regeneration target to increase productivity rate and employment level through encouraging service sector and technological innovations, manufacturing, employment, inward investment, creating education and training programmes …etc.

There are some key objectives for economic regeneration as follows:

• To increase the ratio of employment through creating employment opportunities and underpinning existing business services

• To encourage traditional economic sector

• To create effective collaboration between key partners and partnership

• To maximise the external and internal founds

• To improve business competitiveness among the other urban areas that aims to attract investment and global capital

• To protect existing valuable environmental assets

• To increase income

• To improve transport infrastructure for enhancing accessibility opportunities so as to reduce social exclusion and financial cost

3.4.2.3. Physical Regeneration

Habitat Agenda Report specified that "quality of life of all people depends, among other economic, social, environmental and cultural factors, on the physical conditions and spatial characteristic of our villages, towns and cities. City layout and aesthetics, land use patterns, population and building densities, transportation and ease of access for all to basic goods and services and public amenities have a crucial bearing on the liveability of settlements" (Habitat Agenda Report 2003, p.8).

Physical appearance has affected quality of urban life. Problem of the physical environment such as derelict land and building, vacant site, obsolete buildings lack of infrastructure can damage negatively quality of urban environment.

According to Jeffrey and Pounder in Roberts and Sykes (2000), physical regeneration is the key element for successful urban environment. And also for success of this implementation, there is need to understand and determined existing potential of physical stock and its constraints. Physical environment has included buildings land and

sites, urban spaces, open spaces and water, utilities and services, telecommunications, transport structure, environmental quality.

The other opinion was drawn by Kovancı. According to her (1996) physical regeneration has important vital role of urban regeneration. This regeneration type creates crucial positive effect on both physical perspective and socio-economic structure such as employment opportunities especially with small firm growth. There are three important implications for the regeneration success: price and the availability urban land, quality of urban environment.

"These are environmental problems both aesthetically and physically, and will have major impacts on the perception of an area held by potential investors and ability of the area market it assets" (Jeffrey and Pounder in Roberts and Sykes 2000, p.101).

Physical problems can be critical for the urban regeneration, as a result of these problems in physical stock should be determined to solve in the early stage of regeneration strategy. Determination and appreciation of the potential of the physical stock the urban environment will be available for creating ideas for urban regeneration in early stage. Because of this there should be swot analysis for appraising physical stock. For example in Liverpool's Central Business district, the appraisal analysis of physical stock has been made under three main subjects which have been included subtitle as urban design and environment, the office product, transport infrastructure and services.

One of the most crucial constraint for urban is derelict and vacant sites which are found in generally older industrial urban areas. These areas which have been mentioned about before are not only problems for local authority but also important potential area for regeneration projects. The other constraint is lack of transportation infrastructure which leads to generate inaccessible areas. Overcoming of these major problems should be one of the main objectives of regeneration project so as to attract new visitors to the area and inward investment. Enhancement of urban environment can provide economical beneficial uses through attracting private sector investment. Flagship projects and housing regeneration projects are the leading projects for changing image of the urban physical environment especially derelict and vacant sites. According to Jeffrey and Pounder, there are five important role of physical regeneration as following:

- Removing constraints
- Leading change
- Building and opportunities

- Supply side investments
- Integrated socio-economic and physical renewal (Jeffrey and Pounder in Roberts and Sykes 2000, p. 91).

Greenhalgh and Shaw (2003) pointed out that physical urban regeneration which has positive social and economic outcomes, aims to create liveable, workable urban environment for dwellers through recycling disused land and buildings with their infrastructure and transportation network.

"… The physical transformation of part of the city centre through development of key prestige projects was fundamental to the reconstruction of the image of the city, both nationally and internationally, as centre business tourism…" (Jeffrey and Pounder in Roberts and Sykes 2000, p.94).

Flagship and housing regeneration projects can be catalyst for these areas to improve not merely their physical condition but also enhance economic activity through tourism. When we have examined physical regeneration projects in Europe, we can see some common objectives.

Bilbao which is the industrial centre in Spain has been seen as important example for transformation of cities. Bilbao has been suffered from decline of industrial area with the loss of job and population. For removing these problems urban development corporation was established in order to regenerate the city. This corporation has implemented several projects on the riverside of the city centre in Bilbao. Projects have been catalyzed by prestige projects architecturally such as Guggenheim Bilbao Museum (Carrière and Demazière 2002).

The other example, Sutton Harbour Regeneration Project's strategy aims to overcome physical constraints for improving urban environment quality and create accessibility to important areas of city such historical places. The other aims were to encourage and enhance industrial and commercial and tourism activities. In other project, Salford Quays, urban regeneration aims to remove existing derelict and obsolete buildings and built up new ones instead of these for creating unique urban character. Physical urban regeneration aims to identify existing physical stock for developing property requirements in the future. The other aim is to provide co-ordination between different agencies which take responsibility in regeneration projects (Jeffrey and Pounder in Roberts and Sykes 2000).

Physical regeneration projects aim to create mixed-use urban environment which comprise different functions such as office, retail, leisure and residential areas for

providing success in the area. Herewith these mixed-use functions of new development, urban physical environment will be attractive and more competitive than before.

There are numbers of key elements which have been determined by Jeffrey and Pounder in Roberts and Sykes, (2000) for providing successful physical urban regeneration as follows:

- Understand the ownership and the economic/market trends affecting the physical stock
- Be clear about the role of the physical stock in the renewal strategy…
- Undertake SWOT analysis of stock
- Develop a clear vision and strategic design for the renewed physical conditions
- Establish institutional mechanisms for implementation and continued maintenance of the schemes.
- Establish mechanisms for capital, operation and maintenance funding
- Understand the economic rationale for environmental improvements (Jeffrey and Pounder in Roberts and Sykes 2000, p.107).

In conclusion, physical urban regeneration in general statement aims to create attractive urban environment with social and economic facilities so as to encourage people to visit and live. And also bring the new effective solution to existing land use and building, and to stimulate existing commercial and industrial activity. We can summarise main objective of physical urban regeneration as set out below:

• To remove physical urban environmental problem and constraints for improving physical environmental quality

• To support socio-economic structure with creating employment opportunities

• To create attractive and unique urban character to encourage the people to live, work and visit

• To design high quality mixed-use redevelopment including commercial, residential and recreational activities

• To protect area's cultural and historical heritage character

• To create new public transport services and pedestrian links and footpaths

• To provide effective traffic management and car parking area for solution traffic congestion

• To create connection between new development area and adjoining areas and city centre

3.4.2.4. Cultural Regeneration

> Culture is a source of prosperity and cosmopolitanism in the process of international urban competitiveness through hosting international events and centres of excellence, inspiring creativity and innovation, driving high growth business sectors such as creative industries, commercial leisure and tourism, and increasing profile and name recognition… (Miles and Paddison 2005, p. 835)

According to Bianchini (1993b), decline in working time and the increase in the proportion of disposable income led city governments to increase their spent on cultural elements. Cultural policy has become an important component of economic and physical regeneration strategies in European cities. Importance of cultural life has been increasing as an important instrument of city marketing and internationalization strategies in order to attract mobile global capital and people who are more skilled. Cultural activities have crated more employment opportunities for young people.

As a parallel opinion of Bianchini, Miles and Paddison (2005) asserted that culture could be seen as an effective urban regeneration tool for effective successful social policy, environmental renewal, social cohesion, health promotion, strength cultural life.

According to Miles and Paddison (2005), culture can be significant tool not just provide social justice and economic growth but also can be seen as source of amelioration of urban problems. Culture can be seen as driver for enhancing competitive position among the cities. "The role of culture has assumed unprecedented significance and that its redefinition as a source has enabled it to be used as the means for resolving political as well as socio-economic problems…" (Miles and Paddison 2005, p.834)

According to Yeoh (2005), cities have important part of the globalization which affects the cultures of urban spaces including fashion, architecture, media…etc. Cities have common economic strategy for attracting capital investment and obtaining an international identity. "The creation of global cities increasingly rests on the integration of economic and cultural activity around production and consumption of the arts, architecture, fashion, design, media, food and entertainment…" (Yeoh 2005, p.946)

As a parallel of Yeoh, Wansborough and Mageean (2000) asserted that, cultural strategies have taken important role on the both economic development and place marketing. Cities government has taken cultural life of urban areas account for re-imaging city in order to put the cities into the prestigious status among the others and to

attract visitors, investors and specialised workers through mixed-use development and diverse cultural activities which have based upon consumption.

Cultural projects can be seen as symbols of the cities which enhance the national and international image of the city. Bianchini (1993a) pointed out that these cultural flagship projects acted as symbols of the rebirth, modernity and innovations, reconciliation and urban renaissance.

Flagship projects included convention centre, cultural centre, waterfront projects, which transformed the city's environmental vision positively, can be seen as catalyst for urban regeneration. According to Yeoh (2005), these projects create symbolic and global image which provide on the city's interaction between global economy and social network.

Richard and Wilson (2004) explained that symbol buildings of cities for instance Guggenheim museum in Bilbao which have great financial cost have developed urban image to provide competitiveness regarding the other cities. The other important issue for urban image are the creating cultural and sporting events such as 1992 Barcelona Olympic Games, expo…etc which have aimed to attract visitors, investment and media for international advertisement. There was aim that for providing successful result in competition between cities and also creating stimulated city's image, to take advantage of cultural and sporting events. Socio-cultural objectives in urban regeneration aim to achieve economic success through generating cultural capital and transformation of city's visual, media and entrepreneurial.

Yeoh (2005) pointed out that European cities such as Glasgow, Athens, Brussels and Amsterdam improved cultural concepts for instance 'arts city', 'city of culture' and 'cultural capital' for attracting tourist and global capital, improvement of employment opportunities, reusing of obsolete areas, creating urban image…etc.

European Commission, on June 1985, launched a new concept: "European City of Culture" which aims to "contribute to bringing the peoples of Europe together." This concept also intends to improve diversity of European cultures and cultural consciousness among peoples. European commission has not merely selected he convenient city to their concept but also invest great subsidy to selected city each year. Athens was selected first city in 1985. In spite selected cities have shared common objective, each of them demonstrate different features for example while Amsterdam had been 'workshop prototype', and Florence's was 'festival prototype.'

There are some cultural regeneration objectives which have been determined by Wansborough and Mageean (2000) as following:

- To create 24- hour city where attract the people into the area at different times for participation in cultural events such as theatre, cinema, and concert.

- To use cultural events so as to transform derelict and vacant sites into attractive places where provide social an economic contribution

- To regenerate economic contribution through attracting people it can benefit from functions in urban spaces

- To enliven public spaces, parks through cultural animation and festivals

- To create urban identity for providing public realm

Cultural policies aim to create accessible public life for all people with equal socio-economic conditions. The other aim is to encourage the people for face to face interaction and community involvement through some organization such as cultural festivals and sport competitions and flagship projects which promote city's image positively. In other words, cultural policies aim to make the city more attractive than before.

In short, cultural policies, in urban regeneration, have been significant supporter of economic and physical policies. Cultural activities have been seen as valuable regeneration tool in order to not only attract skilled personnel and capital investment but also enhance city's urban image, quality of life and competitiveness among the other cities. Cultural policies have affected economic structure through providing job opportunities for unemployed people in the economic and cultural sectors such as tourism and leisure.

3.4.3. Strategy and Management

Good strategy and management, aims to create an effective organization for the setting information bridge between all participants and actors and also common regeneration strategy, have taken an important role in achieving urban regeneration. As mentioned previously chapter, urban regeneration aims to respond urban changes which brings about physical social and urban decay. Therefore, urban regeneration strategy and management have targeted not only understanding of the process of decay in urban areas, but also identifying potentials and objectives. Strategy and process of the urban

regeneration has been determined by Lichfield in Roberts and Sykes (2000) under three main titles: 'scoping', 'finalising the organization and preparing strategy' and 'into action' (Lichfield in Roberts and Sykes 2000, p.229).

Lichfield in Roberts and Sykes, (2000) stated that urban regeneration programme have been initiated with appointment of a project manager which have professional skills and creative ability. This person has taken a responsible for building organization and managing urban programme, creating useful vision, ensuring appropriate actors and taking the activity forward to the implementation and funding point. Then, development of the initial view and principles of the urban regeneration strategy has been determined by central government through its regional agencies. In this principle has included integrated and comprehensive approach, partnerships, financial schemes, clearly stated objectives. Defining the urban problems and determination of who are the people that affected these problems, should be made. Determination problems and understanding the process of change are important to create successful attempt in order to transform these decline to back via effective strategy. The other stage is to develop and approach to urban regeneration. This approach has been generally accepted to be sustainable regeneration, economic development and industrial competitiveness rather than temporary improvement. Actors and participants including central governments, major investors, local authority, local business and voluntary groups, and communities in urban regeneration policies aims to support initiative actively with respect to management, financial, physical and social. After determination of the problems and potentials in area which is necessary for initiation regeneration activities and choosing adequate partnership and programme, the next stage will be definition of the key and common objectives and preparing strategy which have been forged by agreement of the all participators and then identifying resources and other requirements and boundaries of the regeneration initiative. Preparing formal proposal which have included sharing knowledge, developing ideas, confirming provisional views and modifying them and gaining wider support for the project have been next stage. Last stage has been action of urban regeneration which contained setting up office with their more skilled personnel, their roles of each of them in the team, and determination their responsibilities and preparing detailed urban regeneration project plans and implementation and evolution of the results.

As we seen above, successful urban regeneration strategy required effective management, organization and co-ordination, partnership among central-local

governments, public, private partnership, community participation, and monitoring and evolution of the results in each stage of the process.

3.4.3.1. Urban Governance

Johns and Evans (2006) pointed out what the governance is that quoted from R.AW. Rhodes: "governance refers to self-organizing, inter-organization networks" (John and Evans 2006, p.1492) and that urban regeneration is characterised by co-ordination between organizations which is state or non-state actors. Urban regeneration is characterized by collaboration between these organizations to achieve the projects at larger scale. This necessity between the different tiers of government and external agencies and the notion of governance has become important increasingly in urban regeneration issue in Europe. Urban governance is essential instruments to achieve objectives of sustainable development. Governance concept has been defined as process of delivering government.

Urban governance and the other agencies have become vital instruments which have affected the success and effectiveness of urban regeneration process and cities through distribution of responsibility across the other urban regeneration tools. The same notion was drawn by Carley (2000) as that governance has important issue which brings about effectiveness of regeneration partnership and achievement of regeneration and thus on urban development.

United Nations Economic Commission for Europe, (UNECE) (2004), Geneva, governance was defined as the exercise of political, economic and administrative authority in the management of a country's affairs at all levels. UNECE, (2002), in 'Sustainable and Liveable Cities' report, urban governance was seen as a broad umbrella concept which comprises many actors, sectors and market and civil society domains.

United Nations Economic and Social Commissions for Asia and the Pacific (UNESCAP) (2006), defines governance as the process of decision making and process by which decisions are implemented (or not implemented) (WEB_8 2006).

The European Expert Group (2004) pointed out relationship between governance and identity of urban systems. Presentation and development of identity of cities should be understood by urban governance. They stated that cities have changed, however this

changes will be positive, if there is participation and sharing of vision of the community in process in change. The objective of urban governance is to provide togetherness of all actors of regeneration so as to keep pace with these changes.

Government is the decision and regulation mechanism for urban regeneration policies. A key element of this regulation is that there is a strong relationship between local and central government so as to response all problems in a long term process. Tsenkova (2004), urban governance which is a decision making process which needs economic vitality, social well-being and ecological integrity, aims to not just meet the challenges of sustainability but also generate effective collaboration of public and private partnership, local government, voluntary organization to achieve productive, environmentally and inclusive cities.

Carmona et al. (2003) asserted that these regularity agencies local and central government and planning authorities such as architect, city planner and urban designer can be entitled as public sector which not just make a decision for regulation of urban development but also provides context for private sector investment via planning system.

Kulonpalo (2004) pointed out that during last two decades; European countries have experienced structural transformations in respect to social, political and economical. Reflection of this transformation has been seen on the decision making and policy making actors to meet the new demands of changing environment. Besides public sector, private sector gain importance in decision-making process. This transformation has been named by many authors that transition from government to governance. This transition is consequences of global economic developments, rise of information technology. Cities created new partnership with private sector so as to not only attract international investment, but also build effective policy making. Public-private partnership became a key element of urban governance for resolution conflicts between actors.

Lang (2005) pointed out that urban governance can not be seen as a particular establishment. On the contrary this, it is collective mechanism for developing urban environment through different wide range of approaches. As a result of long term study about governing structure in some U.K. cities, the following procedure of urban governance was concluded:

- Encourage public infrastructure development and private investment
- Redistributing resources e.g. in terms of affordable housing, job training and community service

• Confined to routine service provision such as police, fire and health little or no effort to achieve socio-economic change

• Growth management (Lang 2005).

The United Nations Development Programme (UNDP) pointed out importance of urban governance for sustainable human settlements. For realizing this concept, governance has three main actors such as: the state, private sector and civil society. Each of them has taken different role for instance, while 'state' create political and legal environment, 'private sector' creates job and employment opportunities, and also civil society enable to political and social interaction. Urban governance has three important roles such as economic, political and administrative. Economic role of governance is a decision- making process that affects economic structure of region, local or national areas so as to not merely bring equity and quality of life to urban areas, but take poverty away. In respect to political, while governance is decision-making for policy formulation, administrative features of governance interested in policy implementation. There are many characteristic features of governance to be able to effective: participation, transparency, consensus orientation, accountability, responsiveness, effectiveness and efficiency, strategic vision, rule of law (WEB_9 2006).

"Good effective public governance helps to strengthen democracy, promote economic prosperity and social cohesion and deepen confidence in government" (OECD annual report 2005, p.73).

European Governance in White Paper (2001) has defined five important principles underpinned the good governance as followings:

> **Openness**: The intuitions should work in a more open manner. Together with the Member states, they should actively communicate about what the EU does and the decisions it takes. They should use language that is accessible and understandable for the general fabric. This is a particular importance in order to improve the confidence in complex institutions.
> **Participation**: the quality, relevance and effectiveness of EU policies depend on ensuring wide participation throughout the policy chain–from conception to implementation. Improved participation is likely create more confidence in the end result and in the institutions which deliver polices. Participation crucially depends on central governments following an inclusive approach when developing and implementing EU policies.
> **Accountability**: Roles in the legislative and executive process need to be clearer…
> **Effectiveness**: Policies must be effective and timely, delivering what is need on the basis of clear objectives an evolution of future impact and, where available of past experience…
> **Coherence**: Policies and actions must be coherent and easily understood… (European Governance, White Paper, COM (2001) 428 Final)

United Nations Economic Commission for (UNECE) (2004), Geneva, good governance which is the relationship between different levels of government,

interactions between public, non-governmental organizations and business, is necessary tool for sustainability through many ingredients which is similar to UNDP's: Transparency, public accountability, public management, sustainable development, dispute resolution, safety and security. Good governance provides some benefits via fulfilling these ingredients. Good governance which has proper consultation, process and resolution ways, have increased the chance of success of the project. In addition to this benefit. Good governance not merely provides high quality service at lower price but also contributes to encouragement of investors and affect competitiveness and performance of economic growth and development.

3.4.3.2. Partnership and Public Participation

Partnership is defined as 'co-operation between actors working together towards some economic development objectives' and also involvement from more than one agency as multi-agency by Vilaplana (1998).

The other definition can be made by Lang (2005) as "formally organized coalition of interests comprising actors of different sectors aiming at joint policy making and implementation with a common agenda and action programme."

Tsenkova determined (2002) three main types of partnership instruments as following:

1- 'Public sector institutions': These, which not just provide financial support, but also attract private sector includes central government, service providers such as health, education and social services. Public sector institutions aim to make coordination and steering in the urban regeneration process

2- 'Private sector institutions': These institutions include investors such as banks and business sector investors and property developers. These institutions create capital funding, employment opportunities and job training for local residents

3- 'Community-based institutions': these include voluntary, non-profit sector interest groups which support partnership with their knowledge of the area and relationship with local community that based trust.

According to McCarthy (2005), in International Urban Regeneration Symposium involvement between public and private sector partnership, and participation of

communities is necessary tool for effective regeneration strategies. Partnership can realize coordination and integration between urban regeneration activities effectively but also supply necessary funding from private and public sector investors. Atkinson (1999) pointed out necessity of partnership under some main theme such as synergy, transformation and budget enhancement.

Parallel opinion about partnership was drawn by Carter. According to Carter in Roberts and Sykes (2000) reveal of the partnership that have include public private sector, participation of local communities, has based in 1990's. Partnership is vital instrument of regeneration activities. This vitality and necessity have pointed out by Carter (2000) under for main reasons as set out below:

- Providing funding for requirements of regeneration activities

- Urban problems can be solved by strong integration, co-ordination strategies which have composed by wide range of actors

- Removing difficulties related with organizations and duties through generating coordination.

- Responding to requirements of local people who demands to stop individuality in policy spheres

Lang (2005) asserted that partnership not only bring some advantages into regeneration, but also reduce some disadvantages and risks in projects. Partnerships have potentials to realize effective regeneration process. These potentials are signified by Lang (2005) as followings:

- "Potential creation of synergetic effects on partners

- Potential to distribute of risks of projects among partners

- Potential for some partners to influence the world vies and way of action of other partners

- Potential to gain additional sources of financing

- Potential to reduce open conflict to the benefit of consensual policy climatic

- Potential to reduce demand overload upon local governments" (Lang 2005)

Partnerships have the potential to ensure that the weaknesses of previous approaches to urban regeneration are overcome by concentrating up those elements which have a maximum impact upon urban problems. In addition partnerships can bring together social, economic and physical activities within the same strategy. They can bring a new dynamism to old problems and are often effective in forging new links between existing stakeholders (Carter in Roberts and Sykes, 2000, p.53).

According to Carley (2000), in 1980 especially in Britain, urban regeneration activities depend on success and effectiveness of partnership between government, private sector and voluntary organizations. However, successful of partnership is affected by quality of governance and management of organizations. Success and failure of partnership are predicated on following issue by Carley (2000):

- The role of political and executive leadership in fostering the partnership
- The use of visioning process at the city-region level and consensus-buildings towards regeneration strategy
- The translation of vision into practical, workable objectives to be monitored over time
- The breadth of membership of the partnership
- The various methods of partnership operation
- The role of human resources and personnel aptitude for partnership
- The development of an organizational culture which rewards partnership working (Carley 2000, p.278).

Leadership between government agencies private and voluntary sector is a vital instrument for enhancement of effectiveness of partnership in urban regeneration activities. The other element that is affecting success of partnership is visioning process which develops strategic management in a long term for partners, city, residents and investors so as to develop a planned and shared agenda for future. Vilaplana (1998) pointed out that success of partnership depends on active involvement and compromise between regeneration actors.

Community participation is necessary tool for representation of residents and their decisions urban regeneration area at besides effective business involvement. Partnership should be generated by skilled and qualified personnel, managers and staff who increase effectiveness of power of partnership and organizations through their decisions and responsibilities.

Strong, effective partnerships are built on the meaningful involvement of full range of key regional and local agencies and organizations. In order for partnerships to develop their strategic capacity, they need to devise plans and programmes which truly integrate the various perspectives, resources and activities of the public, private and voluntary sectors while dealing constructively with the tensions of inclusiveness… (Carley 2000, p.287).

McCarthy (2005) asserted that there some partnership principles which should be taken in account as set out below:

- **Flexibility**: refers to capacity of the partnership to respond to changing circumstances, albeit within the context of a strategic framework of some kind, linked to spatial planning objectives and resources for development.
- **Reflectiveness**: refers to capacity of partnership to learn from experience based on provide appropriate monitoring
- **A long term**: is needed ensure that the partnership can sustain outcomes beyond the short or medium term
- **Reciprocity**: is also required to allow a sharing of mutual support and benefit
- **Organizational integration**: refers to both vertical integration and horizontal integration
- **Inclusion**: refers to the capacity of the partnership to reflect the aims and concerns of all of its members" (McCarthy, in International Urban Regeneration Symposium 2005, p.132).

In partnership which is consisted of public and private sector, private sector should be respond to requirements of public sector to obtain maximum benefits and solutions. This responding can be realized by being flexibility which allows meeting changing needs of instruments, partners and communities. For realizing successful partnership, programmes should have clear vision that can be realized in timescale which can be scheduled before. Public sector takes an important role in the arrangement of regeneration planning, design and funding as a central and monitoring mechanism so as to ensure commitment from all partners. Partnership which is manageable size should be comprised professional partners such as architect, city planner and urban designers, in order to take strong decisions for fulfilling objectives of regeneration activities via creating continuity and momentum of regeneration programmes.

Partnership principles also drawn by Carter in Roberts and Sykes (2000) as asset out below:

- …partnership should be built on shared interests, joint and understanding and action.
- Partnership should be developed to suit local and regional conditions…
- Partnerships should combine both 'bottom-up' and 'top-down' initiatives…
- Partnerships can not work in isolation
- Effective partnership working requires clear allocation of responsibility within partner organizations, accompanied by adequate resources, time and structures
- Partnerships should involve local residents and community organizations as equal partners… (Carter in Roberts and Sykes 2000, p.56).

Adair et al. (2000) asserted that the obtaining competitive performance of the country related with improvement of economic strength of cities. Reflection of effective urban regeneration policies can be seen on the economic structure. However, renewed improvement of social and physical environment is critical component of the creation of economically competitive environment. As a result, for achieving of these objectives there should be strong partnership between public and private partnership. While Public

sector includes central and local government, urban development corporations, private sector is consisted of developers, investors, financiers and occupiers.

According to Lang (2005), Public participation and partnership which have collective working and co-operation with public sector agencies, private sector, residents participation, national, regional and local authorities are key elements of urban regeneration. Distribution of roles, framework of co-operation should be determined before for partnership to be strong.

Partnerships objectives were drawn by Lang (2005) as followings. Partnership should:

- Provide clear picture of city's characteristic, problems prospects and needs
- Form shared vision for city
- Identify common needs and priorities for urban regeneration
- Promote commitment to the implementation of the project
- Generate necessary funding for project implementation and follow up

Tsenkova (2002) pointed out benefits of the partnership through analysis of different projects in U.K. According to her, one of the benefits of partnership is that to not just ensure efficient mobilization of resources and but also make equal representation of different interest and stakeholders. The other aim is to create co-ordination between different fragmented programs, projects. The utilizing of strengths of different partners is the other objective for creating additional support to effectiveness of urban regeneration although partnership issue is a vital instrument for creating effective urban regeneration, there will be some difficulties and disadvantages in implementation process. These are set out below by Tsenkova:

- The diversity of partnerships makes them difficult to manage and co-ordinate
- The power and capacity of different partners ca be uneven
- The legitimacy of partnerships is often challenged by lack of adequate representation of community groups.
- The multiplicity of interests can lead to divergent objectives and priorities for action (Tsenkova 2002, p.73).

3.4.3.3. Financial Structure

Urban regeneration is not only social and physical event but also economic. Adair et al. (2003), regeneration areas are characterised by obsolete land use, derelict

lands, contaminated area which have potential risks for investors and developers. Public sector can stimulate urban regeneration areas in order to remove these risks for attracting private investment. Success of the regeneration process can be measured by whether private investment is viable. In other words realizing effective and successful urban regeneration depends on strong leadership, public participation and use of public finance that can attract private investment. In fact, cities compete with each other to attract these private and public resources for being successful. Attraction of public and private investment depends on taking competitive position among cities.

Noon et al. in Roberts and Sykes (2000), pointed out the development of urban policy and reveal of the private sector in four main phases in UK. In first phase, mid 1960-1977, urban decline have depended on cultural poverty which causes social problems in small areas. Solution of these social problems has been found on creating economic programmes. Second phase, 1977-early 1980, economic regeneration and development of land came into prominence to not just generate new opportunities but also expand existing business chances so as to attract inward investment. In this phase public sector funding was the main financial source and this phase was the beginning of the economic approach for addressing the existing problems. There was a transition from local to central governance. This approach continued to the other phase private sector participation which is enabled by Urban Development Corporations (UDCs) added to second phase. In this phase partnerships which has included public sector funding and private sector investment was main efficient approach to urban regeneration thorough the mid 1990's. These urban development agencies aim to encourage privates sector funding to minimise public sector contribution. In other words main objective of public sector was to increase amount of private investment. In the last phase, transition from local to central was reversed so that local authorities recover their role in urban regeneration.

For realizing regeneration activities, there must be financial resources which can be provided by private sector, public sector or mutual founds such as national lottery as in the UK. Urban regeneration polices in European countries have common objective that aims to attract identified above investment type inward deprived urban areas to assist urban regeneration implementation. According to Noon et al. in Roberts and Sykes, (2000), this lottery fund can support many organizations which have aimed to conserve national heritage, environmental improvement, community development, recreation and sport and cultural activities that can be used as catalyst for urban

regeneration. These organizations, for instance, in UK, are the Sport council, The National Heritage Memorial Fund and Art Council…etc. In European countries, especially private sector which must be encouraged, is the most effective financial resources of urban regeneration

Fraser in Couch et al. (2003a) stated that public sector can be generally main source of funding of regeneration activities for instance central government funding contributes to realizing infrastructure improvement, land clearance, transportation networks, and social benefits of residents.

Success or failure of urban regeneration is founded on economic investment which should be provided by private and public sector in early stage of regeneration. In some urban areas, basic supports can come from international organizations and funds resources such as European Investment bank, UNESCO and Council of Europe, EU structural funds. The European commission is the other important financial supporting organization for cities. These organizations and financial resource provide amount funds for European cities to realize urban regeneration projects.

European Union has provided urban financial resources which co-finance URBAN I and URBAN II community initiatives. These financial resources programmes are The European Regional Development fund (ERDF) and European Social Fund (ESF). The URBAN I and the URBAN II community initiative are the financial instruments of the urban program which aims to solve problems and improve quality of life at target areas in European level (WEB_9 2006).

According to Ergenekon, (2001), European countries have developed some techniques for providing financial resources to urban regeneration via using existing funds or attracting private sector. These methods were classified tax-based and debt-based methods, public sector, international financial organizations. While tax-based methods based on reduction of tax rates in urban regeneration programmes which was implemented by privates sectors. Debt-based method has been used in development European countries economically; allow a property development to barrow certain amount. Adair et al. (2003) stated that implementation tax-based methods have potential to not just encourage social, economic, physical development but also bring greater involvement of key actors into urban regeneration process. Giving taxations advantages to urban regeneration actors will bring about promotion capital investment.

3.4.3.4. Monitoring and Evaluation

Urban regeneration issue, have included wide range of actors, organizations, partnerships, urban interventions, financial are complex that aims to cope with problems in a long term resources for creating successful urban areas. Successful of these areas depends on determination of problems, its origins, solutions and consequences during the implementation process. Monitoring and evaluation is the necessary tool for achievement urban regeneration. While meaning of monitoring signify the description of the problems, conditions, economic, social and physical and environmental characteristic or regeneration areas, evaluation is the assessment of the results and outcomes of the regeneration's aims and objectives. Evaluation is looking for the answer of the question what has been achieved. The results have been revealed through monitoring by the comparison between outcomes and targets. As a result of the monitoring when unexpected consequences occurs, actors can make a feedback to former stage to make a revision and review of regeneration programme.

Hemphill et al. (2004) urban regeneration aims to address many problems which pointed out previously, such as unemployment, high ratio of crime, derelict and vacant sites and poor environmental conditions, so as to create sustainable structures through its effective tools and activities such as providing main amenities, enhancing economic structure, community involvement, partnership…etc. Achievement and failure that have depended on accordance between objectives and outcomes the regeneration policies must be assessed from early stage to end of the policy to identify best practices model.

That monitoring and evaluation is vital part of the urban regeneration process which has been consisted of five main stages as identification of the challenges, planning and strategy, implementation and completion. At all of these stages, problems and potentials have been identified via experiences of previous projects. Objectives should be identified to go with time scheduled of implementation of projects. Not only performance of the project, but also specific aspect of implementation should be monitored and evaluated. The purpose of monitoring and evaluation is to not only control the progress of projects whether realizing prosperity of time scheduled in rationality but also make a revision of the policy objectives for arriving judgement overall outputs (Moore and Spires, in Roberts and Sykes, 2000).

DETR (1999) claims that regeneration projects aims to improve social well-being and quality of life of urban areas via overcoming economic, physical and social disadvantages through realizing objectives identified before. Evaluation and monitoring aims to determine: how these objectives are achieved or not. Evaluation of regeneration projects has targeted good quality information so as to maximise effectiveness via using minimal costs. At whole projects and its stages, goals and objectives and intended beneficiaries should be identified clearly. In evaluation of projects, achievement should be determined through looking for answer of when, how and what cost.

Urban regeneration policies have many targets and requirements which are used to realize the projects via development and business plan. Progress of monitoring and evaluation which aims to asses the objectives, have been succeed through land-uses surveys, direct or indirect surveys about unemployment, collecting management information…etc. Revision aims to identify new problems and failures during the implementation progress in order to add new measures. End of the regeneration projects, there should be overall evaluation about performance, success and failures of programmes compare with goals and objectives so as for overcoming problems that will be occur in the future unexpectedly. The monitoring and evaluating of urban regeneration strategy do not separate from the development process which has included four main stages: determination of challenges and its causes, revision of current policies, setting goals and objectives and appraising straights, weakness opportunities and threats. Information management system is necessary tool for evaluation stage of urban regeneration (Moore and Spires, in Roberts and Sykes 2000).

DETR (1999) pointed out that partnership, communities, and individual project leader relevant managers should be responsible for the evaluation of the regeneration projects. While individual project leaders take a responsibility about collection evidence for making evaluation in their projects, communities take place at all stages of evolution with partnership in order to obtain main information. Obtaining information is required in evaluation. This information collected should take account of changing in employment rates, crime ratio, population, educational achievement, public health goals and objectives determined in all stages. Obtaining information is not just related results but also input and content of the projects, partnerships, management and community involvement.

In evaluation stage actors requires available information on the activities which is obtained by monitoring through samples surveys, for evaluating of projects.

Obtaining information after the monitoring process regard financial structure are the valuable findings which are critical for financial and funding supporter. There are many indicators and measurement both qualitative and quantitative after the monitoring process such as number of attracted inward investment, provided recreational facilities, supported business activities…etc. The other indicator of evaluation is whether financial resources not only devote but also allocate for different project and to achieve the goals of the urban regeneration activities. Evaluators take account increased development values as the other indicators of achievement of urban regeneration projects (Moore and Spires, in Roberts and Sykes 2000).

Porto City Council (2004) determined three main types of analysis of quality of life: material and immaterial aspects of quality of life, individual and collective aspects, objective and subjective aspect of quality of life. First type includes not only physical requirements of people such as housing conditions, water supply…etc., but also cultural heritage, sport, education, transport, environment, and welfare. Second type comprises conditions of personnel and basic and public services. However, third type can have different indicators in the different communities that have different socio-economic structure. In this report prepared by Porto City Council, survey and interviews take an important role on the assessment of the level of individual satisfaction about quality of life.

DETR (1999) monitoring and evaluation surveys target residents who live and work in urban regeneration areas, and economic, social and physical activity to set up information structure. Survey method is expensive method for obtaining information. Because of this evaluators prefer observation techniques that are cheaper and easier than the survey technique. The followings are summarized as stages of the evaluation.

1- Identified existing condition of the urban regeneration area

2- Identified objective strategy

3- Analysis of the outputs of the policy

4- Demonstration of changes in the area

5- Process including achievements of process improvement and introducing better forms of participation and collaboration

6- Determination of success and failure and their causes

7- Take a lesson and recommendations after overall evaluation to create proper urban regeneration model

CHAPTER 4

EUROPEAN URBAN REGENERATION EXPERIENCES

4.1. Policy in European Countries

Cities in Europe have experienced physical social and economical change. World War II, restructuring of the city in terms of economical, decentralization have been the motives behind this change. These motives have resulted in obsolescence of the area, derelict and abandoned areas and buildings, social and economic problem such as unemployment and social deprivation. Governments have taken responsibility to respond these problems via urban regeneration policies which aim to transform these problematic areas into beneficial use, to remove existing urban problems through creating new employment opportunities, improve urban environment.

These problems have been seen on the old industrial areas of the cities which included traditional manufacturing, port and railway activities …etc. United Kingdom, the Netherlands, Germany are the most affected by both economic structure and social change. In fact, urban regeneration policies have appeared in British cities in 1970s. European cities have struggled with these urban problems since World War II via different urban programs for housing areas and improvement of the urban environment. In addition to Second World War, industrial structure was decline and urban deprivation and unemployment revealed. In 1990s major politics in European countries have focused on recreation of cities to provide attractive places for people by means of mixed-use development (Couch and Fraser 2003).

This chapter aims to provide presentation of urban regeneration process, problems, objectives, and policies in Europe via examination of the urban regeneration examples in five countries:

- United Kingdom
- The Netherlands
- Italy
- Germany
- Spain

4.1.1. United Kingdom (U.K)

Urban policies, in U.K, have started slum clearance processes under housing policy which aims to clear unhealthy housing areas as the evolution of regeneration concept. The slum areas were replaced by social housing with its amenities such as education and health service and public open spaces. Slum clearance programme has been designated under 'Town and Country Planning Act'. This policy has included four stages that are defined by Çicek, (2005) as following:

- Declaration of unfitness
- Purchasing the unfitness houses
- Demolishing unfitness houses
- Replacing them by social housing

This evolution continued as a reconstruction of British cities after World War II. The other motives behind reconstruction are decline of inner city, process of suburban development and grooving needs for new family housing

In 1960s, regeneration policies in U.K aim to response the inner city problems through supporting local development projects. The other problems are physical, economic, and social decline, housing and population pressures and growth in suburban areas. Solution has been called as revitalization. Roberts in Roberts and Sykes (2000) signified that Home Office in 1968 launched Urban Programme for condition of inner urban areas and neighbourhoods. Urban Programme aims to complete urban and social service programmes. In 1969 Local Government Grants Act has supported financial structure.

In 1970-1980, deprivation of urban areas has depended on economic and physical causes rather than social. High ratio of unemployment and urban deprivation, housing needs were the main problems. Community development projects have followed to previous process. Partnership was not only established between central and local government but also provided inclusion of private sector investment in deprived areas so as to remove urban problems and improve economic development these areas. There is one objective that is reclamation of these areas and transformation derelict areas into economic beneficiaries. According to Fraser (2003b) in Couch et al. regeneration policies have not only interested in housing problems but also social problems such as unemployment and lack of educational opportunities. According to

Tsenkova (2002), the 1977 White Paper has been represented for urban poverty and economic revival. This policy brings about revision of the previous policy, Urban Programme, and initiation of Partnership programme that aims allocation of resources and efforts to inner city areas where have experienced urban decline such as The London Docklands, Liverpool, Birmingham…etc.

According to Tsenkova (2002), in 1980s, reason behind urban deterioration in inner city areas was the economic decline. Due to the economic decline, central government could not provide necessary resource.

In 1980s; urban regeneration policy has included different actors such as public sector, private sector, community involvement and non governmental organizations. Importance of private sector investment increased in this period. Urban Development Corporations (UDCs) was the initial establishment under Local Government Planning and Land Act. The other was Enterprise Zones (EZ). Urban Development Corporation and Enterprise Zone accelerated the urban regeneration process through economic, social and physical interventions so as to create attractive urban environment where people desire to work and live. UDCs take a role as a decision maker and provide funding for physical regeneration of buildings and lands. EZ implemented in places where physical and economic decline had, when previous regeneration policies have not achieved economic sustainability.

Tsenkova (2002) asserted objectives of UDCs as followings:

• To brings into land and building effective use

• To endorse the development of new and existing industry

• To generate an attractive environment

• To ensure the provision of social and housing facilities

Besides these establishments of these enterprises, in 1982 Urban Development Grant (UDG) was established to address all of existing problems in inner urban areas in which former establishment was insufficient. According to Tsenkova (2002), UDG which was financial structure offered by government to project included local authorities and private sector, aims to involve private sector investment for optimising the ratio of funding for urban projects. UDG was seen as leverage for public fund for inner city areas and to private sector. Urban Regeneration Grant was introduced for supporting private sector as complement of the UDG. In 1988 these two main initiatives

were merged into the new City Grant. Tsenkova (2002) asserted that establishment of City Grant brings about removing public and local authority power which leads to bureaucratic constraints. Implementation of grant were evaluate private sector. Besides overcoming bureaucratic constraints, assisting commercial viability of the projects and removing disadvantages of the inner city areas were the other advantages of city Grant.

After 1990s, urban regeneration policies have competitive and corporate approach with allocation of funding that enable to reinforce all of actors. Partnership among private sector, local and regional government and community have become important. UDC and EZ were replaced by English Partnership in 1992 that aims to reclaim and develop the derelict land and vacant site and buildings as an intermediary among all actors, and also different funding supporter were replaced by Single Regeneration Budget (SRB) in 1993. SRB aims to merge all regeneration programmes into one single framework. The followings are objectives of SRB that is determined by Tsenkova, (2002):

- Provision of better housing for disadvantaged local groups
- The improvement of employment opportunities
- Improving of competitiveness of local firms
- Improving physical environment of state
- Reducing crime
- Improving community cohesion

English Partnership has become effective in 1994. Regional Development Agencies (RDAs) aims to reduce regional inequalities through economic regeneration so as for achieving sustainable development and competitiveness of urban areas. The City Challenge Fund (CCF) is the single largest urban policy budget that allocated to urban projects through local authority which has taken important role in designing urban regeneration projects via partnership funds besides public private and voluntary sector. In this time, urban regeneration polices based on four vital structures as following according to Çiçek (2005):

- Comprehensiveness form of practice and policy
- Sustainability
- Equilibrium in terms of funding between the voluntary, private and public sectors
- Emphasize on partnership

According to Couch (2003) urban regeneration policy in this period has modified especially in terms of central government responsibility. Urban regeneration responsibilities have allocated to different agencies, for instance, while ODPM has become responsible for neighbourhood regeneration, the Department for Trade and Industry (DTI) is responsible for economic regeneration and business development. Urban Task Force Report on Towards an Urban Renaissance, prepared by Lord Rogers, has affected urban regeneration policy for specific areas.

Local authorities, regional development Agencies and urban regeneration agencies were established to not merely implement but also finance urban regenerration projects in U.K.

Çiçek (2005) have identified objectives of urban regeneration in U.K. One of them is bringing effective use into existing land and building. Creating attractive urban environment with social and recreational facilities for people to live and work. Reducing social problems such as crime, providing employment opportunities for local people and enhancing economic development and generating education, training and health service are the other objectives.

Couch (2003) stated that central government intervention and fragmentation of responsibility between public and community based organizations and distribution of responsibility of local authorities to local council, RDAs, other government organizations, health services private companies and community organizations are characteristic features of urban regeneration process in U.K.

4.1.2. The Netherlands

Fraser in Couch et al. (2003b) stated that, the Netherlands has been experienced transformation since 1945. Especially Rotterdam which has commercial importance due to its port was damaged by World War II. The other problem was lack of space and buildable land which requires meeting social, economic and physical goals. Urban regeneration policies in Netherlands have been integrated into the entire programme that has strong traditional spatial planning structure. In 1985 Beleid voor Stadsvernewring (VROM: Ministry of Housing, Spatial Planning, and the Environment) was established for realizing major city policy that was included key projects.

There were many urban problems after World War II in major cities especially in neighbourhood areas. These areas have affected negatively by pollution, crime,

vandalism, drugs and alcohol dependency and unsafely places. As a result, for removing these problems, urban regeneration policy has been main policy for a long time under major city policies that was revealed by VROM as mentioned before. This policy aims to deal with problems in not only neighbourhoods but also whole urban areas in terms of physical, social and economic structure.

In 1960s policy was the demolishment of existing housing areas and building new city centre. This situation was changed in 1970s via modernization of the existing ones and building new houses in the old neighbourhoods. 1980 onwards, policy focused on not only infrastructure and enterprises besides housing renewal but also deprived areas. At the beginning of the 1980s disconnection between social and physical aspect was repaired. 1990s social-economic problems take over the priorities of urban policies on the large cities. There were some differences between 1980s policy and 1990s. One of them is about the task of central government which is no more included. There was decentralization in terms of management. The other is socio-economic problems which are affected negatively sustainability of the results urban regeneration polices taken consideration in contrast to policy of 1970s. In other words, urban regeneration policy until 1990s interested in housing polices which was implemented and controlled by central government. This policy type could not bring effective solution for social problems. After this stage, government generate social regeneration programme which has main actions such as education, income, quality of life and cultural activities…etc (Hulsbergen and Stouten 2001).

Hulsbergen and Stouten (2001) stated that neighbourhood renewal was a main strategy between 1975 and 1990 so as for modernizing old housing stock. Although between 1975 and 1980 neighbourhood renewal policies changed from social housing to the promotion of private home ownership, production of social housing continued to provide housing requirements of low incomes residents in larger cities.

According to Fraser in Couch et al. (2003b),VROM has planned urban regeneration policy which has aimed to revitalize the inner-city, brownfields and post war neighbourhoods by helping the other ministry such as the Ministry of Transport, the Ministry of Economic affairs…etc. in four major city Rotterdam, Amsterdam , Den Haag and Utrecht which are called G4.

Prepared document by VROM aims to generate sufficient market demand with differentiated population in terms of economical, through demolishing, sailing either

social rental housing or new construction and upgrading existing houses. The other aim was to upgrade public space, amenities, and social facilities besides neighbourhoods.

According to VROM (2006), the central government in the Netherlands has earmarked 5 Billion EURO for urban regeneration in 2000-2010 for demolition of old buildings, construction of new areas, improvement of public spaces, creating economic activity spaces, creation of green areas. Urban regeneration policies in the Netherlands have been implemented under collaboration and partnership between different actors such as local government, housing associations, social partners and inhabitants as in the other countries. Although functions of local government was reduced , it takes important role on designing urban regeneration plans in neighbourhood, management of public space direction and initiation of neighbourhood regeneration, attraction of the other financial actors…etc (WEB_10 2006).

Kovancı (1996) asserted that the Dutch cities especially Amsterdam and Rotterdam have developed regeneration policy for creating public, cultural arenas in which contains housing for higher income groups, recreational and cultural activities and services, office developments…etc. There are two main objectives. First of all is to stop deterioration of socio-economic structure and the other is to stop decreasing of financial position of municipality. In these two cities, cultural facilities have influenced effectively on urban regeneration polices via city's existing physical, social and economic potentials. Attraction of city centre has been main concept through enhancing commercial structure which contributed to developments of recreation and leisure time activities. Besides increasing leisure activities, creating compact city policy and creating changes in consumer behaviour are the other factor that influences the attractions of city centre. Architecture and urban design have been important cultural elements of urban regeneration polices in the Netherlands, especially in Rotterdam. In Dutch cities, urban regeneration aims to improve quality of physical environment but also preserve existing character of the neighbourhoods while providing affordable housing rents.

4.1.3. Italy

Nuvoloti (2002) stated that urban regeneration policies have characterised by fragmented, sectoral non co-ordinated and voluntary actions with improving housing and infrastructural conditions. This policy targeted tackling social problems in housing

areas. This process has started after World War II. Large cities such as Milan, Turin, and Genoa which was affected negatively benefited from investment in order to reconstruct the factories and housing stock. Privatization and rehabilitation were introduced to prevent decay of social housing but that is not enough from the late 1950s and 1960s and 1970s. Urban renewal of the old historical centre was main urban policy in Italian city. After this decade policy about the uncontrolled expansion in poor housing quality, rehabilitation and preservation of architectural and historical heritage take over priorities of urban regeneration.

Urban renewal in 1950s in Italy was concerned with amelioration of ancient historic urban centre though preservation architectural values. This implementation process was realized via not only moving out low income people from these areas but also replacement of high income dwellers.1960s urban policy aims to make historic cores that must be preserved.1970s due to economic crises and excess of the rooms per inhabitants, government aims to reduce housing waste by means of minimising new construction and encouraging rehabilitations of existing housing stock. During 1980s social exclusion affected housing problem which was seen as crucial factors in poverty. The other motives behind emerging housing problem are economic poverty, decline of quality of life and homeless (WEB_11 2006).

In Italy, in urban regeneration policy providing training, fighting social exclusion and non profit organizations take important role on integrated multi sectoral forms urban action. Urban regeneration in Italy has been featured by institutional innovation and co-operation between public bodies.

There were many programmes for rejuvenation of urban areas suffering from urban decay and social distress as a new tool. First of these programmes was implemented by administration of the Housing Comities and Direzione generale del Coordinemneto Territiole (Territorial Coordination Department) of the ministry of public works. After 1992 new five programmes were introduced so as for dealing with public housing problems, urban decay, problems of industrial urban areas. These programmes were characterised by some features: the promotion of partnership, integration between interventions and timing of the projects. These programmes should include many urban functions, building interventions, public and private sector fOR creating effective urban environment. In 1997 reform of the public administration has resulted in increasing power of local government and introduction of new tools such as 'accordo di programma'(programme agreement), societa miste (joint public and private

municipal companies). Creation of job opportunities, removing poverty was the other interventions in order to enhance economic structure through wide range of ministers such as Labour, Social Affairs…etc. (Nuvoloti 2002).

In Italy, lack of integrated urban plan because of fragmentation of responsibility for interventions among levels of government such as state, regional and local authorities, responsibility in this level of government have fragmented vertical responsibilities, for instance responsibility of central government has divided into several ministry such as environment, transportation , cultural heritage…etc. This problem which stems from coordination continued at the end of the 1980s the year in which setting up Department of Urban Areas attached Prime Minister Offices. There are two principles that are hinder institutional, political responsibility problem and the other is urban areas problems for example, living conditions and infrastructure, unemployment and pollution …etc.

4.1.4. Germany

European Urban Knowledge Network (EUKN) (2006), stated evolution of urban regeneration as following. Germany has faced with many challenges such as flows of refugees, deconstruction of industrial plants, residential areas and inner cities, and shortage of housing stock after World War II. Two German states, east and west, have two different policies to overcome these problems especially about housing through creation of new residential areas besides existing ones. In 1950s, in cities housing estates were built close to the city centre with green areas for allocation of different functions such as housing, recreation, working…etc. While in the Federal republic in Germany, urban policy included reconstruction of old building damaged by war in accordance with the old plans, in the German Democratic Republic, standardization and industrialization established in construction sector that aims to generate 'segmented and diversified city' by means of creating 'socialist housing complex.' Moreover, historical and representative architecture and urban forms were realized during this time.

In 1960s, due to economic growth, population growth, industrial location and housing space with its infrastructure were required in Federal republic of the Germany. Suburbanization started. Large housing estates multi-storeyed and location of industry were the main subjects. Low density single family housing stocks were established in

the hinterland of these settlements. In the German Democratic Republic, economic problems continued in this period. Demanding housing requirements and urban construction were the main objective. Demolishing old buildings, industrialization of high rise building increased as an urban construction concept with multi storey rented housing. There was no construction of new family houses (WEB_12 2006).

In 1970s, in Federal republic of the Germany, integrations of inhabitants increased, as a result, policy focused on new housing construction. The other urban policy concept was to take a consideration urban value, cultural heritage, preservation of historic buildings and spaces that were previously neglected. In the German Democratic Republic, objective of urban policy has included new housing construction that was the highest level of the history of the state. Neglecting of old buildings, maintenance and redevelopment of old districts were the main problems of the urban policy the new housing construction were realized in urban fringe (WEB_12 2006).

1980s in Federal republic of the Germany, urban policy focused on inner development of the cities with environmental awareness by means of maintaining existing buildings. Promotion of ownership in housing policy was altered. Citizen participation was the main accompany for orientation towards existing building stock in this stage. In the Germany Democratic Republic (GDR) was characterised by migration loses from housing areas. Mobility concept has been revealed due to changes in working area and also transport volume increased. There was lack of necessary reconstruction and redevelopment measures besides neglecting of existing old buildings. There was unfinished new buildings districts and decay of the existing building area (WEB_12 2006).

Urban policy in 1990s was the sustainable urban development which brings living conditions balance in both parts of Germany. Globalization and opening Eastern Block with reunification of the country though the joining East Germany and West Germany, affected 1990s urban policy. Tax incentives for investors take a role on urban development. Revitalization of inner city and improvement of large housing stock was the main urban policy efforts in Germany (WEB_12 2006).

Urban development policy aims to redevelop existing housing areas and reuse derelict and vacant site through urban renewal and urban restructuring. Urban renewal policy is being seen as a vital tool for sustainable urban development, preserving architectural heritage, protection of listed buildings, and usability of existing buildings.

Percy in Couch et al. (2003) pointed out that in Germany after reunification of the country, there are three main tiers of government which are Federal Government, the individual states and local government. Planning policy consists of four tiers:

- Federal regional policy

- State planning for the area of state

- Regional plans for small units within the larger states

- Town and country planning

According to Brey (1998), after the collapse of the wall, German cities require financial and technical support from the Federal Government and state government. This financial support was used for inner city areas in which have many problems such as unemployment, the lack of social structure, high crime rates…etc. EUKN (2006) stated that, Federal Government aims to not only improve urban areas for overcoming urban development problems but also preserve historic places and buildings with their characters. Counteraction between social and spatial polarization of cities was the other objective of the Federal Government. Urban reconstruction of West and East Germany were intended to create attractiveness of urban areas for creating living and working places by this institution.

Urban policy in Germany has experienced many changes in economic and social structure especially after the reunification of the country. After these experiences urban policy characterises and summarised with following issues identified by EUKN (2006):

- Reconstruction of cities and stimulation of housing in the 1950s

- Urban expansion against the background of economic growth and population dynamics, suburbanization in the old Federal states, industrial housing in GDR

- Urban renewal in 1970s included revitalization of inner-city neighbourhoods in the old Federal Estates, construction of new housing, neglecting of existing neighbourhood in GDR

- Urban reconstruction in 1980s

- Integrated urban development since 1990s (WEB_12 2006).

In Germany the following issues identified by EUKN (2006) are the focuses consideration in respect to sustainable urban development via demographic and economic changes:

- Settlement development

- City co –operation at regional level

- Using declining land use as an opportunity

- Creating socially stable urban neighbourhoods

- Adopting the infrastructure to needs of the elderly

- Making mobility compatible with cities and environment

- Strengthening cities as business and innovation locations

- Maintaining retail trade with its diversity

- Improving local planning and private investors

- Putting a different complexion of cities

- Maintaining old historic sites and using them as an economic factor

- Intensifying modernization of the existing building stock (WEB_12 2006).

4.1.5. Spain

Between 1960 and 1980, in Spain there was rapid population growth especially in large cities. This growth resulted in shortfall in infrastructure, housing and facilities and deterioration of quality of urban life. This condition in mid 1970s combines with industrial decline. Government was the most effective actors for improving quality of life through providing housing, facilities and infrastructure with allocation of resource for cities and regions.

Housing problem is the most important problem, although there is enough housing for meeting demands of the population. Some population group have unsatisfying income which is not enough to afford for buying a home. Moreover, in contrast to ownership, there is a low percentage of rental properties which meets requirements of people with low income. Because of this, there should be active policies which aim to provide sustainable urban development by means of restoration, revitalization, and regeneration of city centres all of which have improved quality of urban environment. Central, regional and local government have taken an important role in these implementations. Government has taken role as a policy maker which realizes following instruments:

- State legislation and valuation

- Housing plan

- Land policy
- Urban information system (WEB_13 2006).

According to Vicario and Monje (2003), implementation urban regeneration strategies in Bilbao, was the prime example of extraordinary urban renaissance of the city in decline. Re-imaging and restructuring of the city with its hallmarks such as Guggenheim Museum had been the model of the urban regeneration of the city which is affected by previously regenerated different city for instance, Birmingham, Glasgow…etc. Regeneration of Bilbao example, in Spain objectives were not just combats the decline of the city, but also improve the economic structure of the city in he global economy. There were six main objectives which have been determined by Vicario and Monje (2003):

- To alter city's image
- To secure identity of place among the world class centres
- To transform the city's physical environment through creation of cultural buildings and activities, public transport infrastructure, construction of new trade centre
- To adopt urban regeneration strategies on the downtown are in which is opportunity areas in terms of the image and economy of the city
- To increase importance of urban leisure economy
- To generate new agencies via urban governance system

In Spain, Urban regeneration activities concentrated on the physical and economic structure of the downtown area in which bring many opportunities and have potentials for commercial development. Urban regeneration project included emblematic implementation such as Guggenheim museums with the other leisure; recreational space affected city's image brings about generation of exclusive visualising.

Gonzales (1993) pointed out that cultural and leisure activities are necessary tools in regeneration for improving quality of life of people, attracting investment, visitors and skilled personnel, grooving economic sector and creating dynamism as the symbols of the Bilbao, in Spain.

Cultural policy and projects have taken a significant role on urban regeneration policies in Spain. These polices has implemented in deprived and declined urban areas

for rejuvenation of there. Aim is to bring about creation of attractiveness, image of the area with economic activity via removing problems. Cultural facilities can be seen as global issues such as sports, art and science…etc. 1992 Olympic Games in Barcelona can be seen as regeneration event. Powell (2000) stated importance of cultural dimension in Raval districts in decline in Barcelona. Number of historic buildings in this district was seen as potential for new cultural centres. Objective was to create accessible public spaces and cultural quarter though demolition of unnecessary buildings, creation green areas, arrangement of traffics circulation, construction of new museum as Museum of Contemporary Art.

4.2. Case Studies from European Countries

In previous part of the chapter 4, urban regeneration policies in five European countries have been examined. In this part, case studies from these countries have been presented to provide comprehensive vision for Turkey. Each case study have been identified, specified and evaluated under general sections as followings:

- Name of the Case Studies
- Country
- Location and Characteristic of the Area
- Urban Problems (Social-Economical-Physical)
- Potentials of the Area
- Objectives of the Regeneration Project
- Programmes of the Regeneration Project
- Achieved Results

This structure provides a main framework within which the wide ranges of case studies are examined. This comparative method has given opportunities us to consider how the best urban regeneration model should be in practical and theoretical point of views. These tables have illustrated general information of the European cities or any part of them including urban problems in which need to be regenerated in terms of social, economical and physical. While location and characteristic of the area have been determined so that they can be able to generate remarkable potentials for the urban regeneration areas, problems have been identified as reason behind urban regeneration

projects. This structure setting on these sections, which enables us to make comparison and evaluation between examples easily, has presented similarities and differences in urban regeneration projects and policies of each country. After this comparison and evaluation many crucial and beneficial results can be concluded. This examination has also provided background and overview to urban regeneration policies in Turkey to take benefits easily from them in respect to policy, programmes and objectives. In other words, these projects can be seen as important guide for the developing urban regeneration model and policy for Turkey.

Table 5.Urban Regeneration Liverpool [1]

U.K England	1980s-present
	City centre, Mixed-use Waterfront Redevelopment

| Location -Characteristic of the Area		• In the north west England
Problems	**Social**	• Social deprivation • Reduction in its population
	Economic	• Falling commercial and office employment • High level of unemployment • Low incomes
	Physical	• Deterioration environmental condition • Derelict and vacant sites and underused buildings and infrastructure
Potentials		• Waterfront areas • European Capital of Culture 2008
Objectives		• To improve physical, social and economic conditions • To narrow the gap between the poorest neighborhoods and the rest • To improve transport and circulation • To enhance living environment • To create new job opportunities in cultural industries • To preserve architecture and townscape value • To encourage development of enterprise • To generate effective management and maintenance
Programmes		• A new link road • The rebirth of St .George hall • Redeveloping the St. Andrews gardens for providing housing opportunities • Regeneration of many squares, streets such as Canning Street, Queen Squares, Concert Square, Wolstenholme Square…etc • Removing through traffic from Rodney street • Encouraging the development of small enterprise • The development of cultural sector • The enlargement of Chinatown
Results		• Reclaiming 97 hectares for residential and commercial development • 48 hectares for open spaces • 135.000 m^2 housing and commercial use • Restoration of historic Albert Dock complex • Refurbishment of the public space around Pembroke Place • Refurbishment of existing schools for new uses • Redevelopment of the Queen Square including wide range of functions • Redevelopment of St. Andrews garden for housing functions • Renovation of waterfront • Flourishing of tourism ,retail and leisure facilities • Renovation of the around Hope Street the Philharmonic Hall • Refurbishment Blackburne House as a women's education and technologic centre • Redevelopment of the Liverpool Institute
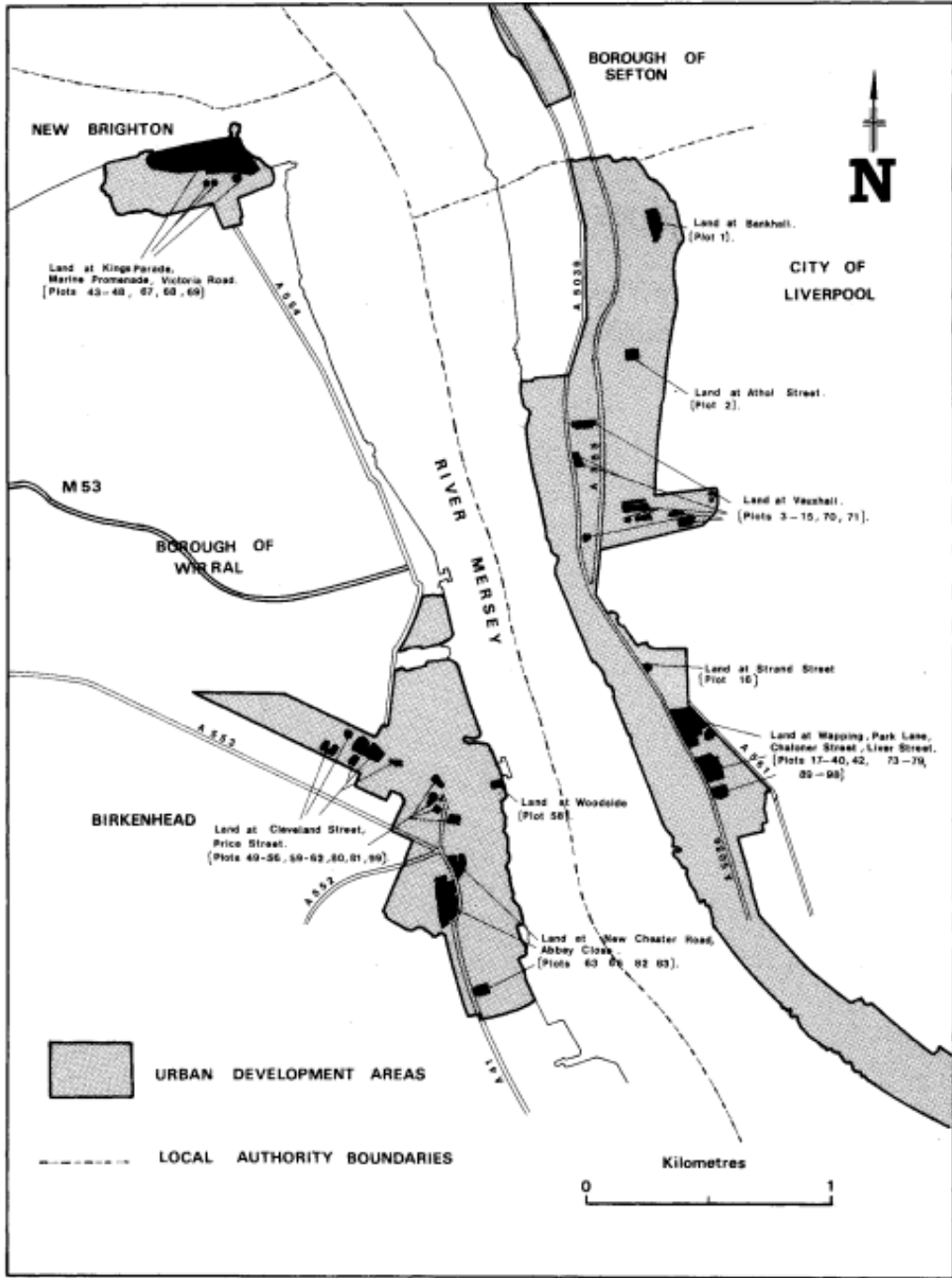
Figure 5. Liverpool Redevelopment Areas
(Source: WEB_14 2006)

Figure 6. Philharmonic Hall 1939-2006
(Source: WEB_15 2006)
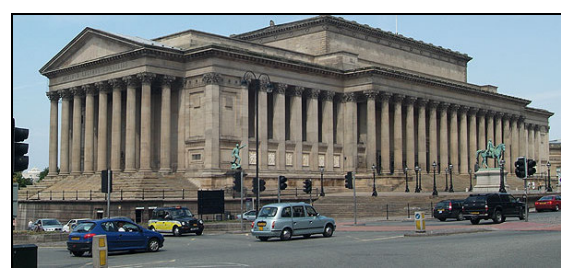

Figure 7. Albert Dock Complex
(Source: WEB_16 2006)

Figure 8. Liverpool S.t George's Hall Renovation
(Source: WEB_17 2006)

Table 6.Urban Regeneration Docklands-London[2]

U.K England	1967-present
	City Centre, Mixed -use Waterfront Redevelopment
	Reclamation of Industrial area

| Location -Characteristic of the Area		• Begins from tower bridge bounded by city, London's financial centre, runs for 12 km to east, located on the part of east London • Port city
Problems	**social**	• Migration movement from inner urban areas towards the outer parts of the city
	economic	• High employment rates
	physical	• Declining ports activity and importance • Diminishing manufacturing industry • Ignored architectural heritage
Potentials		• Greatest employment centre in countries • Biggest port in Europe • Thames River and docks
Objectives		• To strengthen existing economic and social structure • To rescue Docklands from decline for creating living, working environment • To refurbish buildings and urban environment with social environment • To create attractive environment for encouraging people to live and work • To bring existing building and urban environment into effective use • To preserve architectural heritage • To improve image of the docklands
Programmes		• Office and housing development • Leisure and sport facilities, green areas, marina • The bring the warehouses into new uses • Creating new urban image in high density structure • Preserving, enhancing and promotion of architectural heritage • Creating mixed uses • Improvement of public transport • Promotion of large new industrial park • Enhancement of environmental quality through landscaping, refurbishment of key building • Creation of new parks, open spaces, pedestrian and cycle routes
Results		• Building over 10000 housing unites • Creating 8000 service jobs • Attracting major private investment • Public transportation and road infrastructure • Mixed use tenure has been created in Docklands • Massive increases in land values • New shopping centre • New schools and colleges have been built • Successful landscape implementation which maximise the importance of the Thames and Docks
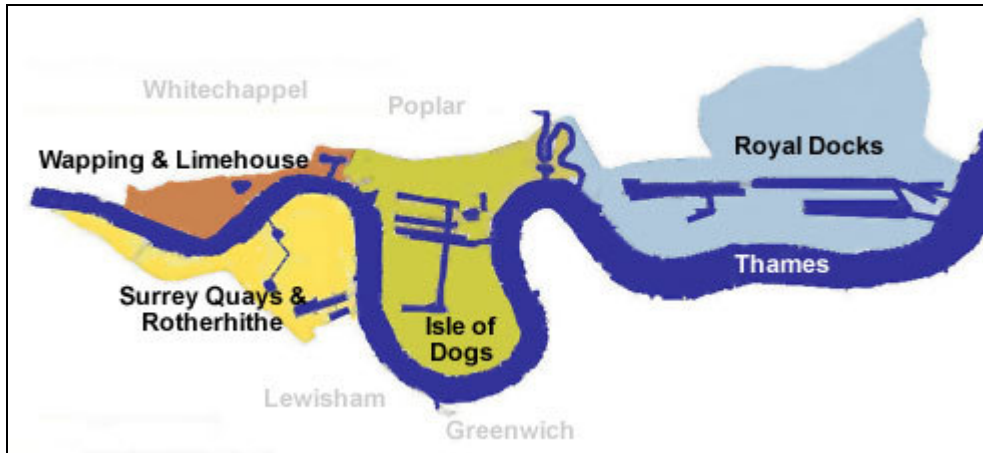
Figure 9. Docklands Map
(Source: WEB_18 2006)

Figure 10. General Views from London Docklands (past and present)
(Source: WEB_19 2006)

Table 7.Urban Regeneration Tipton[3]

U.K England	1993-1999
	Inner City, Health-Oriented Project

Location -Characteristic of the area	• In the industrial area of west Midlands • Near Birmingham
Problems **social**	• High dependency • Health • Low educational achievements
economic	• Unemployment:%18.7 • Low income households
physical	• Poor housing condition
Potentials	n/a
Objectives	• To provide new sports, leisure facilities • To improve housing conditions • To reduce crime • To enhance community, health and safety • To improve image and environmental quality • To preserve existing business • To improve employment opportunities through education and training
Programmes	• Projects in education, training, housing, environmental improvement, • Job creation projects • Community safe and health projects
Results	• Unemployment has been dropped • The sprint of city has been revitalized • The Neptune Health Park • Jogging and cycle paths • A sporting academy

Figure 11. General View from Neptune Heath Park
(Source: WEB_20 2006)

Figure 12. General Views from Neptune Heath Park
(Source: WEB_20 2006)

Table 8.Urban Regeneration Glasgow[4]

U.K Scotland	1980s-prsent
	City Centre, Mixed-use Waterfront Redevelopment
	Reclamation of Industrial Area

Location -Characteristic of the Area		• In the country's west central lowlands • On the river Clyde • Country's largest city
Problems	**Social**	• Crime • Low educational achievements
	Economic	• high unemployment levels
	Physical	• Poor housing • Derelict land
Potentials		• The River Clyde
Objectives		• To achieve self sustaining regeneration • To increase economic investment and number of jobs • To improve the city's physical environment and quality of life • To stem population loss from the city • To develop community welfare and culture • To regenerate areas of vacant on both sides of river • Improve public and private transport links • To attract visitors for tourism beneficiaries
Programmes		• Rehabilitation of houses • Glasgow Harbour project • Pacific Quay Project • Brasmilow international financial service • Oat lands • Business commercial properties • Supporting cultural, public and leisure uses
Results		• Unemployment has been halved • Housing tenure has been successfully diversified • Public housing improved, new neighborhood and park was constructed • Crime has been reduced • Education levels have increased • Image of area have improved • The Clyde corridor transport study, two parks and pedestrian bridge • Local economic development was realized

Figure 13. Aerial View from Glasgow Harbour
(Source: WEB_21 2006)

Figure 14. Views from Pacific Quay Project
(Source: WEB_22 2006, WEB_21 2006)

Table 9.Urban Regeneration Belfast[5]

U.K Ireland	1987-present
	Inner City, Mixed-use Waterfront Redevelopment

Location -Characteristic of the Area		• In Northern Ireland • The largest city in Northern Ireland
Problems	**Social**	• Crime • Education • Health and social welfare • Declining population • Violent political conflict • Sectarian division
	Economic	• De-industrialization
	Physical	• Capacity of the building • Urban deprivation
Potentials		• The historic Cathedral Quarter(one of the oldest part of Belfast) • The world's largest dry dock is located in the city • Waterfront and riverside
Objectives		• To tackle the economic, social and environmental problems • To secure employment • To improve the quality of the life • To make people feel safer and more secure • To promote development of metropolitan area though reusing of land for housing, enhancing the employment potential and developing tourism • To improve public transport services • To create strong urban image for competing with European cities • To improve the quality of the River Lagan • To redevelop the land along the banks of the river to encourage a renaissance in the area
Programmes		• Assisting small business development • Encouraging inward investment • Increasing the opportunities for employment through • Training and education programmes • Nurturing personnel and community confidence • A new concert hall and conference center • New international hotel, office developments, • Community/civic buildings, extensive public open space • Private and housing association apartments • A pub/ restaurants, fast food outlet, filing station, marina • Landmark sports/education/entertainment development
Results		• Belfast has discovered its waterfront • Riverside has became a focus for business, leisure, and cultural activity • 12000 jobs • 175.000 m2 office space • 60.000 m2 retail/leisure space • 700 completed housing units

Figure 15. View from Cathedral Quarter
(Source: WEB_23 2006)

Figure 16. Belfast Waterfront Hall View from River Lagan
(Source: WEB_24 2006)

U.K Ireland	1991-present
	Inner City, Mixed-use Cultural Redevelopment

Location -Characteristic of the Area		• On the southern bank of the river Liffey, close to Trinity college , the Irish parliament complex, Dublin's city Hall
Problems	**Social**	• Terrorism • Population decline
	Economic	n/a
	Physical	• Poor condition buildings • Area was earmarked to be a bus station
Potentials		• Historically, architecturally and archeologically rich area of the city
Objectives		• To develop attractive cultural and tourist area • To create enjoyable urban areas though both new architecture and conservation • To regenerate resident population in temple bar • To repair damaged urban fabric with minimal demolition so as to create new public spaces • To rejuvenate its image without neglect its past though embracing the future • To protect architectural, historical and archeological heritage • To provide tax incentives to investors for implementation projects in accordance with existing urban environment
Programmes		• Promoting archeological programme excavations throughout Temple Bar • Accessibility of the area and relationship to the surrounding districts • Encouraging residential development • Traffic control and pedestrian circulation and arrangement • The construction of new pedestrian bridge across the River Liffey • The construction of new street between Temple Lane and Eustace Street
Results		• Temple bar square, Meeting House Square • Redevelopment of Cropmton court • The renewal of the area west of Parliament street • Cultural buildings: Dublin's Viking adventure, DIT School of Photography, National Photography Archive, Cultural Centre of Children, Design Yard, Art House, the Irish Film Centre, Irish Photography Centre, Temple Lane studious, Temple Bar gallery and studious, Multi Media Centre for the Arts • The Curved Street • Pedestrian route through the Irish film Centre and the centre of the Wood Quay site • Mixed use developments • 50.000 tourist visitor per a day • 2403 long term job opportunities • rising population

Figure 17. Views from Street Pattern of Temple Bar
(Source: WEB_ 25 2006, WEB_26 2006)

Figure 18. Meetinghouse Square Entrance
(Source: WEB_27 2006)

Figure 19. DIT School of Photography
(Source: WEB_28 2006)

Table 11.Urban Regeneration Barnsley[7]

| U.K England	City Centre Mixed-use Redevelopment		
Location -Characteristic of the Area	• South Yorkshire		
Problems	**Social**	• Poor educational attainment • High crime levels	
	Economic	n/a	
	Physical	• High level of industrial dereliction • Poor transport infrastructure	
Potentials	n/a		
Objectives	• To create new employment site • To tackle existing problems • To redefine Barnsley role in the world • To set wide range of green spaces for regeneration of the area • To identify the urban centre as a economic driver for the future of the area • To create enjoyable urban area		
Programmes	• Pioneer store site • Barnsley Markets • Westgate(office development) • Digital Media Centre • Transport interchange • Gateway plaza • The Queens Hotel • The civic cultural centre		
Results	• The project improved the quality of the life of local people. • Education level was enhanced • Community safety and environmental improvements in town centre were enhanced • Resources for business support were increased • New employment sites were created		
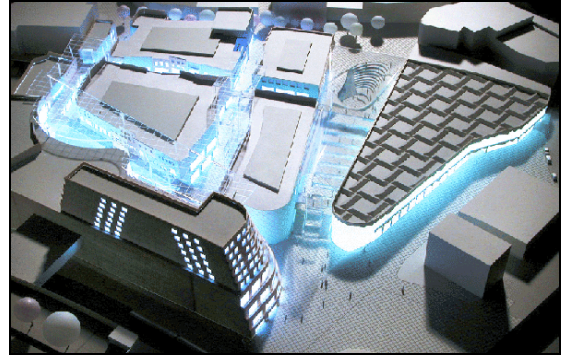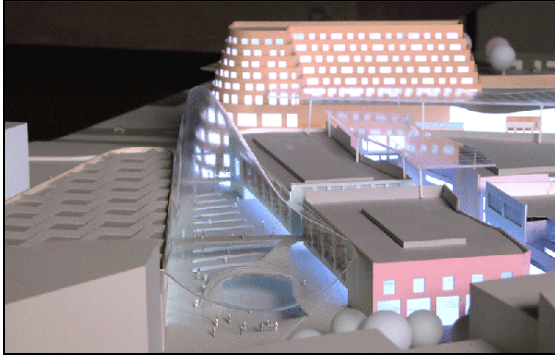
Figure 20. Model of Barnsley Market Project
(Source: WEB_29 2006)

Figure 21. Digital Media Centre Project
(Source: WEB_30 2006)

Figure 22. Gateway Plaza Project
(Source: WEB_31 2006)

Figure 23. Proposition of North Elevation for Civic Hall
(Source: WEB_32 2006)

Table 12.Urban Regeneration H.A.R.P[8]

U.K Ireland	1995-Present
	Inner City, Mixed-use Redevelopment
	in Historical Site

| Location -Characteristic of the Area		• From O'Connell Street westwards to the National Museum at Collins Barracks • It is centrally situated on the wrong side of the river
Problems	**Social**	• Low population density • High unemployment • Low educational attainment
	Economic	n/a
	Physical	• Empty property • Vacant office • Poor image • Poor accessibility • Traffic • Poor standard of social housing
Potentials		• Historical heritage
Objectives		• To create new attractive urban spaces • To enhance quality of life • To create sustainable districts with mixed housing and business • To create mixture of forms of ownership • To increase investment • To improve the level of community and recreational facilities
Programmes		• Public parks • The new Community Research Centre • Several units of play facilities • Apartments, retail units, offices, restaurants, cafes and several cultural amenities • Smithfield Tower
Results		• Consolidated and expanded economic activities • Area has been used successfully for a range of activities • Horse fair has been taken place • Decreased unemployment • Private and public investment have made a significant impact on levels of dereliction • Increased population • Public open areas • Distillery chimney has transformed into Smithfield Tower
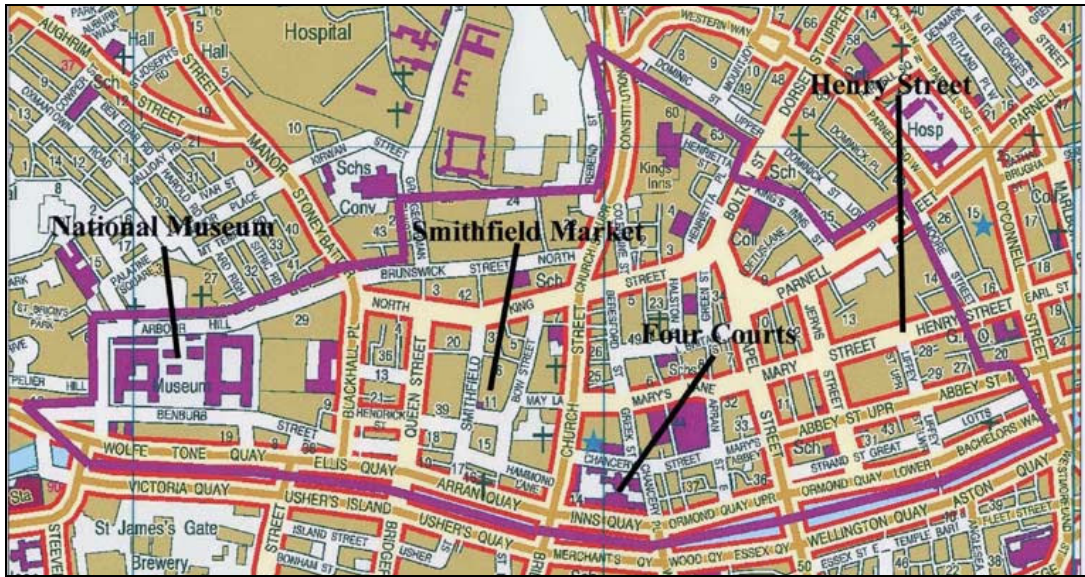
Figure 24. Area Map of Historic Area Rejuvenation Project (H.A.R.P)
(Source: WEB_33 2005)

Figure 25. View from Smithfield Civic Place (old-new situation)
(Source: WEB_33 2005)

Figure 26. Proposition of Community Research Centre Project
(Source: WEB_33 2005)

Table 13.Urban Regeneration Kop van Zuid-Rotterdam[9]

The Netherlands	1987-2010
	Inner City, Mixed-use Waterfront Redelopment

Location -Characteristic of the Area		• On the south bank of the Maas, opposite the city centre • The second largest city in the Netherlands
Problems	**Social**	• Low education level
	Economic	• High employment rate • Low average income level
	Physical	• Old housing stock • Pollution • Dockland redundancy due to changing needs of shipping industry • Accessibility problem from the city centre to this isolated area • Lack of urban image • Vacant and derelict the docks, warehouses and transshipment areas
Potentials		• Largest seaport in the world • Major international cultural events • The main gateway to the European Union • Strategic entry point into eastern Europe
Objectives		• To provide interaction between city and river • To create identity • To give an opportunity to city as to be a centre of urban culture, leisure and entertainment • To realize sustainable development of the city on the water
Programmes		• Waterfront project • Realization of cultural, shopping, office, residential, leisure and entertainment areas • Usages of water and the harbors with design of public spaces • A new theatre • A new road bridge • A new underground station
Results		• Completed infrastructure • Housing programme has been realized(5300 new residents • Erasmus Bridge, Marine Safety Centre, World Port Centre, Bridge Watchers House • Metro station, refurbishment of New York Hotel, the Cafe' Rotterdam, Luxor Theatre, a new Ichthus Hogeschool Rotterdam, a new cruise liner terminal • office programme has been realized(35.000 business-350.000 m2 office spaces) • 90.000 m2 industrial, educational and leisure space
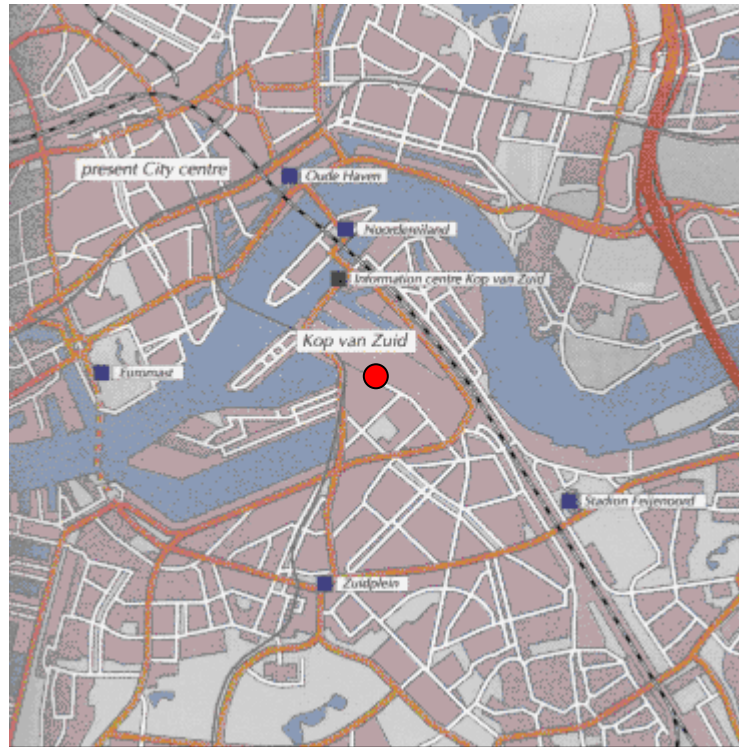
Figure 27. Location of Kop Van Zuid
(Source: WEB_34 2007)

Figure 28. Erasmus Bridge
(Source : WEB_35 2006)

Table 14.Urban Regeneration Hoogvliet-Rotterdam[10]

| The Netherlands | 1996-Present |
| | Outer city-Residential Redevelopment |

Location -Characteristic of the Area		• Edge of the biggest port in the world
Problems	**Social**	• Vandalism • Educational problem
	Economic	• Low average income • Rising unemployment
	Physical	• Vacant housing stock • Negative image of industrial areas • Declining popularity of housing stock
Potentials		• Large scale harbor and industrial activities • Close to some city and district
Objectives		• To use the school for a range of activities such as social, sporting and educational • To improve economic vitality • To strength social cohesion • To improve housing stock and living environment • To transform image of the area
Programmes		• Improving the quality • Creating an attractive living environment • Attracting new economic activity • Tackling social exclusion and poverty • Demolition of outdated housing blocks and replacement by new housing
Results		• Vandalism was disappeared • People have participated in activities outside the school hours. • Police participated in activities such as traffic safety and monitor • Any problems were disappeared in consultation with the police, social workers and the school. • Rebuilt 3700 houses • Demolition of 3650 houses • Commercial activities • More job opportunities • More green spaces • Community centers

Table 15.Urban Regeneration Kanaalstraten District,Utrecht[11]

The Netherlands	1995-Present
	City Centre
	Restoration of Historic Area

Location -Characteristic of the Area		• Lies between a major new housing development and the city centre
Problems	**Social**	• Poor quality of life
	Economic	• Unemployment • Poor tourist marketing
	Physical	• Narrow streets • Lack of infrastructure • The neglect of public facilities
Potentials		• Tourist potential
Objectives		• To reduce existing problems • To renovate historical city centre • To strengthen the service and commercial sectors in the city centre • To upgrade cultural facilities • To establish a new marketing strategy
Programmes		• Improvements of public area • Renovation of there areas: Damplein, Oude Gracht and Ledige Erf • Creation of small enterprises • Renovation of streets • Restrictions of motorized traffic • Restoration of architecturally unique buildings
Results		• Police station was opened for public safety. • A special job such as street watch was created for unemployed people. • Increased employment • Street cleaning and improvements • Restoration of buildings

Table 16.Urban Regeneration Nijmegen[12]

The Netherlands	1991-Present
	City Centre, Mixed Use Redevelopment

Location -Characteristic of the Area	• 100 km south-east of Amsterdam • cultural and historical character	
Problems	**Social**	• Drugs and crime • Low level of education • Vandalism • the number of visitors declined
	Economic	• Low level of income • High number of unemployed people
	Physical	• Lack of green areas • heavy traffic, • Loss of its competitive position
Potentials		n/a
Objectives		• To give jobs responsibility the young people • To train some local young people as security guards • To improve urban structure • To heighten attractiveness and identity of the city centre • to recapture of space for pedestrian
Programmes		• Housing, shopping, parking, cultural activities • Hotel, cafes and restaurants, theatre, cinemas, library, museum • Creating new shopping route,
Results		• The local school has been transformed into a meeting place for adults and young people • Walkhof Museum • Square in front of this museum • Culture was integrated into public space design • New paving, lighting, green spaces and street furniture • The quality of shops was improved • More visitors came from outside the region • Marienburg Project
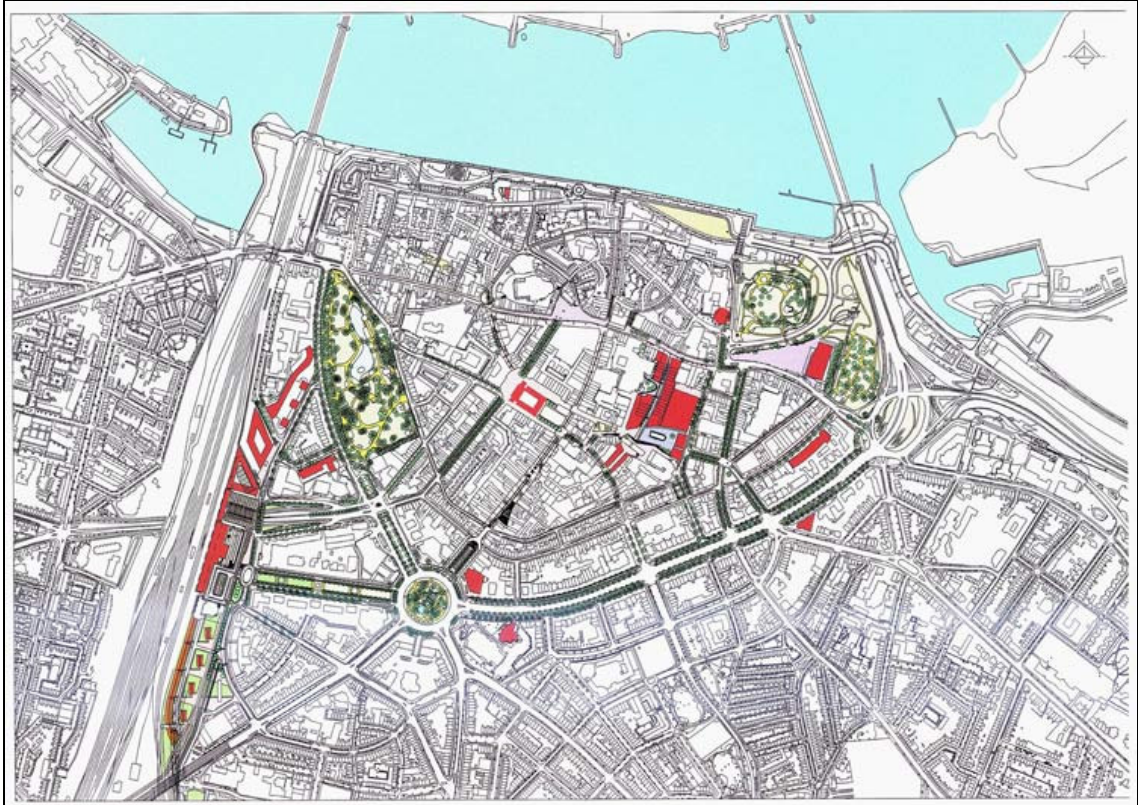
Figure 29. Nijmegen City Centre Plan
(Source: WEB_36 2005)

Figure 30. View from Marienburg
(Source: WEB_36 2005)

Figure 31. View from Marienburgplein
(Source: WEB_36 2005)

Table 17.Urban Regeneration Amsterdam[13]

The Netherlands	1980-Present
	City Centre, Mixed-use Waterfront Redevelopment

Location -Characteristic of the Area		• Canal belt which has mixed-use activities • As a city of commerce and transport
Problems	**Social**	n/a
	Economic	n/a
	Physical	• There is no room for every new initiative and expansion • Empty quays and port warehouses
Potentials		• Existing wide range of mix functions: small traditional buildings, companies, cafes and restaurants, university • Banks, museums, theatres • Outstanding point for traffic, and transport facilities
Objectives		• To create intensive development with a multiplicity of functions for dynamic environment • To refresh housing stock • To upgrade private homes and public spaces • To bring up the local facilities to modern standards • To define city's image as international cultural and tourism area • To achieve mixed-use development
Programmes		• Development of islands which have different usages on the central part of the southern bank of the IJ river • Demolishing of outdated homes • New office and business spaces • Creating more green spaces • Retail and leisure centre • Amsterdam Science Park
Results		• Residential property, offices, industrial property, hotels, congress facilities, urban amenities, retail property, indoor parking facilities in each of island
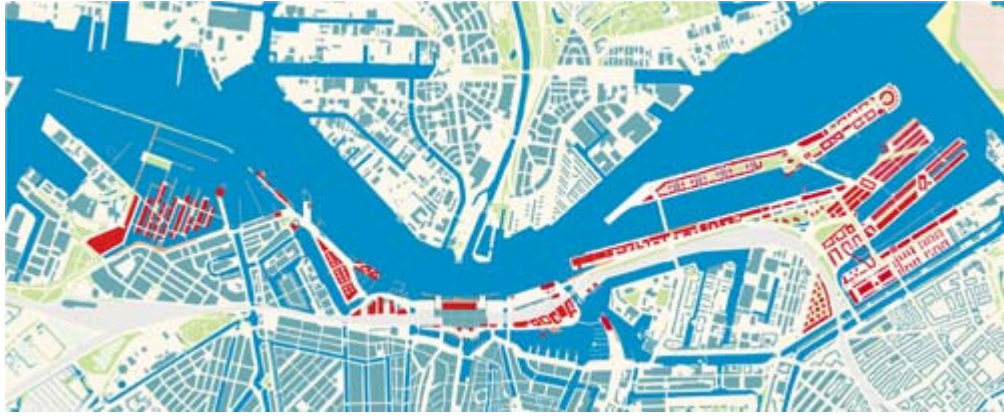
Figure 32. The Renewal on the IJ in Amsterdam (in red color)
(Source: WEB_37 2005)

Figure 33. Overview of the IJ Taken in a Westerly Direction, on the right Amsterdam
North, on the Left City Centre (Source: WEB_37 2005)

Table 18.Urban Regeneration Almere[14]

The Netherlands	1999-2007
	Inner City-Mixed Use Redevelopment

Location -Characteristic of the Area	• In the southern part of the province of Flevoland, on the northern edge of the western conurbation or Randstad	
Problems	**Social**	n/a
	Economic	n/a
	Physical	n/a
Potentials	• Close to two of the largest urban regions Amsterdam and Utrecht • There are a number of high quality natural features: wetland area, lakes, woodlands and the open spaces of the polder landscape	
Objectives	• To create a place where new developments have the opportunity to enhance • To manage the quality of life • To bring up the city center with full range of service and amenities	
Programmes	• 2400 dwellings • 6500 parking spaces (4300 new) • Shopping space 85.000 m2(35.000 m2 new) • New business center (120 m tower).170.000 m2 floor space 1400 parking spaces underneath the offices	
Results	• Access roads are improved or renewed. • The public spaces are refurbished • The business centre is developed. • The city centre for living, working and recreation is developed.	
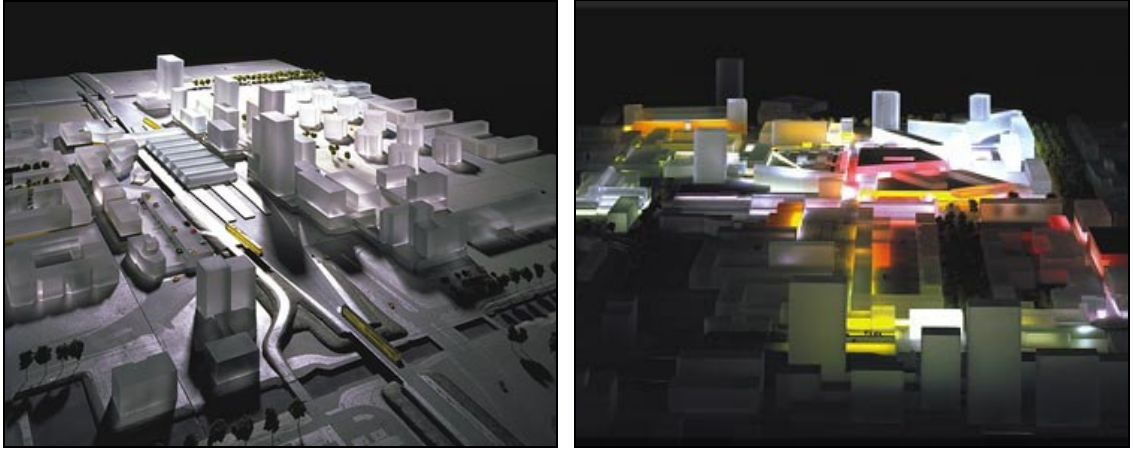
Figure 34. Model of the Almere Centraal Station and Centrum
(Source: WEB_38 2006)

Figure 35. Perspective from Master Plan of city of Almere
(Source: WEB_38 2006)

Table 19.Urban regeneration Porta Palazzo-Bargo Dora district, Turin[15]

Italy	1998-Present
	Inner City(Historical centre)
	Residential-Economical Redevelopment

Location -Characteristic of the area		• On the west bank of the Po River • The Porta Palazzo- Bargo District is located within the historical center.
Problems	**Social**	• Social relations • Crime • Emigration • Declining population
	Economic	• Commercial flows • Unemployment
	Physical	• Urban traffic • Poor waste management • Urban degradation
Potentials		• Surrounding the Piazzo Della Repubblica (one of the largest markets in Europe) • Short distance from the city centre
Objectives		• To achieve and encourage local employment • To promote public-private partnership • To implement a wide recycling strategy and social participation • To improve waste management • To enhance the quality of area • To improve built environment in both public and private space • To promote the urban pattern as a cultural and tourism resource
Programmes		• Improving of the neighborhood economy, creation of job opportunities • Renovation of public buildings • High priority to education, health community development • Housing programme • Reorganization of transport and parking • Recreational center for young people • Information and special care centre
Results		n/a

Figure 36. Overview from Piazzo Della Repubblica
(Source: WEB_39 2006)
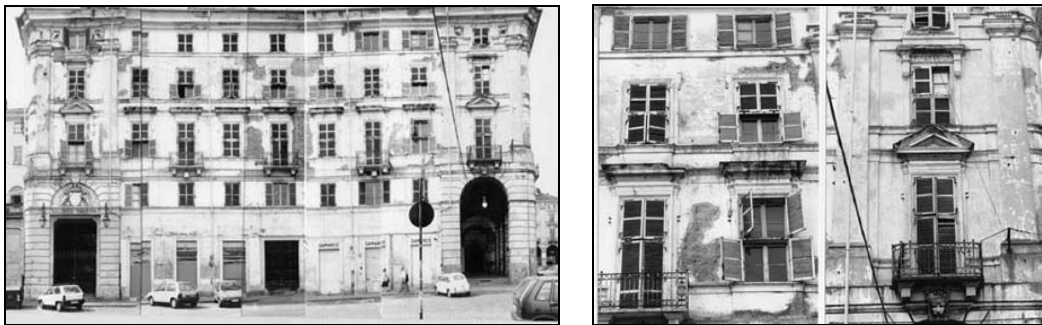
Figure 37. Views from Façade of the Existing Building
(Source: WEB_40 2006)

Table 20.Urban Regeneration Novara[16]

Italy	2000-Present	
	City centre, Mixed-use Redevelopment	
Location -Characteristic of the Area	• On the Turin Milano axis(from away Turin 90 km and closer to Milano 35 km) • Second most important town after Turin	
Problems	**Social**	n/a
	Economic	n/a
	Physical	• Inadequate the railway facilities • Inadequate accessibility to highways and motorways from the industrial areas • Poor hotel facilities • Low attractiveness of the town • Inadequate public open spaces
Potentials	• City is closer to the north west plain of rice cultivation • There is no demographic decline over the last 30 years • Town is complementary to Milano • Malpensa airport located less than 25 km from the city	
Objectives	• To restore historical deficit of urban identity • To reorganize the traffic system • To redesign of the townscape • To relocate industries to more accessible places • To find new spaces for public amenities	
Programmes	• Urban-wide parks • Efficient passenger station which is connected to airport • Realizing better accessibility for the hotels • Upgrading of ancient monuments and historic heritage • The realization of green areas and parks, cycle paths, pedestrian ways, vegetation • Reconstruction of the gateway to the towns	
Results	• High speed railway was carried out by agreements of the public and private sector • New railway system was redesigned by municipality and other public and private sector • Relocation of the industrial area	
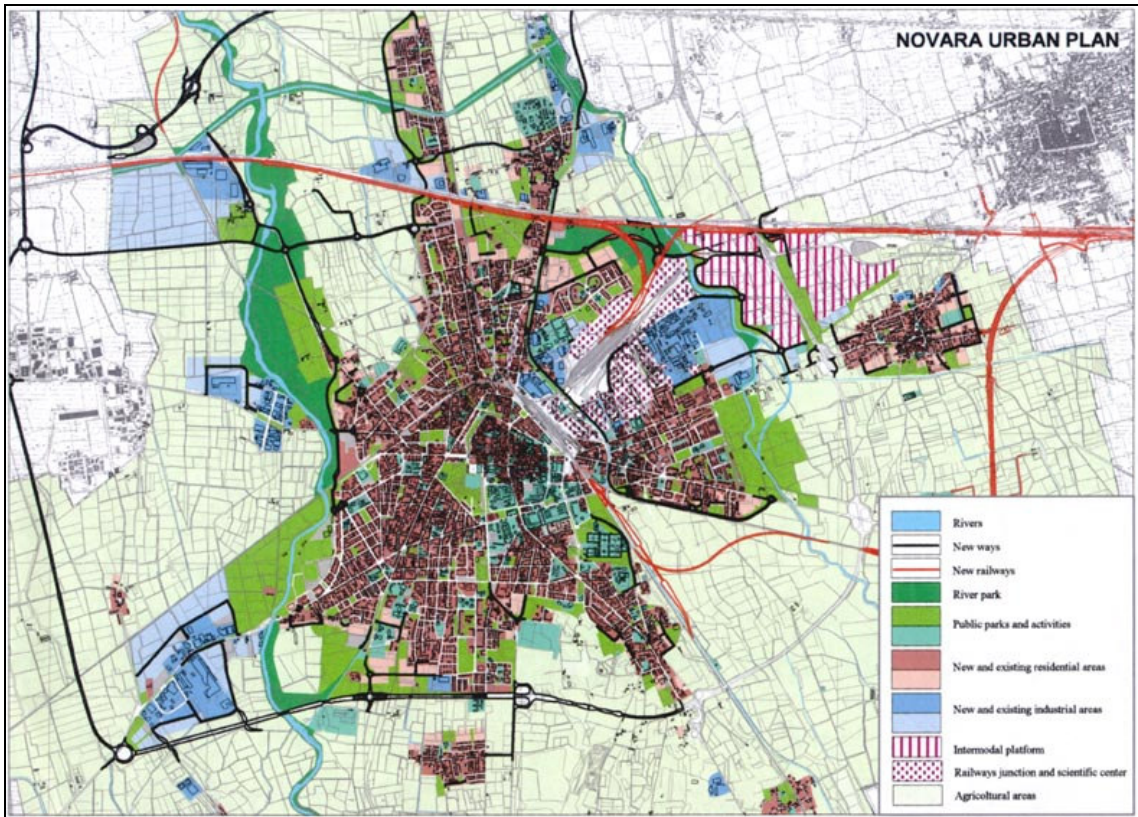
Figure 38. Novara Urban Plan
(Source: WEB_41 2005)
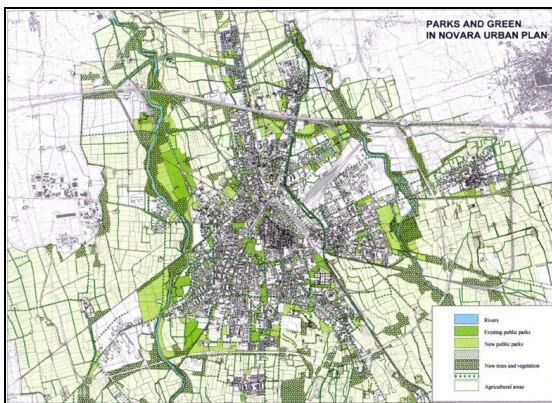
Figure 39. Parks and Green Areas
(Source: WEB_41 2005)
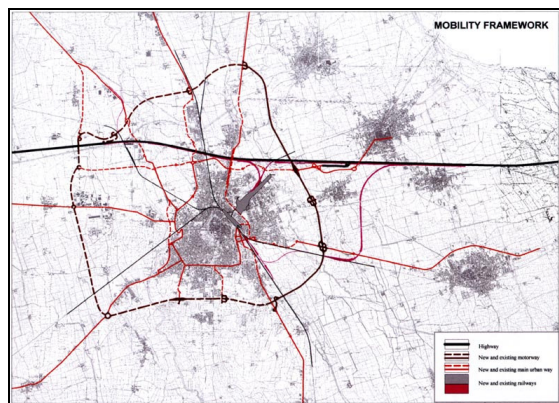
Figure 40. Mobility Framework
(Source: WEB_41 2005)

Table 21.Urban Regeneration Salerno[17]

Italy	1994-2001
	Inner City, Renovation of Historic Centre
Location -Characteristic of the Area	• In the Campania region of Italy • Rich flora and fauna
Problems — Social	n/a
Problems — Economic	• High ratio of unemployment • Low ratio between the number of workers and the number of small local business
Problems — Physical	• More rundown historical areas where devastated by flood and earthquake
Potentials	• City has historic centre
Objectives	• To create modern urban uses which is compatible with traditional character of historic centre • To relocate commercial activity and tourism • To develop new activities to assist young people for gaining management skills
Programmes	• Restoration of the public garden Villa Comunale and Giardini Minevra with extensive works including water drainage, pathways, public facilities, maintenance and extensive replanting • Restoration of the square Alfano I Square and Abate Conforti Square • Restoration of the Church Dell Addolarata
Results	• Increasing of property values • Increasing of economic activity • Increasing of trading freedom in the restaurant trade • Increasing of productivity

Figure 41. Conforti Square Project
(Source: WEB_36 2005)

Figure 42. View from Giardini Minevra
(Source: WEB_36 2005)
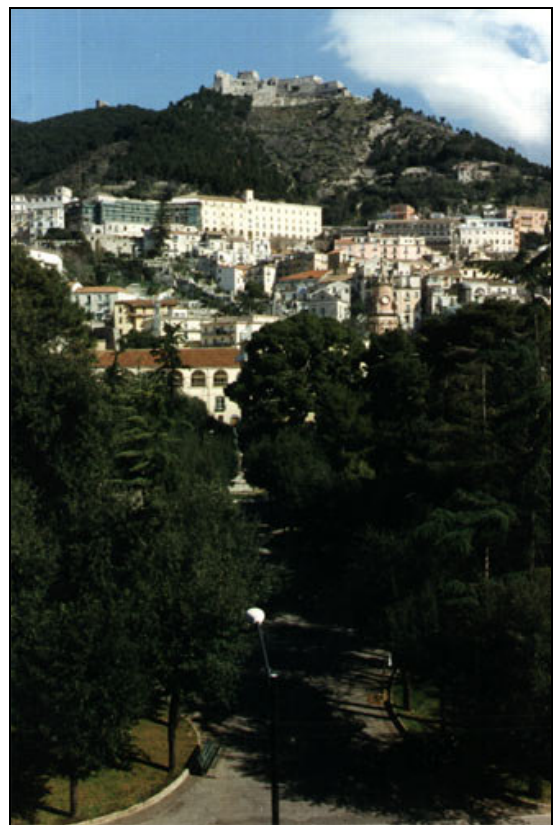
Figure 43. Historical Centre of Salerno
(Source: WEB_36 2005)

<p style="text-align:center">Table 22.Urban Regeneration Genoa[18]</p>

Italy		1999-Present
		Inner City- Renovation of Historic Centre
Location -Characteristic of the Area		• Largest port on the Mediterranean,
Problems	**Social**	• Population decrease
	Economic	• Rapid decay of economic activity
	Physical	• Buildings which have very poor perceived image
Potentials		• Historic city centre • Important centre for shipbuilding, mechanical engineering, and iron and steel industries
Objectives		• To create new job opportunities • To remove physical social and economic decay • To increase livability • To enhance the cultural image of city to attract tourists • To preserve historic values
Programmes		• Providing new services (green spaces and sport areas, schools, asylums, university centre with social services) • Street paving • Renewal of technological network • Modifying the city ant its functional system with waterfront development • Preparing of safety plan and plans about residential help
Results		n/a

Figure 44. New Paving St Lorenzo Street
(Source: WEB_42 2005)

Figure 45. De Ferrari Square Gets Pedestrian – Present Situation
(Source: WEB_42 2005, WEB_43 2006)

Table 23.Urban Regeneration Cosenza[19]

Italy	1996-Present
	Renovation of Old City centre

Location -Characteristic of the Area	• Situated in the valley of the river Crati • A medium size city in the Calabria region

	Social	• Rapidly rising population
Problems	Economic	• An absence of economic development • High level of unemployment • Heavy dependence of public sector
	Physical	• Inadequate public services • Disused railway that creates a physical barrier

Potentials	• Historic center and its elements such as monuments, buildings and architecture objects

Objectives	• To develop economic and social structure • To develop culture and cultural services • To create meeting point for service industry activities • To restore old historic centre • To improve existing infrastructure

Programmes	• Restoration of old historic city centre • Upgrading of public spaces • An improvement of infrastructure • Rescheduling of education and training programmes • Promotion of local employment • The setting up social services

Results	• Social, cultural, and artistic meeting point and meeting place • Rehabilitation of old railway station • An information centre for community politics • Rehabilitation of Hotel Bologna • The Park Avenue • Over 200 small Craft shops

Figure 46. Restoration of Ancient Buildings: The Albergo Bologna (Before - After)
(Source: WEB_36 2005)

Figure 47. Redesign of Public Spaces: Piazza XV Marzo
(Source: WEB_36 2005)

Table 24.Urban Regeneration Görlitz[20]

Germany	1990-Present
	City Centre
	Cultural Renovation

Location -Characteristic of the Area		• On both sides of the River Neisse, which runs along the German-Polish border
Problems	**Social**	• Unemployment (%23) • Migration
	Economic	• Disappearing of industries and traditional activities
	Physical	• Vacancies and desolation
Potentials		• Existing numerous public parks and greenery in both region
Objectives		• To resolve the desolation • To provide connection between two region which are Görlitz and Zgorzelec • To provide balance between landscape and town
Programmes		• The renovation of intact building structures from the Renaissance, Baroque • Pedestrian, bicycle, rail and water transport infrastructure • Restoration of buildings, baths and refuges • Regeneration of the abandoned production plants,
Results		• The design of the river banks in the old town and the gardens between the historic strongholds • A new university building • Transportation infrastructures • Creation of the Centre of Further education in Crafts and Heritage in the city's oldest building • Terraced restaurants overlooking the border river • Tourist attraction owing to boat hire

Figure 48. Riverbank in Zgorzelec
(Source: WEB_44 2005)

Figure 49. Old Town and Neisse Valley
(Source: WEB_44 2005)

Figure 50. Typical old Town Situation
(Source: WEB_44 2005)

Table 25.Urban Regeneration Regensburg[21]

| Germany | 1984- Present |
| | City Centre-Renovation of Street Life |

Location -Characteristic of the Area		• At the most northern point of river Danube • Forth largest city in Bavaria • Diocesan town
Problems	**Social**	n/a
	Economic	n/a
	Physical	n/a
Potentials		• Economic centre of region • Thrived economic development • An important area for future technologies • Harmonious medieval townscape
Objectives		• To connect the old town with the river Danube • To adjoin neighborhoods • To transfer standard of the old town to the surroundings • To support urban activity • To reveal beauty and importance of the old town
Programmes		• Preservation of historic monuments and buildings • Restoration buildings • Restructuring of streets and squares in the old town • Creating of footpaths and cycle ways
Results		• Cultural events and festivals • Some parts of river bank have been integrated each other • Kumnphmühler Market Square • Newly-designed streets and squares • Neupfarrplatz • Gesandtesntrube • St. Kassiens-Platz • Restructured of the main street of Stadtamhof

Figure 51. New Developments
(Source: WEB_36 2005)

Figure 52. The square in front of the city hall
(Source: WEB_36 2005)

Figure 53. New Design of Neupfarrplatz
(Source: WEB_36 2005)

Table 26. Urban Regeneration Marxloh[22]

Germany	1994-Present
	Outer City-Residential and Economic Redevelopment

Location -Characteristic of the Area		• In the northern part of Duisburg
Problems	**Social**	• Low level of education
	Economic	• High level of unemployment • Job loses industrial sector
	Physical	• Contamination problem • Empty housing in central urban areas
Potentials		• Heterogeneous urban structure for economic and commercial development
Objectives		• To improve the housing and employment conditions in the area • To exploit the area's own potentials • To change shopping streets • To develop of the industrial areas • To upgrade level skills of population through training programmes • To upgrade physical environment and public spaces • To improve the living togetherness between German and Non-German via residential and business activity
Programmes		• Creation job opportunities • Redevelopment of official sites • Commercial land development • Promotion of local economic development
Results		n/a

Figure 54. Overview of the Marxloh
(Source: WEB_45 2006)
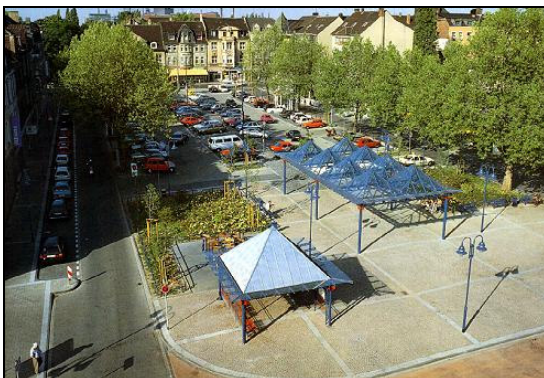
Figure 55. View on the District
(Source: WEB_46 2006)

Figure 56. Worker Housing Estates 'Elisenhof'
(Source: WEB_46 2006)

Table 27.Urban Regeneration Plagwitz, Leipzig[23]

Germany	1995-Present
	Inner City-Residential Redevelopment

Location -Characteristic of the Area		• In east of Germany
Problems	**Social**	• Decline of population
	Economic	• High level of unemployment • Lowest income
	Physical	• Contamination problem • Empty housing in central urban areas • Derelict industrial areas • Environmental damage • Decline of residential areas
Potentials		• It has a special historical identity.
Objectives		• To recreate the possibility of using former factory buildings for a variety of purposes • To create a more attractive housing environment • To maintain the traditional close connection between home and workplace • To improve the area's ecological situation • To integrate socially disadvantaged people into • To support of the creation of enterprise for young people • To support handcraft services in neighborhoods
Programmes		• Cultural facilities • Creating employment opportunities • Pedestrian areas • Green areas • Improvement of The Karl-Heine Canal
Results		• Old cinema has been converted into an art center • Footpaths and cycle paths have been established along its banks • The unused railway has been transformed into green areas. • The Karl-Heine Canal has been cleaned up and beautified with plants and greenery. • A rainwater basin has been built in order to improve the quality water
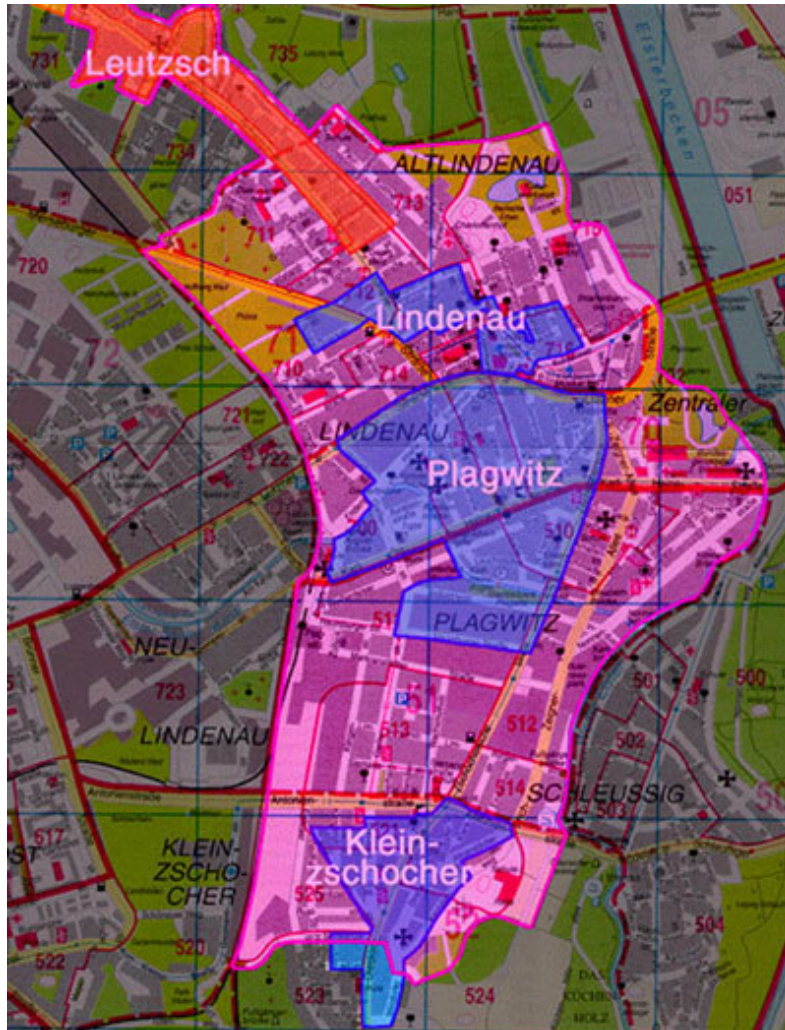
Figure 57. Location of Plagwitz
(Source: WEB_47 2007)

Figure 58. View from Karl-Heine Canal
(Source: WEB_48 2006)

Figure 59. New Parkway and   Footpath
(Source: WEB_48 2006)

Table 28.Urban Regeneration Valencia[24]

Spain	1996-Present
	Outer City, Mixed-use Redelopment

Location -Characteristic of the Area		• On the right bank of the final stretch of the old Turia riverbed • A medium-sized port city • The third largest city in Spain
Problems	**Social**	n/a
	Economic	n/a
	Physical	• Shortage of housing • Obsolete and dangerous nature of the industrial activity • The indiscriminate occupation of highly polluting chemical industries • Warehouses at nearby port
Potentials		n/a
Objectives		• To develop culture and the arts in all their manifestations • To promote science and the correct use of technology • To provide conservation of nature • to develop city's road system • to boost adjacent areas for motivating the private sector
Programmes		• The Palau de les Arts and Music Conservatory, L' Hemisferic(Imax cinema, Planetarium and Laserium) • The Museo de Ciencia, the Jardines de L'umbracle (sculpure garden) and parking area • The Centro de Ocio (recreation center) • L' Oceanografic (an ocean park within an underwater city)
Results		• The Palau de les Arts and Music Conservatory, L' Hemisferic 43.000 m2(Imax cinema, music hall, the main opera hall, open-air auditorium,Planetarium and Laserium) • The Museo de Ciencia, the Jardines de L'umbracle (sculpure garden) and parking area-40.000 m2 • The Centro de Ocio (recreation center) • L' Oceanographic -80.000 m2(an ocean park) within an underwater city) • 5000 new homes • New bus lines, train station • Parking spaces, walkways

Figure 60. Location of the Area
(Source: WEB_49 2005)

Figure 61. Views from the L' Oceanographic -80.000 m2 (an ocean park)
(Source: WEB_49 2005, WEB_50 2006)

Figure 62. Views from L' Hemispheric 43.000 m2 (IMAX cinema, music hall, the main opera hall) (Source: WEB_49 2005, WEB_51 2006)

Table 29.Urban Regeneration Valladolid[25]

Spain	1996-Present
	City Centre-Cultural Redevelopment

Location -Characteristic of the Area		• At the confluence of the Pisuerga and Esgueve rivers, close to the river Duero • Important historic and administrative centre
Problems	**Social**	• Lack of cultural and social facilities
	Economic	• Decline in industrial sector
	Physical	• Lack of urbanization • Bad condition of urban surroundings
Potentials		• City is the capital centre of the region
Objectives		• To promote its tourist appeal • To preserve and restore a valuable heritage • To make the respective sites more attractive • To create new centers in different areas of the town
Programmes		• The Museum of Spanish Contemporary Art • Valladolid Science Museum • Restoration of the city's architectural heritage • Environmental improvements
Results		• A part of the most important Benedictine monastery transformed into The Museum of Spanish Contemporary Art • The main body of the old flour factory of El Palero transformed into Valladolid Science Museum • Restoration of the Palace of Santa Cruz

Figure 63. Views from Valladolid Science Museum
(Source: WEB_52 2005)
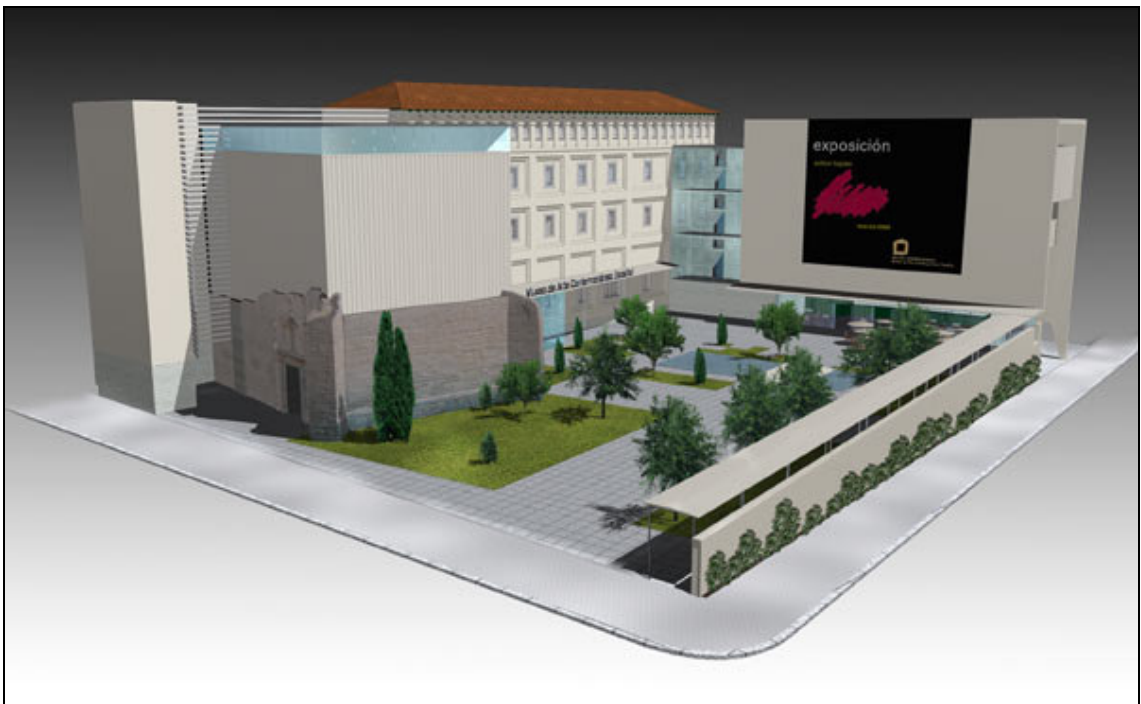
Figure 64. Model of the Museum of Spanish Contemporary of Art
(Source: WEB_52 2005)

Table 30.Urban Regeneration Zaragoza[26]

Spain	1989-Present
	Inner City, Cultural Redevelopment

Location -Characteristic of the Area		• Located on the river Ebro , and its tributaries the Huerva and Gállego, near the centre of the region
Problems	**Social**	• High ratio of population over age of 60
	Economic	• High ratio of unemployment • Lack of local employment opportunities
	Physical	n/a
Potentials		• City has historic centre
Objectives		• To restore the existing historical heritage • To reinforce social cohesion • To improve the urban panorama • To promote the historic quarter as the centre of city • To attract tourist to historical centre • To remove the lack of cultural facilities of the city
Programmes		• The project of the Route of Caesaraugusta • History centre of Zaragoza • Cultural heritage regeneration, preservation and restoration centre • Municipal music and dance school • Museum of fire and fireman
Results		• Renovation of motor networks • Construction of 494 flats • Opening of the centre "houses and cultures" • Created job opportunities • Centers for prevention and information for some diseases • Recuperation of historic area

Figure 65. Projects for the Rehabilitation of the City's Cultural Heritage Plan
(Source: WEB_36 2005)

Figure 66. Route of the Caesaraugusta: Remains of the Roman Theater of city
(Source : WEB_36 2005)

Figure 67. Historic centre of the city
(Source: WEB_36 2005)

Figure 68. Museum of the fire and fireman
(Source: WEB_36 2005)

Table 31.Urban Regeneration Raval District in City Centre, Barcelona[27]

Spain	1985-1999
	City Centre, Mixed-use, Cultural Redevelopment
Location -Characteristic of the area	• West of the Ramblas and at the heart of the Historic city • Compact built-up area with high dense urban structure

Problems	**Social**	• Increasing population density as result of migration due to employment possibilities • High ratio of older people • Petty safety problems
	Economic	• Under –occupation situation
	Physical	• Physical degradation as a result of Spanish Civil War • Contaminated coastal areas • Narrow alleys

Potentials	• Close to most important construction projects of the city such as the Barcelona Underground Railway • Olympic Games in 1992 • Number of historic buildings
Objectives	• To rehabilitate historic centre of the city • To preserve the historical, urban and architectural heritage • To improve sanitary actions of public establishments • To rehabilitate housing • To make a plan of urgent social action • To make safety and accident plan • To create large scale public investment • To use the culture as a instrument fro accelerating of urban regeneration • To make Raval district active part of the city economically • To improve the degraded image of the el –Raval • To bring economically active and young people there • To make the districts popular attraction centre in city though cultural activities

Table 31. Cont.

Objectives	• To transform these areas into contemporary districts including housing, office, hotels and public spaces • To provide new cultural areas with exhibition space, lecture halls, cultural centre • To attract large amounts of visitors • To create a global visibility and image for the city through Olympic Games to the world • To increase accessibility of the city • To renew dilapidated industrial and railroad zone
Programmes	• Rehabilitation of housing • Creation open and public spaces • Creation of new use for older buildings • Reuse of old industrial building • Redevelopment of a maritime quarter • Providing facilities for the 1992 Olympic Games • Creating recreational and commercial facilities • Establishment of road infrastructure and public transport • Particularly renewal of the inner-city neighborhood
Results	• Developments of many kinds of sector • Expansion of cultural facilities • International investments and interests • Olympic Games in1992 as a landmark event in urban regeneration • Created new squares and parks • New parking area has been provided underground and at street level • Museu d'art Contemporani (Contemporary Art Museum) • The centre de Cultura de Contemporania de la ciutat Barcelona • University installations at the Casa de la Misricordia • Waterfront regeneration • Redeveloped maritime quarter

Figure 69. Views from Museu d'art Contemporani (Contemporary Art Museum)
(Source: WEB_53 2006, WEB_54 2006)

Figure 70. Views from Public Open spaces and Parks
(Source : WEB_55 2006, WEB_56 2006)
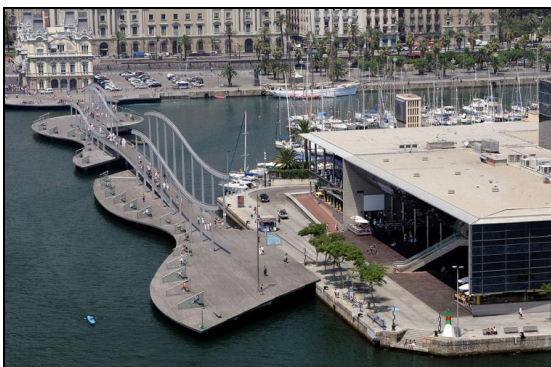
Figure 71. Views from Waterfront Area
(Source1: WEB_57 2006, WEB_58 2006)

Table 32.Urban Regeneration Bilbao[28]

Spain	1980s-Prsent
	City Centre, Mixed-use, Cultural Redevelopment

Location -Characteristic of the Area		• Extends along the Narvion River • The largest and busiest Spanish part • Largest city and traditionally the most powerful centre of Basque region
Problems	**Social**	• Increasing unemployment rate
	Economic	• Deteriorated economic position • Competition with San Sebastian where is the most important tourist centre
	Physical	• Obsolescent industrial concerns (ship-steel and chemical) • Steady growth traffic • Environmental decay and derelict lands • Lack of technological system and leisure facilities
Potentials		• Industrial, railway and port activities • Centre for the trade fairs exhibitions
Objectives		• To renew economic base of the region • To upgrade cultural amenities • To revitalize decayed areas and industrial sites • To revitalize Abandoibarra and Ametzola • To recover the waterfront for the use of local people • To invest Bilbao La Vieja for developing urban projects • to enhance local quality of life • to change the image of the city • to create cultural centre as a powerful symbol of the transformation of city

Table 32. Cont.

Programmes	- Restructing railway system - Residential areas with parking area - Demolition and reconstruction of Ribera quayside - Development work on Avenida, Abandoibarra and Ribera Park - Construction of the pedestrian walkways connecting Abandoibarra - Restoration of buildings, landmarks and facades - Regeneration waterfront - The promotion of trade fairs - The establishment of business parks
Results	- Dona Casilda park - Development work on Plaza de Euskadi - Creation of park La Campa de Los Ingleses - Building of the Piputacion or Provincial Council - Two office and housing blocks (800 housing unit) - Zubiarte shopping and leisure facilities - The five star Sheraton Hotel - The University of Deusto Library - Basque Country's paranymph - Gardens open spaces, pedestrian walkways decorated with sculpture - Metro station which is integrated into the streets and squares of the city - Guggenheim Bilbao Museum

Figure 72. View from Guggenheim Museum in Bilbao
(Source: WEB_59 2006)

Figure 73. Views from Metro Station in Bilbao
(Source : WEB_ 60 2006, WEB_61 2006)

Figure 74. Views from Dona Casilda Park
(Source : WEB_62 2006, WEB_63 2006)

These tables intend to bring about comprehensive comparative between urban regeneration case studies in different countries in Europe with discovering characteristic of the each project in terms of reasons behinds the regeneration, potentials, objectives, programmes and results. Aim is not only what the similarities and differences are in each country but also learn what kinds of projects and activities have been realized under urban regeneration concept.

As a result of this comparison, in Europe, urban regeneration projects primary aim is to remove existing built-up problems such as unemployment, social exclusion vacant and derelict land though bringing comprehensive method which contained economic, social and environmental objectives. Most of projects aim to enhance the image of the city to not only take a place in global competition but also catch the inward investment. Because of this, many countries have developed cultural projects and events, which bring about a new character and identity. This crucial objective is the main objective in accordance with definition of urban regeneration identified in earlier chapter. Urban regeneration projects in Europe, have tried to create a new job opportunities for local communities so as for not only improving existing economic structure but also reduce unemployment rate in addition to global economic objectives. Urban regeneration projects aim to community health, safety and education through creating effective partnership with public institutions, development new training activities and courses for public beneficiary. Besides, overcoming problem, enhancing image of the city, projects have attached importance to preserving cultural, architectural and historical heritage which will create tourism potential. Restoration and conservation activities have carried on with urban regeneration policies. In short, as evaluation of these tables, followings can be seen as general objectives of urban regeneration projects in Europe:

- To strength economic, social and environmental structure
- To enhance image of the city through creating attractive places and mixed use schemes
- To remove existing problems
- To preserve cultural, architectural and historical values
- To create sustainable urban environment

<u>Endnotes</u>

Compiled from the following resources:

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http://www.ensure.org/u_regen/countries/04_germany/germany.html (25/05/2005)

²⁴ http://www.planum.net/4bie/main/m-4bie-valencia.htm (22/03/2005)

²⁵ http://www.planum.net/4bie/projects.htm (22/03/2005)

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CHAPTER 5

CURRENT STATE OF URBAN REGENERATION POLICIES IN TURKEY

Definition of urban regeneration concept has been made in earlier chapter as management of built environment and comprehensive actions which aims not just to regrowth economic activity, improve social conditions and restoration environmental quality where it has been lost. In the last years, governments and local authorities in Turkey have regarded urban regeneration projects as a necessary tool in part of the cities such as city centre, old and historical urban site and especially in squatter areas. Although, many urban practices and regulation have been forged under urban regeneration umbrella, there is not possible to identify urban regeneration concept in Turkey accurately. Whereas, Turkey may take benefits from European regeneration experiences to produce effective and accurate urban regeneration model by means of revising existing planning system and initiatives, legislative and practical frameworks.

For this reason, this chapter aims to present the reasons, problems, policies, and objectives behind urban regeneration issue in Turkish cities via analysis of urban planning context, several legislative and administrative regulations, and implementation in Turkey related with urban regeneration concept.

5.1. Motives behind Urban Regeneration in Turkey

5.1.1 Social Reasons

In Turkey, between 1923 and 1950 there is increasing population growth rate due to falling death rates and rising birth rates. This situation continued between 1955 and 1985 when population doubled again. In this period was characterized by rapid urbanization and massive migration movement from rural areas to metropolitan city centres in which offer attractive and better opportunities to people. As mentioned about before, this situation resulted in appearance of the squatter areas in centres or surroundings of cities in which have more economic and social differences between the

other developed built areas. Urbanization period have brought about not only physical problem, but also social and economic problems. These areas have suffered from lack of municipal service, social amenities, health service, education, poverty and unemployment.

After 1985, Turkey experienced decline in the rate of population growth. According to demographic demonstration of the State Institute of Statistics Turkey entered stabilized face of urbanization. For these reasons, Turkey experienced urban process which more require urban regeneration tool than the new urban development and expansion. However, as mentioned before, urban regeneration issue was not introduced in the planning policy and laws. Although, there is not a introduction about urban regeneration concept, improvement of the urban areas have taken priority to regenerate urban environment under different names. Cities have experienced urban process as a result of this urbanization period. This urban process has identified by Kovancı (1996) as followings:

- Urban macroforms remained compact until the mid 1970s enforcing proportionally large amount of density increases in the urban fabric.
- The older regular residential areas went through urban renewal for higher densities.
- Squatters developed in the peripheries of big cities
- Historical centres, which had remained preserved encountered demands for new construction
- Town centres became the focus of all density and speculative pressures
- Public institutions also took part in this process through clearance and redevelopment of fabric.
- Coastal towns had to withstand pressures of touristic and secondary home development.
- While this process resulted in greater city with urban regeneration, the small towns experienced social and economic decline (Kovancı 1996, p.180 quoted from Günay).

In urban regeneration projects in Turkey, social issues have been ignored, whereas there are social exclusion, social deprivation and social tensions which should be taken a consideration in urban regeneration projects in order to enhance the quality of life through providing social and economical opportunities in addition to physical. Urban regeneration in Turkey should aim to increase social relation and quality of life, accessibility of the public services as much as European studies.

5.1.2. Economic Reasons

Globalization, technological changes in communication system and transportation technologies have affected human activity and requirements in urban

areas especially point of economic view. Reflection of these changes has been seen on the densities and locations of residential, employment, industrial, shopping and recreational activities. These changes affected decision of market system. For example, while industries move out the city, existing industrial buildings became unused or unutilized. Changes in urban usages in economic structure can bring about urban decay and appearance of slum areas.

Globalization and the other technological development have brought about the breaking the barriers between cities, and also increased mobility of capital. This situation led to international competition among cities to obtain vital investment. Obtaining capital investment make the cities more attractive which includes new business and service sector, functions, and new employment opportunities. Percy in Couch et al. (2003) stated that after the global restructuring of industries, control of the capital has been centralized at international level. The cities compete with each other to attract inward investment. Success of cities in this competition depends on reinvention of themselves as places of consumption. Cities have had to promote an urban area or the entire city through creating many strategies in order to provide producing, consuming and living activities which lead the cities to better position in economic, social and physical point of views. These strategies should include number of policy ingredients such as flagship and prestige projects, trade fair, cultural activities and events, sport events which not only encourage physical , social and economic regeneration of cities, but also have been capable of attraction inward investment and improving urban image. Cultural events and projects have become important increasingly. Many cities have created cultural developments such as museum, art gallery, concert hall, sport arenas to attract tourist visitor and bring new identity into city which contribute economic investment.

In this context, candidacy of Izmir for EXPO 2015 and Istanbul 2010 European Capital of Culture will be important to attract not just global inward investment, but also bringing new identity and presentation of both cities to world. Istanbul has been chosen as a European Capital of Culture in 2010. As a result of realizing this events, Istanbul will have presented itself and its cultural heritage to Europe and to will have realized some urban regeneration projects which improve quality of life though new cultural places, new employment opportunities, tourist attraction and obtaining inward investments. Istanbul within this international cultural events aims to create cultural co-

operation that embraced European people. The other general objectives of Istanbul are to:

- To develop cultural organization and projects under multiple participation so as to promote social relationship

- To present both events and persons who take an important role on the history and culture

- To present cultural trend of the city to world

- To encourage improvement of cultural innovation

- To provide accessibility to cultural places and buildings

- To develop creative and better quality of tourism project though management of sustainable cultural heritage (WEB_64 2006).

However, Izmir has tried to obtain this cultural events and theme that aim to exhibit cultures, idea and projects for the world future instead of being only commercial exposition. European Capital of Culture project brings about realizing conservation of cultural heritage, urban regeneration, social development, education and development of social consciousness projects. EXPO has taken important role on the adding permanent identity and prestige to city and sustainable development by gathering and harmonizing different cultural and social groups. Izmir has been carrying on these studies in order to obtain this exposition and within this context has determined theme as "New Routes for a Healthier World and Health for All" as a parallel of the primary objective of United Nations. This theme has included several subtitles such as Quality of Life", "Health for All", "Healthy Life", "Healthy Society", "Live long, Live Healthy", "Live Long, Live a qualified Life" (WEB_65 2006).

 Because of these reasons, obtaining and creating cultural events and prestige projects will be catalyst to enhance the quality of urban life by regenerating cities. Izmir and Istanbul in case of being success will have obtained attractive position in global competition in order to gain inward capital investment. This situation brings about sustainable development and improvement of the cities in respect of physical, social and especially economical

5.1.3. Political Reasons

Kocabaş (2006) pointed out that conformity process to European Union (EU) is the other important reason behind urban regeneration policies. This process has rendered candidate country to affordable position which is able to fulfil requirements of EU Membership. In this process, in terms of urban development, regional planning and urban regeneration, EU has expected elimination of the inequality between west and east regions. In this context, it is clear that this process will affect the urban regeneration and regional planning. Decision maker, in Turkey, should possess the decision and objectives which is encouraging sustainable urban development. Because of this, interdependence to European Sustainable Development Perspective (ESDP)'s goals are necessary to improve capacity that will implement Turkish version sustainable urban development. There are four decisions for sustainable urban development.

- To increase economic and social opportunities in city and town
- To stimulate equity and social participation
- To conserve and rehabilitate natural resources
- To contribute to good management and strengthening local issues (ESDP 1999 p. 10).

For providing close-knit urban regeneration and strategic plans and program development, following issues should be realized:

- Improvement of vision which is shared by different level such as greater city, district and neighbourhood
- Determination of strategic objectives that need to be achieved for realizing vision
- Creating partnership practice for ensuring participation of public, private, voluntary organization
- Development of community based neighbourhood regeneration which have ensured instrument of citizen for making the cities more indestructible against earthquake and rehabilitation of urban pattern
- Project groups that can not only be able to fulfil strategic objectives, but also have management and improvement capacity for program areas
- High qualitative project management for adjudication of development and realizing projects
- Adjudication of wide large amount building construction activities clearly, which is necessary for coming 20 years, by public authority
- Then evolution and monitoring capacity of project for learning experiences
- Determination of feasibility of projects (Kocabaş 2006, p.110).

EU in this process and in case of membership has made financial contribution to Turkey for preparing and implementation effective development programs. Pre-participation funding has been destined to help aggrieved groups, to encourage small

and middle scale management, to fulfil environmental standard. In case of membership, Turkey will obtain more funding rather than during pre-participation process have. Thereby, this process and then will be effective of urban regeneration concept in Turkey (Kocabaş 2006).

European Union has provided urban financial resources which co-finance URBAN I and URBAN II community initiatives. These financial resources programmes are The European Regional Development fund (ERDF) and European Social Fund (ESF). The URBAN I and the URBAN II community initiative are the financial instruments of the urban program which aims to solve problems and improve quality of life at target areas in European level. Community initiatives are often used to consolidate the experiences and initiative approach pioneered by pilot projects. URBAN I community initiative target neighbourhood in deprivation to combat poverty and social exclusion and upgrade quality of urban environment through social and physical interventions as much as economic. URBAN II community initiative aims to promote the design of innovative strategies of economic and social regeneration in small and medium-sized towns and declining areas, and also to reinforce and share knowledge and experience on regeneration and sustainable urban development in European Union (WEB_9 2006). Because of this situation, conformity process to European Union has become important increasingly on the development of urban regeneration policies in respect of obtaining financial resources.

According to Kocabaş (2006) a new national government has been effective instruments for urban regeneration. National government has give responsibility to local government in order to prepare environmental plan, strategic plan and catastrophe plan. Municipalities have been obtained large implementation authorization. Especially for appropriation and demolish of building under earthquake damage risk and also creation of partnership with national and international public and private sector. The other authorization given the municipality is conservation of cultural heritage. Preparing and implementation responsibility of the urban regeneration area have been given to Toplu Konut İdaresi (TOKI) as a housing provision unit of central government. Related municipality have to legitimize this. Authority have entitled to able to use public lands in order to provide housing units for people who move out from areas under earthquake risk. The given authorization to municipality and TOKI has prepared convenient background for implementation project effectively.

5.1.4. Physical Reasons

Kovancı (1996) asserted that Turkish cities have several restrictions due to geomorphologic settings. This situation brings about implementation of planning activities for providing requirements of the urban people in existing urban environment to encourage new developments. Turkey has experienced housing production during urbanization process. This production was higher than the developed countries, although low levels of infrastructure investment and capital accumulation. In Turkey, housing production has exceeded number of households. This situation demonstrates that there is a housing surplus.

Lack of effective urban policies and migration resulted in unauthorized development and squatting on vacant site or public lands. It is important that determination of the percent of unauthorized development and squatting in total urban stock. Because of this, housing requirements should be analyzed by using authorized housing. Çiçek (2005) stated that in Turkey although population will increase, there will be no housing shortage. However, main problem will be qualitative of housing problems. This irregular physical stock has also resulted in adequate infrastructure. For providing quality of life, priority should be given regeneration of existing building stock which is especially unauthorized and in poor conditions, instead of increasing production of housing stock.

Low quality of housing stock, inadequate infrastructure, inefficient urban transportation system, high population density and congestion, inadequate green areas and high natural disaster risk causes low quality of urban environment especially in authorized areas. These areas have developed without any plan. In Turkey, urban land use grows more than population increase through unnecessarily development areas proposed by development plan. These motives, behind unnecessarily expanded urban areas are identified by Çiçek (2005) under two main titles as followings:

- "Municipality prepare development plans more than the current and future needs.

- Developments in transportation technologies and tendency of high income groups" Çiçek, 2005, p.11).

Kovancı (1996) asserted that in Turkish cities while new centres have experienced some urban problems such as insufficient green areas, car-parks and servicing systems, inadequate transportation system and infrastructure the older centres have been experiencing degradation process. These old districts have potential of tourist attraction due to their cultural historical and architectural values. Because of this, not only for prevention of degradation in these areas but also revitalization and rehabilitation, regeneration policies should be developed in these areas through generally pedestrianization programs in Turkey. Old districts areas have been problem for the regeneration and planning policies due to the fact that there is no adequate legislative framework. The other reason behind this, in this policies, there are insufficient tools and complex procedure to preserve the historical sites. Complexity of adaptation of new functions into old districts and insufficiency of the repairing of historical buildings with legislative reason brings about physical deterioration. As a result of this, while rent and tax revenue has been decreasing, these areas become attractive places for low income people to live and work. To overcome these problems in old and historic areas, planning programs should be developed under regeneration policy.

Kocabaş (2006) stated that the other physical reason behind urban regeneration in Turkey is natural disaster and earthquake risk. Poor quality urban construction not only create un-contemporary environment but also create big threat for urban health. Because of this, effective urban planning which is necessary to mitigate damage of the earthquake has been significant subject for improving of urban regeneration concept.

Turkey have experienced these disasters especially earthquake and flood which resulted in destruction of housing units and their infrastructure, death and injuries. Degree of these destruction and damage will increase if there is an uncontrolled and unplanned urban area. Urban regeneration aims to mitigate the risk of built environment.

5.2. Evolution of Urban Regeneration in Turkey

In order to understand motives behind urban regeneration and process in Turkey, firstly previous urban planning initiatives should be examined in respect of urban regeneration issue throughout the years with legislative and administrative framework.

Evolution and period of the planning system was determined in respect of urban regeneration issue by the general conditions and problems of the era, scope and tools of laws were enacted in these era. This evolution was examined in five periods. These periods were stated as following:

1- Before the Republican Period (before 1923)
2- Beginning of the Republican Period (1923-1950)
3- Republican Period-High Urbanization Period (1950-1985)
4- Localization and Slow Urbanization period (1985-1999)
5- Urban Regeneration Concept (after 1999)

Before the Republican period, urban planning and design aimed to control urban development via several laws such as the Regulation of Buildings and the Law of Public Buildings enacted (Ebniye Law) in 1882. Although these laws concerned with renewal and beautification of cities, both of them proposed new development areas and built areas. This law contained new organizations for city squares and open areas, specification of widths of roads, the height of buildings, plot shapes and proposed buildings (Çiçek 2005).

In Beginning of the Republican Period (1923-1950), Turkey experienced economic decline due to great economic depression in 1929 and World War II. In this period rapid urbanization and industrialization was revealed. Improvements of transportation system and infrastructure led to urban transformation which brought about new life style new land use pattern. As a result of this transformation, metropolitan cities especially Istanbul became industrial city based on economic development

The Ebniye Law is not efficient law for the realizing objective of new republic which aims to create beautiful, clean, healthy city similar to European countries. The other reason affected the insufficiency of that law was the belief in urbanization which supervised by the state in terms of planning, implementation and control (Özkan 1998).

In this period Law of Buildings and Roads no: 2290 was enacted in 1933. The development legislation in this period aimed to change the appearance of the city and to create cities similar to European standards. This law makes not only some regulations about construction but also defined contents of the development plans. Under this regulation and definition 'ideal settlements' and 'ideal city model' would be created. Ankara was taken a model for the development of the other cities. Most of laws and

regulations were enacted for the development of Ankara. Development plans and law numbered 2290 has affected negatively historical cities having traditional tissue through widened street for the aim of beautification, rehabilitated cul-de-sacs, re-ordered building islands and new plot structure. These unidentified arrangements, which reject the Ottoman Empire urban and buildings structure, brought about the loss of the characteristic features of traditional cities. As a result of this situation, there consisted of dual urban structure which comprised new structure and ignored traditional tissue, similar to European Countries. For overcoming this dual structure and disharmony between new and old traditional area was converted into newly developing settlements except for Ankara. Jansen decided that old tissue should be protected, conserved and connected with newly developing settlement areas (Çiçek 2005).

Turkey has been experiencing high rate of urbanization and massive migratory movement from rural areas to city centres due to attractive situation of the cities and economic policies for rural areas and agriculture since World War II. This experience was generally seen in the major metropolitan centres and generated expansion pressures underdeveloped areas and countryside. Rapid changes in physical structure of these areas were appeared as a result of this process. Urban planning initiatives in Turkey generally aim to rehabilitate and improve the areas that bring about poor infrastructure and irregularity to existing urban areas.

Government has not provided housing demands of this migrated population. This situation resulted in revealing of squatter areas and unauthorized built-up areas devoid of its infrastructure have occupied public lands. Improvement plan has been the first solution for renovation of squatter areas. While municipalities have been responsible for the clearance of the areas, providing infrastructure and new structures have been shaped as a result of agreement between building constructer and squatter. (Dündar 2003).

Kocabaş (2006) stated that after 1980s, new industrial sectors appeared. Tourism, financial and management sector have gained importance. National government presented incentives to investors for improvement of tourism sector as allocation of areas. In urban growth, insufficient services, low quality, irregular and illegal squatter areas have predominated. In 1984, responsibility has been given to greater municipality for fulfilling infrastructure, service, and social activities. As a result of this given responsibility, large scale projects have been taken priority. For example, in Istanbul, Bosporus Bridge II., roads were enlarged, industrial workshop

atelier were removed in Golden Horn, built-up a new business central in Maslak…etc. There are two important subjects for Turkey.

• Requirement of regeneration of squatter areas for mitigation of social and physical inequality, and enhancement of urban image through providing better education and employment opportunities,

• Creating a new sub-region centre which will provide requirements of greater-city economy, in strategic points

In short, after 1980s there were two important changes in planning structure. One of them is the generation and definition of metropolitan municipalities. The other is transfer of plan ratification authority from central to local administration. Ergenekon (2001) stated that there are three levels of settlement planning according to Urban Development Law (1985) as following:

Regional Plan: this type aims to identify socio-economic development trends and growth potentials of settlements and to determine the distribution of economic activities and infrastructure. GAP and Çukurova Region are the two regional plan examples of Turkey.

Territorial Plans: This type aims to maintain a general framework for urban developments on the basis of set of principles determined by regional plan. This type is prepared for the sub-regions with special characteristic in terms of urban development, industrial growth, and tourism potential.

Urban Development Plans: This plan type has consisted of two stages. First stages is master plan, second stage is implementation plan. Master plan demonstrates the land use allocation and grass densities for existing and future land uses. Implementation plan, which is prepared for the five years period, shows the building blocks, respective densities and future land-uses. Municipalities either prepare the plan themselves of tender them out to be prepared by the Bank of Provinces. Bank of Provinces, similar to this situation can prepare these plans itself or tender them out to planners in private sector. In metropolitan cities, such as Ankara, Istanbul, Izmir, district municipalities prepare master plan.

Dündar (2003) in Urban Regeneration Symposium stated that, regeneration activities through improvement plans have been not only transformation of all squatter

areas but also has resulted in new problems in transformed areas. Because of this unexpected situation, new model has been searched in order to renew these areas. Simultaneously, world urban polices focused on large scale urban regeneration project which targeted city centre and derelict industrial area for creating attractive urban places by means of public-private partnership. Aim was to obtain urban rent, not only found solution for urban problems and improvement of the area. This strategy in the other countries has presented as a new model to Turkish local authorities for squatter areas. Urban regeneration projects in Turkey, have not led to different results than improvement plan had because of the fact that projects have not included effective organization and financial model, active and effective participation of actors. Solution has been realized in physical structure, not social and economic. Thereby, these problems have been transferred into other areas as same as in previous areas.

After 1990s Turkey has entered different process and period which is based on urban regeneration issue as a necessary tool in the planning efforts. Although this process and urban structure of Turkey were rather different from European experiences, urban regeneration issue was seen as considerable planning initiative which aims to not only prevents deterioration of traditional built environment but also to adopt them into the new requirements. The other aim is to improve liveability of urban built-up areas for existing old urban areas instead of creating new development.

Dündar (2003) in Urban Regeneration Symposium stated that urban regeneration concept and its organizational regulations which have been debated since 1970, is a new policy for Turkish urban planning experience. While this concept has been used for regeneration of central areas to attract global capital and, increase competitiveness in the global world, whereas in Turkey this policy has been used as unique solution in physically and functionally obsolete historical places, decayed places and squatter areas to reuse them.

After International Urban Regeneration Symposium: Urban Regeneration in Küçükçekmece, many results have been revealed for Küçükçekmece districts by Özdemir, Özden and Turgut (2005), through reviewing and discussion of national and international experiences. These results can be generalization for Turkish experience as following:

• Urban regeneration should be seen as important attempt to enhance quality of life.

• Urban regeneration areas should be considered with surrounding areas and whole city which is providing opportunities them

• A usage of public funds is important to realize urban regeneration project. Because of this, attention of the local and central government should be attract

• Legislative framework and regulation such as appropriation and transfer of land ownership transfer should be realized

• Economic potential of the urban regeneration areas should be increased through providing job training courses

• The phases of move from plan to project should be precisely carried out

• The public should be information about project scenarios

• Community involvement should be created for each stage

• Problems, risks and potential of the area should be identified for effective solution

• Neighbourhood regeneration should be considered with large scale plan

• Urban regeneration fund should be created

• The banking should be encourage to become efficient actor during the regeneration

• Tax incentives should be provided for investors

• Central government, local government and private sector should work together

The previous planning activities in Turkish Panning context has been shaped as a new urban development or expansion rather than urban regeneration. In Turkish planning system, urban regeneration issue is a new concept but this concept was realized under different names such as renewal, redevelopment, conservation…etc. In recent years, this concept which have been neglected for years, has become important increasingly for not only the improvement of the urban environment and settlements but also overcoming the different urban problems by local administrations and planners via using limited sources for these implementation   (Kovancı 1996).

5.3. Legislative Framework of Urban Regeneration in Turkey

There is not a specific legislation for urban regeneration applications in Turkish planning system. This situation is the result of the lack of public policies and decision-making process defined by public authority for these activities. Although there is not legislation, urban regeneration based on number of planning, housing and conservation

and several draft laws. These regulations have affected urban regeneration either directly or indirectly.

5.3.1. Law about the Changes in the Law for Preservation of Cultural Heritage and Some Laws (No: 5226)

This law contain definition of the conservation which brings broad perspective for conservation. This law aims to conserve cultural and natural heritage in the protection site besides upgrading social and economic structure through sustainability principle and local researches about archaeological, historical, natural, architectural, social, economic, cultural and physical components. This law includes not only physical issue but also social and economic issue. This law have showed similarities with urban regeneration with respect to definition principles and features. This law can define urban regeneration and rehabilitation areas where construction is strict and forbidden. Properties at these restricted areas in terms of construction can be exchanged with the properties of municipality. This law have enabled to realize the exchanging and transfer of the development rights (Çiçek 2005).

5.3.2. The Law of Greater City Municipalities (No: 5216)

This law enabled to municipality for realizing the preparation of development plans, approval of implementation plan, protecting environment, agricultural lands, catchments areas, preparation of plans concerning disasters. And the most important responsibilities given the greater city municipalities were vacation and demolition of dangerous buildings and non-conforming structure. The municipalities have also responsibilities for institution of financial organizations, participation service and cost of projects and institution of public private sector (Çiçek 2005).

5.3.3. The Law of Municipalities (No: 5272)

This law give the municipalities responsibility for protecting natural, historical, and cultural, assets. This law is the first law containing urban regeneration term. "According to greater city municipality, municipality in greater city municipality,

province municipalities and municipalities whose population is 50.000 and above can designate areas (not smaller than 50.000 m^2) for 'urban regeneration and development projects'" (Çiçek 2005, p. 94). This law stated objective of the urban regeneration as reconstruction or restoration of obsolescent city ports, developing housing, industry, and commerce areas, developing technology parks, developing social infrastructure, earthquake risk reduction and conserving historical and cultural tissue of city.

5.3.4. The Draft Law of Development

This law was prepared by Ministry of Public Works in 2004. This law propose a new planning approach which defines not only physical arrangement but also social and economic issues through redefining plan hierarchies and relationships between plans. This draft law develops several implementation tools such as several types of special planning areas which were designated by municipalities for the purposes of implementing projects concerning protection, regeneration, intensive development and public and private investments. The draft law gave responsibilities to municipalities for preparing plans and projects, determining its location and size. Municipalities or majority of property owners can create partnerships for redevelopment these areas. These projects contains policies of management, finance, ownerships in addition to physical operations

5.3.5. The Draft Law of Planning and Development

In 2005, the ministry of public works prepared a new development law which defines urban regeneration areas. Characteristic of these areas were stated as social, economic and physical deprived areas, insufficient social and physical infrastructure and natural and technological hazard risk. This law that aimed development law give the responsibility to municipalities and provincial administrations for the preparation and implementation of urban regeneration. Provincial administrations approve the regeneration areas defined by the municipalities whose population is less than 50.000. The draft law is a definition of urban regeneration aims. According to this draft law, provincial administrations have taken a responsibility to prepare regeneration aimed development plans in two years to realize following aims:

- To take measures for natural disasters,
- To mitigate urban risks,
- To protect cultural and natural value,
- To support local architecture,
- To achieve local development program,
- To revitalize slum areas,
- To improve environmental quality
- To ensure healthy development (Çiçek 2005, p.98).

This law propose preparation plans and projects, participation and implementation besides definition of urban regeneration. This draft law make a comprehensive definition which includes social, economic and physical objectives. This law give the powers to administrations to realize followings:

- To take decision about conservation, retrofitting, using, improving developing, renovating and clearance
- To expropriate real estates
- To exchange real estates
- To transfer of development right to special project development areas by changing
- To establish real estate investment trusts with private firms
- To private exceptions for estate tax and
- To restrict temporarily and permanently by orienting (Çiçek 2005, p.99).

5.3.6. The Law Concerning the Northern Entry to Ankara Urban Regeneration Project (No: 5104)

This law was enacted for northern entry to Ankara so as to improve physical conditions, to provide healthy settlement and increase life standard of the area. The greater municipality of Ankara is responsible for the preparation of plan, subject to the approval of Ministry of Public Works and Settlement. All public and private properties is subject to compulsory purchase. This is preferably carried out to mutual agreements between property owners and municipality. An inventory property owners entitled to specific shares in prospective property is to record the size, development type and the legal status of the current property. This provides options for individuals and describes a programme of payments, the value of the existing property deduced from total debt. The non-conforming property owners are subject to the special procedures of compulsory purchase law, empowering the municipality to distribute payments up to 5 years. The greater municipality of Ankara is entitled to have access to credits of Housing administrations

5.3.7. The law About the Rehabilitation of Historical and Cultural Property (No: 5366)

This draft of this law was sent to Turkish Grand National Assembly in March 2005 with name of Draft Law of Urban Regeneration and Development. Name and context of this draft law was changed in June 2005. This law aims to take a measure for risk of natural hazards, to conserve historical and cultural assets and to develop housing commercial, cultural, social facilities by means of reconstructing and restoring areas. In this law process of the rehabilitation historical and cultural property firstly was started with defining regeneration areas. This definition was made by municipality or provincial administrations with considering historical and cultural characteristic and natural hazard risk of urban regeneration areas. Next stage is preparation for decision of regeneration areas. Approval of this decision is made by council of ministers. Project and programs is prepared by relation administration, approval of this programs made by major of greater city municipality in the border of municipality in the border of municipality and approved by governor out of the municipality border. Last stage is preparation of implementation projects. Implementation can be realized by municipalities or provincial administrations public institutions or legal persons. This implementation can be made under partnership between housing administrations (Çiçek 2005).

5.3.8. The Draft Law of Urban Regeneration and Development

This law was prepared by the ministry of public works and settlement in 2004. However, it is currently under review in the Parliamentary Committee. Unhealthy and insecure living environments, unauthorized building stock and natural disaster risk are motives behind the draft law. This draft law aims to not only improve and regenerate physically and functionally urban areas in accordance with development of city, but also develop housing areas, business districts, cultural and tourism areas and social amenities and to take a provision for earthquake risk through conservation of cultural and historical heritage. This law reduce the regeneration area to 10.000 m^2 and allow a phased implementation. This draft law have given to responsibilities to municipalities for not only the preparation of plans and projects but also appropriation of property and

the arrangement of rights of development and use, even in the cases of absentee ownership.

5.3.9. Evaluation

Between 1923 and 1950, the activities under urban regeneration name caused destructible results due to lack of conservation policy for existing areas and buildings. Previous legislative frameworks between 1950 and 1980 have brought about irreversible effects on urban areas in which have high-density concentration through encouraging unauthorized and unplanned areas. This period's law also led to destructive regeneration actions in urban areas on the base of redevelopment and/or renewal. After 1980, legal framework incentive again redevelopment oriented implementations by transferring authority to local administrations. There is no specific law and regulation for urban regeneration issue. All of them have been based on redevelopment approach, not about reusing of existing built up areas. Recent attempts that is not comprehensive and integrated, have not defined participation and financial model for urban regeneration.

Turkish cities have required healthy and liveable built up areas. However, there is no specific solution which will able to resolve the all problems in social, economic and physical point of views. This solution should be realized under the close-knit regeneration approach which includes all designing scale from neighbourhood to national.

Objective of the urban regeneration in draft law has defined as that obsolesced historical city centres considering with their cultural and architectural value, have been indented to regenerate under sensitive identity approach. This attractive definition has been reinforced by examples of some significant built up areas, which needs to be improve, in order to point out importance of this law. However, when this law examined, many discrepancies have attracted attention. Municipality will able to implement urban regeneration activities not only in defined areas but also in also every built area, which can be seen as potential for regeneration such as squatter or unplanned areas. In this manner, this law, make the unauthorized areas legal situation, has been seen as amnesty or incentives law brings about unhealthy and unbalanced in respect of social, economic and physical. Current regeneration draft law is far away from this

comprehensive and integrated urban regeneration mentality. Urban regeneration considered in terms of physical issue. This draft law has aimed to obtain urban rent with partial approach rather than entirely approach, and excluded public benefits and civic participation (WEB_66 2006).

In addition this, urban regeneration draft law has not provided effective any solution for area having natural disaster and urban risk, improvement and regeneration of built-up area. This draft law and its partial solution suggestions will not achieve expected regenerative results in city scale. On the other hand, this draft law has not bring about effective solution for social problem and not included community participation , public-private partnership, detailed projects, effective management system and coordination and financial resources. Urban regeneration areas have been determined master plan decision to be most effective regeneration projects which take consideration cities entirely. The other important debate came from with this draft law is necessity of the law. Definition of urban regeneration has already been made in the law numbered 5272 (WEB_67 2006).

Urban regeneration draft law has not taken consideration existing development law and conservation law. Thereby, definition and objectives of urban regeneration should be made by participative method which includes university, chambers, architects, planners and community. This law should be forged in accordance with the existing law and urban development draft law of planning and development. In addition, this law should include several definitive regulations about unplanned areas so as not to encourage (WEB_66 2006).

5.4. Urban Regeneration Case Studies from Turkey

Table 33.Dikmen Valley Housing and Environmental Development Project[1]

Turkey	1989-Present
	Inner City-Residential Redevelopment

Location -Characteristic of the Area		• Located between Çankaya, and Dikmen
Problems	**Social**	• People with low income • Social exclusion
	Economic	• Low average income
	Physical	• Unauthorized built-up area, Squatter • Air pollution green area problem • Deteriorated environmental balance • Lack of urban service and risk management • Lack of socio-cultural service
Potentials		• Natural conservation area due to being air circulation corridors and having river basin
Objectives		• To create modern housing and recreational activities with upgraded urban infrastructure instead of squatter • To preserve natural characteristic of the area through providing green area • To provide social integration between people with different social status • To transform this area into recreational and residential area • To create well-planned urban part for whole city through providing cultural, recreational, commercial and social centre • To provide open and recreational areas for fulfilling inadequacy of green areas • To generate stake-holders participation during process of the project • To operate public-private sector collaboration
Programmes		• 103 hectare culture park-green areas • 23 ha residential areas • 12 ha commercial, cultural and social amenities • Creating social-cultural and entertainment corridor • Office-open car park area
Results		• 2264 housing units, 68 shops,2 sports center, 2 swimming pool, conference and exhibition centre, Dikmen Bridge • Infrastructure and motor way for new housing areas • Landscape arrangement, 11.2 ha green areas • Prevented flood risk though flood trap

Figure 75. Overview of the Dikmen Valley Project
(Source: WEB_68 2006)

Figure 76. View from Residential Unit and Open Area of the Project
(Source: WEB_69 2006, WEB_70 2006)

Table 34.Portakal Çiçeği Valley Urban Renewal Project[2]

Turkey	1984-1989
	Inner City, Residential Redevelopment

Location -Characteristic of the area		• Located between Çankaya and Ayrancı neighborhoods
Problems	**Social**	• Lack of social amenities • People with low income • Legislative and appropriation problems
	Economic	• Low average income
	Physical	• Squatter houses
Potentials		• Close to Dikmen Valley project, Botanic Garden and Seymenler Park
Objectives		• To create contemporary, high quality standard urban area for city of Ankara • To realize urban project which generate its economic source by itself • To design residential units included car park area and swimming pool with high standard • To arrange the valley as a green areas which occupy 70-80 percent of whole area • To preserve natural structure of valley • To create recreational activities in create green areas • To make landscape arrangement affected climatic condition of districts • To design landmark structure included commercial and cultural activities • To emphasis urban image point such as square, entrance of valley • To provide urban amenities for users in its surrounding such as car park area, bus-stop point • To make accommodation between area and its surrounding and other projects
Programmes		• 180 housing units with squash court, car-park area and swimming pool • Recreational facilities and green areas • Ansera as a landmark • Commercial and cultural activity units
Results		• Created pedestrian circulation route within valley • Created vista point, square and sculpture at intersection point of pedestrian circulation • Designed pedestrian bridge for providing relationship between pedestrian circulation and its surrounding environment • Usages of natural landscape material during implementation such as granite, Ankara stone, wood…etc. • Created sporting facility areas and car park(100 vehicle capacity)

Figure 77.Views from Portakal Çiçeği Apartment Buildings
(Source: WEB_71 2006, WEB_72 2006)

Figure 78. Views from Open Spaces and Landscape Design in Project Area
(Source: WEB_ 73 2006, WEB_ 74 2006)

Table 35.Zeytinburnu Regeneration Project[3]

Turkey	2006-present
	Inner City, Mixed-Use Redevelopment

Location -Characteristic of the area		• West side of the province Istanbul, between Bakırköy, Fatih and Bayrampaşa
Problems	Social	• Low level of quality of life • High increase population
	Economic	n/a
	Physical	• Unqualified development • Earthquake risk • Low quality of building • Rapid building construction
Potentials		• Historical value • Close to central district • Chosen as a pilot zone by Istanbul Metropolitan Municipality within Istanbul Earthquake Master Plan
Objectives		• To implement the concepts of sustainability, governance and local agenda 21 • To achieve settlement in accordance with cultural historical value, economy, secure, quality development, high service provision • To protect and manage historical, cultural and natural value • To increase the safety of the district for natural disaster • To develop high quality living environment • To increase community involvement • To create better employment opportunities • To increase enterprise • To improve co-ordination and management through training, community representative development of community • To carry out effective consultation
Programmes		• Establishment of Zeytinburnu Urbanism Atelier • Preparation of 2006-2009 corporate strategic plan • Treatment for region due to negative development in terms of earthquake risk • Selection of two coordinated flagship projects • Cultural valley project • Renewal of Merkezefendi Mosque and its surrounding • Solving tenure problems of the Cultural Valley project • Demolishing illegal buildings in the cultural valley project area • Determination of flagship projects • Preparation of communication and participation plan
Results		n/a

Table 36.Ulus Projects[4]

Turkey	1989-Present
	City Centre, Mixed-Use Redevelopment

Location -Characteristic of the area		• In city center
Problems	**Social**	n/a
	Economic	n/a
	Physical	• Loss its functions and identity • Disorganized transportation system • Parking and building problem • Dilapidated areas
Potentials		• Cultural, historical character of the area • Central business district
Objectives		• To revitalize old center • To define importance of Ulus region in Ankara • To reveal development potential of the area as a main centre • To develop Ulus historical center through rehabilitation, conservation, renewal without traditional destroying traditional urban pattern • To create livable areas • To increase image of the centre • To restructure circulation system • To enhance public interests • To develop land in accordance with the cadastral parcel • To develop new buildings in dilapidated areas • To prepare restoration project for building to be conserved • To prevent gentrification through public participation
Programmes		• Urban design project of Hacı Bayram Mosque and Augustus Temple • Articulation of three main plaza (Ulus- governmental square-Hacı Bayram plaza • Planning transportation system • Enlisting historical and architectural buildings • Repair of dilapidated building • Rehabilitation of areas which loss their original function • Demolition of existing valuable building which have architecture value
Results		• Hacı Bayram Veli Mosque environmental redevelopment project (included 30 shops, 15.000 m2 redevelopment area,5000 m2 afforested area • Augustus Temple project • Citadel axis project • Hacı Bayram plaza • Hergelen Plaza • Ulus Government • Roman Bath

Figure 79. View from Ankara Municipality Trade House
(Source: WEB_75 2006)

Figure 80. View from Ulus Bazaar
(Source: WEB_76 2006)

Figure 81. View from Modern Bazaar
(Source: WEB_77 2006)

Figure 82. Views from Ulus Square Office Block
(Source: WEB_78 2006)

Table 37.Küçükçekmece Urban Regeneration Project[5]

Turkey	2004-Present
	Inner City, Mixed-Use Redevelopment

Location -Characteristic of the area		• On the western side of the Istanbul province • second largest districts in Istanbul
Problems	**Social**	• Low level of income
	Economic	n/a
	Physical	• Illegal development squatter houses devoid of technical and social infrastructure • Construction safety • Lack of urban quality
Potentials		• Tourist potential due to Yarımburgaz Caverns • Coastal potential area and landscape assets • Olympiad village • Small sized conservation site in Cennet neighbourhood • Basin area of Küçükçekmece Lake • Natural conservation area in Kanarya Neighbourhood • Intersection point of lake with sea in Kanarya Neighbourhood
Objectives	**Olympiad Village and its Surroundings**	• To identify environmental developments and ecologic conditions within the area • To reinforce infrastructure and facilities in Altınşehir Neighbourhood • To connect the different centres through transportation axes • To generate commercial activities in Ayazma neighbourhood, while residential activities in Altınşehir • To offer policies for young population • To train and educate young people for gaining occupational skills • To create heterogonous settlement in terms social structure • To create community involvement in regeneration activities through identifying of their own problems • To generate sport and recreational facilities • To provide basic communicative facilities • To integrate this area into city through better economic conditions, attraction of skilled people • To attract business development to the area • To promote relevant commercial projects • To provide tax incentives for encouraging investments

	Cennet neighbourhood	• To built small size for low income groups • To create public open space • To renew the existing building stock • To inform the local community • To identify socio-economic status, needs and expectations • To generate local community platform for identifying their own problems • To create new employment opportunities • To capitalize from considerable amounts of rent obtained from the Olympic village • To provide tax reduction and incentive for private sector especially construction branch • To attract private sector investment • To create public participation besides private sector • To create public-private partnership
	Kanarya Neighbourhood	• To upgrade the low quality of life through physical interventions • To increase amount of public spaces because of densely built-up areas • To reinforce technical infrastructure and facilities • To create common places for social solidarity • To provide local public participation • To generate social interaction places • To utilize local organizations • To provide information flows between local government and public private sector • To improve economic conditions of neighborhood residents • To create new job opportunities • To train young population for gaining occupational skills • To create alternative sectors for decreasing the weight of the manufacturing industry
Programmes		• Providing commercial units • Creating residential units • Creating sport and recreational facilities • Creating public open spaces • Providing new employment opportunities
results		n/a

Table 37.(cont)

Objectives

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Figure 83. Site Plan - Küçükçekmece Urban Regeneration Project First Prize
(Source: WEB_79 2006)

Figure 84. Model of the Project
(Source: WEB_79 2006)

Figure 85. Plan of the Project
(Source: WEB_79 2006)

Figure 86. Perspective from Project
(Source: WEB_79 2006)

Table 38.Entry to Northern Ankara Urban Regeneration Project[6]

Turkey	Outer City Mixed-Use Redevelopment	
Location -Characteristic of the area	• On the Esenboğa road	
Problems	**Social**	• Low income people • Low education level
	Economic	n/a
	Physical	• Squatter areas • Destructible buildings under earthquake risks • Negative physical image
Potentials	n/a	
Objectives	• To transform this area into contemporary environment • To remove unauthorized developments • To create new image for Esenboğa road	
Programmes	• 18.000 housing units • Sport and recreational areas • 180.000 m2 lagoon • Hotel and convention centre • New transportation infrastructure • 5 restaurant • Fast-food units • Shopping centers • School and high school • Health care centre • Shopping units • Training activities units • Exhibition areas	
Results	n/a	

Figure 87. View from Entry to Northern Ankara before Implementation
(Source: WEB_80 2006)

Figure 88. View from Entry to Northern Ankara before Implementation
(Source: WEB_80 2006)

These tables have intended to comprehensive comparative between urban regeneration oriented projects in Turkey. Characteristics of the all projects have been revealed under similar technique which has been structured in examination European case studies. Aim is to reveal similarities and differences between each of projects and between these projects and European case studies. As a result of this examination, Turkish urban regeneration oriented projects aim to improve existing unplanned and authorized areas through transformation these areas into attractive places which include multi-storey apartments and recreation areas rather than regeneration. Even if, approach of these projects seems to be comprehensive such as Dikmen Valley, Portakal Çiçeği Projects and Entry to Northern Ankara urban regeneration project, actually it is not like that. In these projects, social structure has been neglected by developers and decision makers. These areas have been seen as rentable places to present people with high level income. This situation then resulted in displacement of people with low income who lives before due to changing and increasing level of living standards. Ulus projects have aimed to regenerate Ulus and its surroundings for years through many urban design projects so as for bringing attractive position back as a city centre. In this context, in Ulus, recently many urban regeneration projects have been considered by greater municipality. However many public institutions, several chambers have objected to these project which led to demolition of valuable buildings comes from republican period in contrast to approach of previous urban design projects which take a consideration existing architectural and historical assets. Ulus projects with this approach have neglected the vital objective of the urban regeneration issue: preserving cultural, historical and architectural heritage. Approach of Küçükçekmece and Zeytinburnu Regeneration projects have been seen as close to European's approach in terms of model and strategies. These projects have accepted comprehensive and integrated regeneration model which contained effective partnership and management system. Turkey should take a beneficiary from European projects through detailed examination in terms of strategy, management, model and legislative framework as a result of this comparative study.

5.5. Urban Regeneration Debate on İzmir

Urban regeneration meeting, in İzmir, was hold by Chamber of Architects and Konak Municipality in 2004. Architects, city planners, instructors of university, president of Konak Municipality, and president's assistants and several active personnel who was related with urban regeneration have participated in these two meeting which have focused on urban regeneration and its reason and results on İzmir.

President of Konak Municipality, Muzaffer Tunçağ, has pointed out several areas and their urban problems such as Gürçeşme, Eskiizmir, Ballıkuyu, Uzundere, landslip areas and squatter areas. And also he expected not only new proposal from participators in terms of process and model for problem solution but also presented his own vision. He stated that people living in these areas have many demands wanted to be realized such as good transportation infrastructure, green areas, park, sports areas, school, and good infrastructure, market places…etc. However, for realizing these demands several housing units need to be demolished to fulfil these demands, but it is impossible. People do not want to demolish their houses. There have existed strong ownership senses which can be seen as problems need to be solved. For this reason, there should be effective model such as cooperative model but this model can not be developed by municipality, merely municipality can be leadership for establishment. In 2004, there are two significant projects. One of them is displacement of the 3000 housing unit in Vezirağa. The other is Ege Neighbourhood. In Vezirağa, undetermined ownership, built-up new 3000 housing units by TOKİ, percussion process of people who live in there, are the problems which can be able to seen in regeneration process in these areas. This process has included social dimension. People will face with many economic problems during living due to not enough affordable economic power. Thereby, this process will resulted in vacation after paying for ownership price. Method of Konak Municipality has not been moving these people out from these problematic areas. Main problems, in these areas, are bad quality of areas, safety, and haphazard development. People want to live and work better places than presented now.

In this meeting (2004), Emel Göksu stated that in Izmir, there is a physical environment which has been consisted of three physical belts: Historical pattern in centre, squatter areas on surrounding historical core and then collective housing which have direct connection problem with city centre due to second belt have surrounded on

these two belts. The other situation in metropolitan cities, urban areas haw sprawled to natural threshold of the city. In case of, there are several options for urban growth as followings:

- To ascend towards slope which have several risk and problems such as high investment cost, procurement of amenities, illegal flat construction over existing building, difficulty of multi storey construction due to slope…etc.

- To create a new collective housing on public land beyond third belt; However, in this option, there are several disadvantages such as transportation infrastructure problems, difficulties derived from interdependence to city centre

- To regenerate existing potential areas in order to defeat urban growth problem; however, in city centre, there are three type potential areas which will be regenerated: historical areas which have investment potential, squatter areas, large urban areas such as İnciraltı

In this meeting (2004), according to Göksu, these regeneration activities should not only preserve social groups, but also integrate these groups into urban economy, not move out these peoples from the areas, through rehabilitation without demolishment and reconstruction activities. However, after the urban regeneration implementation, people live in these areas previously; have not wanted to stay in this area due to increasing life standard. As a result of, these people have indirectly moved out from the regenerated areas.

In this meeting (2004) Kayın stated that urban regeneration policy has been conceived as a social project. Thereby, these areas can be analyzed in detail. Problem and potentials has been determined. These places have many potential which as enabled to authorities in order to create a new 'alternative life model' which has been purified existing problems seen in planned and unplanned areas. Several areas have good vista point and climatic condition, and human scale pattern. Because of this, these areas can be used for creating this alternative life which needs to be by people who want to live more healthy, comfortable and architectural, instead of living in multi-storey collective housing. Urban regeneration can aim following areas:

- Low standard squatter areas
  -close to the city centre
  -close to the potential, strategic point such as vista areas
  -far away from city centre

• Distressed historical urban pattern (Kemeraltı Districts)

• Depressed industrial areas due to obsolescent architectural pattern (port district)

As parallel Emel Göksu said, in this meeting, Ünverdi pointed out that these areas, in especially metropolitan cities, are in strategic point which can be joined to city and evaluated potential area for regeneration. Because of this, these areas can be examined in terms of characteristic of structure. Triggered factors such as new development close to the regeneration areas have been necessary to catalyze the transformation of problematic areas. After this categorization, ownership, infrastructure, housing and plot size analyzes need to be made in detail besides social structure analysis. After this analysis, the next stage will be synthesis which brings about stage process in local base. The other stage is organization of community, instrument and actors and institutional. Last stage is feed-back which control the balance between profits and decrement.

The other point is that moving out these people from there, it is not solution, and in contrast, this situation has triggered new problems. Ünverdi stated existing urban problems in this meeting as following:

• Settlement area devoid of physical and social infrastructure

• Unauthorized and illegal development

• Inconvenient areas in terms of geological reasons

• Economic and physical obsolescence

• Low quality of urban environment and visual uncleanliness

• Social stratification

• Rent expectation

Many concerns may have been occurred in there after implementation of regeneration activities:

• Severe building construction activity which cause unhealthy physical condition

• Social disparity as a result of new built-up regulation such as gentrification

• Implementation which makes the people aggrieved

• Social uneasiness as a result of implementation devoid of contract between community and authority

Improvement plans for these areas have not brought effective solution too. In Izmir, besides squatter areas, many developments realized on the inconvenient ground geologically, such as old swamp areas, deltas that can be seen more dangerous than squatter areas. For Izmir, there is no definition about healthy living environment in these areas.

In this meeting (2004) Sezai Göksu stated that development plan is not efficient for regeneration policies; because it is interested in physical structure, not social. Main issue should be how the social organization model have been created and transferred in different scale. The other issue is selection of urban regeneration area. This election should be related with upper scale which identifies urban regeneration policy packages. In other words, it is determined that these regeneration activities in neighbourhood scale have intended for which part of the city. Because of this, urban regeneration projects should be seen as important instrument which aim to reach objectives that can be determined in upper scale besides as being social objectives. There can be three different models which will realize urban regeneration under:

• Urban regeneration model actualized in free market economy and construction realized though development permission

• Urban regeneration model based on local government and its resources

• Public-private partnership model

Urban problems in İzmir and its solutions have been debated in these meetings. Several proposal and solution have been presented. It was also stated that, urban regeneration is not only physical intervention but also social and economic. Because of this problematic areas should be analyzed to reveal existing problems and potentials in terms of these three main subjects. Especially, intervention in squatter areas should not realized with rent expectation, social results revealed after implementation should be taken into consideration, and this situation should not resulted in gentrification. Effective regeneration model which is correlated with whole city and surrounding of project area should be developed due to inefficient existing urban planning and regeneration model.

As a result of interview with Hümeyra Tatlı, city planner which is interested in urban regeneration, in Konak Municipality, there are no accurate urban regeneration policies and implementations which carried on by Konak Municipality. Urban regeneration implementations in İzmir are not different from improvement plan or

making the areas more regular and planned. Objective of all these projects is to not only remove unhealthy built-up areas, but also create planned areas which can be integrated into city centre. For the purpose of realizing these objectives, under planning management, a new department which aims to solve implementation problems through interdisciplinary method included architect, city planner and engineer, has been set up. This department have dealt with firstly unplanned and unauthorized areas and buildings in Uzundere, Yurtoğlu and Devrim. In this context, in İzmir, displacement of housing unit in unauthorized and unplanned areas has been realized. People live in there have been settled to collective housing which have been built by TOKİ, in Uzundere. Under this condition, New Settlement and Urban regeneration Management and Collective Housing Department have been set up to determine existing land-use condition effectively and healthy. As a result of partnership between Konak Municipality and İzmir Greater city Municipality, several regulations which are about dislocation of people in disaster areas and housing sale to ownership holder have been enacted to realize the implementation easily. However, a main problem in regeneration oriented activities is to implement improvement plan. These plans have not been implemented due to ownership problems and demands of people live in there. In this implementation, there is no private sector participation. These projects have been financed municipality budget and central government. Alsancak port district have important potential, however, there are implementation problem derived from plot areas which have been 5000 m^2. Improvement of Kadifekale has been important. This area has a potential physical but social structure has not presented better conditions due to safety, crime rate…etc. In short, there is effort to make the places better, but no results.

Endnotes

Compiled from the following resources:

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6   http://www.ankara-bld.gov.tr/kuzeyankara.asp (25/11/2006)

CHAPTER 6

CONCLUSION

This chapter, as a conclusion, deals with comparison between European and Turkish regeneration concept in respect of problems, potential, objectives and results. A critical evaluation, recommendations are to be made about urban regeneration attempts in order to define characteristics of successful urban regeneration, and how should it be undertaken and implemented. Moreover, urban regeneration influences on future of the city will be examined.

In recent years, cities have been in a process of change and transformations which brings about urban problems in terms of social, economical and physical. In other words, these urban problems have reflected on social, economical and physical structure. Cities have to keep pace with these changing and transformation situation and its effects on itself owing to new policy directions and new ideas. Urban regeneration is the one of the most considerable essential policy for these areas and transformation process of cities. This essential tool originates from the requirement of the urban area and people who want to live and work better places in respect to social, physical and economical across the transformation and its results. Urban regeneration can be seen as final part of the evolution of the urban polices revealed as a result of urban activities and its problems. Urban regeneration aims to respond these changes and problems in whole areas of the cities or region under several implementation types as mentioned previously. This policy type aims not only resolve physical problems but also make the cities attractive and more livable with respect to cultural, social and economical. Achievements of the urban regeneration activities firstly depend on correct determination of the urban problems and its results. The next step should be correct intervention type in the correct places at right time through regeneration actors such as public-private sector, community involvement, local, regional or national governments…etc.

6.1. Comparison between Europe and Turkey

6.1.1. In Respect of Reasons behind Urban Regeneration

Urban regeneration policies and projects in the Europe have many common general principles which have been fulfilled throughout the European countries. Motives behind common principles of the regeneration activities have similarities because of the fact that all European cities have experienced similar urban transformation throughout the years.

First motive, behinds the urban regeneration activities in U.K. was the unhealthy housing areas. Other reason was the World War II; British cities have been damaged by this war physically and economically. In following years, the other problems were seen inner city as physical, economical and social decline, housing population pressures. However, built-up problems in 1970-1980s were the physical and economical rather than social, high ratio of unemployment, urban deprivation and housing needs were the several problems. Urban deterioration based on economic decline. After 1990s urban problem were derelict and vacant site besides some social and economic problems. When we examined urban regeneration case studies in U.K, while we can see many common urban problems of the project area, several problems can be special to districts. For example, migration movement, high level of unemployment, low incomes, and low level educational activities, high level of crime, low or high population density, deterioration urban environment, derelict vacant sites, poor housing condition, poor transport structure, and traffic can be seen in many of the project areas as common problems. However, in London Docklands Project, declining ports activity and ignored architectural heritage were the special physical motives behind the urban regeneration project. Terrorism in the in Temple Bar, in Ireland has affected development of the district and resulted in population decline.

While these motives, behind regeneration police and projects can be seen in U.K, condition in the Netherlands was not different than the U.K. Similar to U.K cities, Dutch cities has been damaged from World war II. Lack of buildable areas resulted in not fulfilling physical, social and economic requirements. Pollution, vandalism, crime drugs and alcohol dependency and unsafely places were seen in neighbourhoods of Dutch cities. Infrastructure problems and deprived areas were the other problems

motives behind urban regeneration. Social and economic problems took over the priorities in 1990s. Low level of education, low quality of life and cultural problems in Dutch cities was considerable for urban regeneration, whereas until this time urban regeneration policies generally have interested in housing area problems. Importance has given the cultural policies in Dutch urban regeneration projects especially projects in Amsterdam and Rotterdam.

Main reason behind the regeneration in the Italian city was the poor housing condition in the districts which have architectural historical assets. Throughout the evolution of the urban regeneration policies, economic crises, social exclusion, poverty, homeless, unemployment and decline in the quality of life had been general motives behind the urban regeneration. Italian regeneration project indented preservation of the architectural, historical and cultural value through removing mentioned problems. This motive can be seen as characteristic features of Italian urban regeneration projects which different than the previously two countries.

Likewise, German cities have dealt with the deconstruction of the World War II. Economic problems revealed. Requirements of the housing units with its structure, neglect of cultural heritage and historical buildings, maintenance of the old development, unfinished district decay of the existing urban areas were seen as main problem throughout the evolution of urban policy. While high unemployment rates, education, low level of income are the general socio-economic problems seen in the regeneration project in Germany, vacancies, empty housing, contamination problem were the physical reason behinds urban regeneration activities in German cities.

As a parallel of the countries in Spain, motives behind regeneration projects was not different than previously example. Rapid population growth, deterioration of quality of urban life, housing problem, low level of income, unemployment are the problems to be removed urban regeneration policies in Spain.

European cities have experienced similar urban problems which are motives behind urban regeneration projects. These urban problems resulted not only physical changes but also social and economic. These transformations changes and urban problems related with the urbanization process of the countries. Due to the fact that most countries have experienced similar urbanization process, similar results can be seen after this process.

With respect to motives behind urban regeneration in Turkey, metropolitan cities of Turkey faced with fast urbanization period. During urbanization period, major cities

in Turkey have been attractive point for the people who live in rural areas in terms of economical. Population growth as result of social and economic reason in metropolitan cities which have destructive and irreversible affect on city was the first motives behind the urban transformation of Turkish cities. Unauthorized development and buildings, housing surplus, squatter areas in geologically inconvenient areas with its social, economical and physical structural problems, such as lack of urban services, unemployment, and economic poverty are the other motives behind urban regeneration. As a result of this process, Turkish cities have experienced loss of the architectural and historical heritage. As mentioned about earlier chapter, reason behinds the urban regeneration policy is not only social, economic, and physical but also political which related with membership of EU.

6.1.2. In Respect of Policies, Strategies and Projects

Primary objective of the urban regeneration polices and projects in U.K, is to remove existing urban problems as we mentioned earlier chapter. The other objective is to bring economic beneficiaries into derelict lands back. Creating attractive urban environment in which people want to live and work through social, economic and physical intervention. For achievement and creating effective regeneration projects in U.K has include different actors such as public private sector, local government, community involvement, non governmental organization. Urban regeneration actors aim to optimize the ratio of funding for realizing projects. Urban regeneration projects have special objective which can be differences according to characteristic of the area with respect to potential or problems. For example, in London docklands example, Thames River and Docks can be seen potential for enhancing image of the city. Because of this, primary objective should be preserving and enhancing this potential with projects. Besides general objectives, common or special urban regeneration objectives were determined in urban regeneration projects which stated on the tables in earlier chapter. If we make a generalization, these objectives of urban regeneration projects in U.K are:

- To preserve architectural, historical and archaeological heritage
- To improve physical, economical and social structure (employment opportunities, leisure facilities, health and safety, transport, housing requirements, transport, tourism)

• To improve environmental quality and image through cultural and touristic activities

    • To bring existing urban pattern into effective use

    • To generate effective management

    • To encourage development of enterprise

    • To provide tax incentives to investors

Objective of urban regeneration policy in the Netherlands are similar to objectives of U.K. Primary policy of the regeneration projects in Dutch cities is removing of existing social, economic, physical problems as U.K did. The other aim is to revitalize the inner city, twilight zones and post war neighbourhoods. Upgrading of public space, amenities and social facilities is the other most important general objective. Urban regeneration projects in the Netherlands previously, if we make a generalization urban regeneration projects in Dutch cities can be stated as following:

    • To improve physical, social and economic structure

    • To improve housing stock and living environment

    • To renovate historical areas

    • To enhance attractiveness and identity of the city through cultural activities, leisure and entertainments

Main objective of the urban regeneration in Italy is renewal of the old city centre districts. Preservation of architectural and historical heritage in these districts is the main concern of the urban regeneration project of Italian policies. As a parallel of the Netherlands and U.K. Italian regeneration projects aims to reduce social, economical and physical problems too. The following objectives were determined as a result of the examination of the urban regeneration project in Italy:

    • To promote public private partnership and social participation

    • To enhance quality of urban environment

    • To preserve and restore historical and architectural value

    • To create modern functions in accordance with traditional character

    • To remove physical, social and economical problems

    • To enhance cultural image of the city through cultural activities, tourism

First objective of the urban regeneration policies in the Germany was the removing of damage of the World War II. Fulfilling requirements of the housing, preservation of the historical value, revitalization of the inner city, improvement of housing area, reusing derelict lands are the other main concern which is interested by urban regeneration. Following general objectives were determined in examined projects in earlier chapter:

- To overcome urban physical social and economic problem
- To improve existing housing
- To preserve historic buildings besides revealing importance of old town
- To create attractive urban environment

Urban regeneration projects in Spain, as the other countries objective firstly remove existing urban environmental problems. Difference between the other countries, except for the Netherlands and several U.K cities such as Glasgow and Birmingham, is cultural and re-imaging project for improving the economic structure and attractiveness of the urban area, especially in Barcelona and Bilbao. Objective of examined of regeneration project in the Spain can be generalize as following:

- To create attractive places through cultural buildings and activities
- To preserve and restore valuable architectural and historical heritage
- To enhance city's image.

In the European context, urban regeneration projects, firstly aims to remove existing urban problems. Goal of the urban regeneration programmes in European is not only to revitalize urban areas for enhancing and creating better urban environment for people in respect of economic, social, physical and cultural structure but also generate attractive positions in competition between cities to obtain capital investment. Achievement of urban regeneration depends on realizing the objectives after determination of existing problems through using potential of the areas. There should be not only strong partnership to finance urban regeneration project but also management for taking right decisions and control and monitoring of the projects. Urban regeneration policies should not be treated as short time; it should be realized as a long term process. Finance of urban regeneration is important issues for the achievements of project in

Europe. Public funds, private funds and partnership between them are available for finance of the projects.

City centre is the important place for urban regeneration project in Europe which includes different kinds of activities, functions with the service mobility, communication which need to be by communities. City centres have been affected easily by the global issues and technological development. As result of this city centre is change rapidly and have been primary intervention area in Europe.

Old districts which have architectural, historical and cultural heritage can be used as attractive point. Because of this, these areas have been preserved and if it is necessary, they have been restored for continuation of heritage to next generation. European policies bring contemporary use in these areas accordance with existing old and historical pattern.

Public participation is important issues in European examples. Role of the people who live and work in urban area move from passive situation to active and effective position so as for participation of people to the projects. In Europe realizing and achievements of urban regeneration intervention produced legislative documents for instance Housing Acts in U.K. whereas, as mentioned about earlier chapter, Turkey has not effective legislative regulation and law which include comprehensive and integrated approach for realizing urban regeneration. Existing laws and regulation is insufficient in order to achieve successful urban regeneration which focused on public health. These projects are generally urban rent oriented rather than social welfare and public beneficiary.

Achievements of the regeneration of European depend on fulfilling of these objectives through regeneration actors, effective legislative regulation which enable to the authorities to make right intervention in terms of social, economical and physical, and financial actors. Achievements of regeneration can be measured by comparison between former condition and latter situation after the implementation for projects. For example, provision of better housing facilities with its all amenities, creation of more employment opportunities, reducing high unemployment level, providing healthy and safety conditions, increasing education level, decreasing high level of crime, effective usages of existing derelict lands, creating business and commercial activities, designing cultural and landmark building for image of the city, increasing number of tourist visitors, creating more industrial and office spaces, usages of contemporary and new landscape material in urban physical environment, increasing pedestrian activities. All

these results can be used as demonstration of the achievements of the urban regeneration projects and polices. And all these results can be seen in European experiences.

The regeneration practices in Turkey on the other hand its existing legislative law and regulations aim to improve physical condition appearances and provide healthy settlement pattern rather than improving social structure. In some urban regeneration case studies, social and economic issue do not take a consideration such as Northern Entry to Ankara Urban Regeneration Project. However as mentioned about earlier chapter, some laws and regulations such as numbered 5226 and draft development law aims not only improve physical structure but also social and economic. Although, Dikmen Valley Urban Regeneration Project and Portakal Çiçegi Project can be illustrated an example for this comprehensive approach included all these scopes. This comprehensive concept is similar to European practice of urban regeneration.

. In Turkey, urban regeneration projects offered physical transformations, re-planning of physical environment or revising development plans for deprived areas, unauthorized areas, and risky areas. Urban regeneration project in Turkey aims to develop new settlement area and also rehabilitate existing physical urban environments. However, achievement of the regeneration projects depends on realizing all components of the regeneration concepts like in Dikmen Valley Urban Regeneration Project and Portakal Çiçeği Project did. Current understanding of the regeneration should be like that. Responsibilities and powers have been given to municipalities and provincial administrations for the preparation and implementations of urban regeneration by draft law of planning and development. In European examples, local authorities are incentive for undertaking design, build, finance and operation. Urban regeneration areas are defined by laws and draft laws. Case studies in Turkey generally has implemented as a residential function in squatter areas, unauthorized developments.

As Dündar stated that in Urban Regeneration Symposium (2003) urban regeneration projects in Ankara have been shaped as a transformation of one or two storeys squatter houses into apartment building with minimum 9 storeys. As a result of completion of transformation, high quality physical urban and building environment have been achieved. As mentioned about before, existing population have been replaced by population with high level income. This social transformation which has been expected by authorities and private sector is entitled as 'gentrification'. These projects have been formed as transformation squatter areas into high rentable places, not

depended on social welfare of population. This situation is not different than improvement plan did. As wee seen, gentrification has been accelerated by these projects. This result is inevitable.

Public and private participation and community involvement is the significant actor in urban regeneration project as in Europe for identifying local problems and potentials. Because of this importance, definition of participation should be made by laws and regulations. Whereas, in urban regeneration context in Turkey some regulations and draft laws mentioned about participation issue. Regeneration should be developed with active community participation and local organizations. The law of municipalities and draft law of regeneration enable the municipalities to establish partnership with local municipality and private firms as in Dikmen Valley Urban Regeneration Project, Portakal Çiçegi Project and Zeytinburnu Urban Regeneration Project. Turkish regeneration projects have financed by partnership between public and private sectors. This partnership can be formed as public-public or public-private. While Northern Entry to Ankara Urban Regeneration Project is an example of public-public sector partnership, Dikmen Valley Urban Regeneration Project, Portakal Çiçegi Project is example of public-private partnership. The existing laws enable to authorities to generate partnership with private firms or public authorities.

6.2. Reflection and Effectiveness of European Urban Regeneration Model on Turkey

Turkey can take benefits from the European urban regeneration policies and projects through considering general objectives, legislation framework and financial structure and implementation process. Urban regeneration case studies can be used as a best example for definition policies in Turkey. These examples have tried to not only improve historical city core by means of preserving settlement pattern but also create better places in which live and work. This implementation type has been carried out by partnerships between multi level participation. So ever, regeneration oriented activities in Ankara have not achieve socially. Nevertheless Dikmen Valley Project and Portakal Çiçegi projects can be taken as a physical example for project will have done in the future. In other words these two projects can be seen as physical reflection of the

regeneration project of Europe. However, it is not possible to demonstrate accurate urban regeneration model included comprehensive and integrated.

Existing urban problems in Turkey, as mentioned about before, are result of the rapid urbanization. After this urbanization cities have experienced transformation for keeping face with global economy. Beside this cause, populist politic approach and lack of urbanization policies are the other causes which have triggered disorder urban development. Main problem in Turkey, have been quality of existing housing areas rather than the quantity.

Rehabilitation and providing requirements of urban environments have been necessary method for creating livable and balanced city. The other aim should be increasing competitiveness of Turkey in global economy. Turkey should take an example European examples but main problem in this process is that there are lots of differences between Turkey and Europe in terms of social, economic and physical, politic and legislative structure. For example, high rate of inflation in Turkey have brought about discouraging of private sector and investors. Because of this situation urban regeneration model in Turkey should encourage the private sector. The other obstacle is difference between planning structure between Turkey and Europe. Contents of Turkish planning system are too insufficient to realize sustainable urban regeneration. Recent urban regeneration projects have been realized by local government and municipalities regardless of social and economical problems and structure. . However, there is no legislative framework for realizing effective regeneration project through participation partnership of public private sector, local and national government, public participation.

Examined urban regeneration projects in Europe pointed out specific places in which should have taken consideration. These places are city centre, historical places and squatter areas. Especially after 1999 earthquake, urban regeneration polices gain so importance than before. Because of this, there is need for effective local management and legislation regulation included not only rehabilitation, conservation and preservation policies but also arrangement in financial structure. Achievement of regeneration project depends on following issues:

- Definition of problems, potentials and objectives in terms of social, economic and physical dimensions
- Effective decision mechanism, project management and legislative framework
- Effective financial structure

- Harmonization and coordination between participator
- Public-private sector partnership and participation
- Flexible, qualitative and permanent urban regeneration model
- Providing sustainability and continuity

Kocabaş (2006) stated that decision makers should create sustainable and balanced model which enhance competitiveness of cities, mitigate negative effect of urban growth. And also she pointed out the importance economic reasons, behinds urban regeneration projects. Cities have been part of the global world. Moreover, future of the city has been affected by ability which attracts external investors. Urban regeneration policy in Turkey should improve five main subjects:

- To create long-term vision for indestructible city against earthquake
- To make a decision about strategy what will be: sub-urban construction or compact city
- To make the built-up area contemporary
- To encourage partnership improvement
- To embrace proactive approach including incentive for local authority in terms of financial

In short, achievement livable places urban regeneration should be seen as necessary and triggered instruments which contained comprehensive and integrated approach in accordance with surrounding and whole city. This comprehensive and integrated approach should be provided by effective and coordinated management system, financial system, community involvement, effective urban regeneration model and legislative framework.

6.3. Necessity of Urban Regeneration Projects for the Future of Cities

Communities and Local Government (2006) stated that whenever and wherever people live, they always want same things: healthy economy, jobs, decent houses, and good public services, attractive and safe environment. Some areas have provided these good conditions several have not. These areas have bad conditions need to be not only reduce existing problems and enhance quality of its condition. However, these problems

have always been inevitable due to challenging with adaptation of changing world and its requirements in technological, industry, service and manufacturing sectors. This adaptation related with preservation and enhancement of our environment. Urban policies have been result of this adaptation to changing world so as to take a decisive role in their own future which depends on social, economic and physical welfare. It is important to determine the best policy to regenerate our cities. Because of them, government should establish a vision for the future of our cities (WEB_81 2006).

Cities have not only been results of the physical issues but also economic and social activities in urban environment. These issues are rapid population growth, changing physical, social economic and cultural environment, improvement and/or development of new technological system, improvement of transportation systems, globalization and competition between cities and role of the city government policy. In other words these activities have affected and defined the city's form and future quality negatively or positively. In any case, cities providing many opportunities to people who want to live and work in better places have been transformed by result of this interaction between forces and city. As a results of the these interaction some problems may be revealed because of lack of planned development, control and management, effective problem solutions, financial supporter, social amenities and economic welfare. In other words, creating high quality of urban areas depend on successful coordination between policies, initiatives and administrations. Urban problems which are increasing every year have threatened quality of life and future of areas. These places having problems can be turned back into available urban areas through creating new uses, communities, services business activity, cultural issues, besides tackling existing problems such as empty property, derelict and vacant site, social exclusion, low standard housing stock… etc. Because of this situation some intervention type needs to be planned and implemented to provide existing requirements and remove urban problems for providing future quality of the cities and/or its regions.

Global issues have pressure which causes competition between cities so as to obtain global economic investment for providing continuation of its existence in the future, on the cities. This is common objective of the cities although they have different social, economic, psychical and cultural structure. Because of this situation, attractiveness of cities have gained importance on the agenda of the urban policies which aims to improve this competitiveness of the cities for bringing better position their cities in competition for successful future with respect to physical and social

especially economical. Most of the cities in the world have unique high quality places, projects and creative organizations and festivals to be successful in this competition. Identifiable urban areas, image of the city, preserving cultural, historical and architectural heritage is necessary for obtaining this economic, social and physical welfare. Urban regeneration policies and projects is the key instrument aims to realize these significant objectives for not only creating livable and future of sustainable cities but also contributing the image of the city.

Image of the city, historical and cultural heritage in cities, good infrastructure and public transport, quality of housing stock, job opportunities, and safety creates unique condition which brings about more attractiveness. In this context, preservation of heritage and enhancing image of the city through many projects will set their promotion. Cultural projects which are the important tool of urban regeneration can be seen as trigger for realizing this promotion of urban identity. These projects include cultural and entertainment building and events such as museums, art galleries, festivals which not only attract talented people, visitors, investors but also change the local economic structure positively which is necessary for the continuity. Attractiveness of the city has been strengthened by sustainable urban policies which aim to meet changing requirements of urban population in terms of social, economic. In other words urban attractiveness has not been considered without these issues. City centres and historical places, waterfront areas have been the focal point for the urban designers to implement theirs strategy for enhancing city image. Regeneration flagship projects have affected image of the city through symbols architectural and urban buildings, public places and open spaces. These projects will make the cities contemporary. Prestigious project result of the physical regeneration projects including unique public place, cultural centre, landscape objects, and building contained range of functions, office and commercial building, design product of urban architecture is vital instruments to not only attract investment, and visitors but also promote urban image and character.

While the existing good environment with respect to social, economical, and physical have lost their attractive positions cities have met the critical situation about their future which depend on urban design principles that can be stated in earlier chapter such as quality of life, identity, diversity, public realm, adaptability, continuity and enclosure, ease of movement, legibility and adaptability. These principles are necessary for creating future of sustainable cities. Because of this urban design and its tools aims to remove the range of urban problems for providing sustainability though enhancing

quality of life and applied successful strategies with taking into consideration failures and achievement of the past. Good planning and design of urban environments which will be created by skilled planners and designers and developers and with quality of construction in time, can affect the people and quality of people's life positively. These qualitative design implementation which aims to sustainable, sensitive, safer and attractive urban environment with well planned organization provide better places which people want to live in. In other words better design principles bring the places into best usages. The more qualitative project is the more the quality of life. Because of this, urban regeneration policies aim to realize these basic urban design principles for enhancing quality of urban life during the implementation of the projects.

Urban regeneration has been effective and necessary instrument in creating sustainable urban environment throughout the years in the world urban regeneration policy have taken consideration the problems, failures and opportunities for the future of the urban pattern. Purpose of the urban regeneration activities is to enhance the city attractiveness through removing existing urban problems, implementing policy for gaining economic, social and physical welfare which is necessary condition for continuity and sustainability of city in future.

The future of successful sustainable urban environment needs for realizing urban regeneration objectives that aims to address the physical, economical and social welfare by means of employment opportunities, educational activities, safety and healthy urban environment, cultural activities and design. As a result of this intervention policy, cities can be more popular and attractive. This attractiveness brings about that many people chose these cities for living and working. Construction of architectural and urban projects in urban regeneration policy can foster the economic structure; attract foreign investors, tourist and remove social exclusion, unemployment and crime. For example Guggenheim museum in Bilbao has reversed decline of the city to attractive position. Sustainable urban regeneration is necessary tool for making a plan about future vision or urban space. Creating visions for future of urban areas via attractive urban environment can be realized by urban regeneration projects including preservation, conservation, rehabilitation, revitalization…etc. Preservation of historical buildings and places, renewing and repairing existing obsolescence urban pattern and buildings, creation of public places and open spaces with recreation areas, landscape elements and regulations by means of various actors, governments, citizens, public and private sector. All of these urban regeneration activities with sustainability concept have concerned

with the future of the cities. According to Brundtland Report in 1987, "sustainable development is development which meets the needs of the present without compromising the ability of the future generations to meet their own needs."

Urban areas will experience deprivation in terms of social, physical and economical as a result of transformation. People have suffered from many problems mentioned about earlier chapter as a result of this multiple deprivation which have threatened liveability of the places on the future. People move out from these problematic areas to better quality places. These areas have been transformed into derelict and vacant site which have no future without reasonable interventions such as urban regeneration. Urban regeneration policies and projects can bring those areas effective new usages for gaining its future back. As mentioned about before, there are key principles for comprehensive regeneration for realizing objectives for future.

• Improvement of vision for the tacking problems in deprivation areas

• Establishment of partnership between local government, public and private sector, community and voluntary organizations

• Creation of effective coordination between decision makers and managers

• Providing financial resources

• Effective monitoring and information system for identifying unintended results

As result of transformation of areas, urban paces may be threatened by physical degradation, obsolescence, derelict and vacant site that has many effects on continuation of existence of the urban areas to the future. To creating vision for the future, urban regeneration policies firstly make a definition of existing problems failures and their reasons, and then make a definition of objectives. These objectives can be generalized as enhancement of economic structure for being successful in competitiveness, removing social exclusion and improvement or urban physical with preserving cultural, historical and architectural heritage. In other words, sustainable urban regeneration is a comprehensive method included social, economic, physical and cultural objectives as a parallel of sustainability concept. First objective of urban regeneration is quality of urban life which can be shape of future of urban environment. Achievement of this objective depends on making and implementation comprehensive decision on range of factors such as employment, education, crime, safety, health, cultural issues, and management, housing condition and community facilities.

Communities and Local Government (2006) have identified many objectives to set out vision for future of cities as following:

- To accommodate the new homes
- To encourage the people to remain and move back into urban areas
- To tackle the poor quality of life and lack of opportunity in certain urban areas
- To strengthen the factors in all urban areas this will enhance their economic success
- To make sustainable urban living practical, affordable and attractive (WEB_81 2006).

These objectives can be realized under effective policies and programmes, strategies, partnership and resources for providing quality of life during realizing. These objectives policies strategies should meet first different requirements of the people. Local communities and partnerships should develop vision for their areas. Local government, community organizations, business sector create effective partnership. Strategies and policies should realize sustainable development of the urban environment, economic performance, social issues and services (WEB_81 2006).

As a concluding statement, urban regeneration is necessary instruments at different levels, such as national, regional and local, for local and national authorities to not only take over existence urban problems in the changing world but also enhance quality of the urban environment for creating sustainable future through comprehensive objectives, strategies and polices including social and economic and physical issues. Because of this situation, policies have been developed under sensitive and sensible decisions, better design principles, effective coordination, management and financial structure. In their process people should come first. Nevertheless, best practice urban regeneration project have been obtained as result of realizing this. As we said before, the more qualitative project is the more the quality of life.

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APPENDIX A

KUZEY ANKARA GİRİŞİ KENTSEL DÖNÜŞÜM PROJESİ KANUNU TASARISI

Amaç

MADDE 1. - Bu Kanunun amacı, kuzey Ankara girişi ve çevresini kapsayan alanlarda kentsel dönüşüm projesi çerçevesinde fiziksel durumun ve çevre görüntüsünün geliştirilmesi, güzelleştirilmesi ve daha sağlıklı bir yerleşim düzeni sağlanması ile kentsel yaşam düzeyinin yükseltilmesidir.

Kapsam

MADDE 2. - Bu Kanun, ekli "Protokol Yolu Sınır Krokisi"nde gösterilen Kuzey Ankara Girişi Kentsel Dönüşüm Projesi alan sınırları içindeki her tür ve ölçekteki planlar, inşa edilecek resmî ve özel her türlü yapı, alt yapı ve sosyal donatı düzenlemeleri ve kamulaştırma işlemleri ile Projenin amacına uygun gerçekleştirilmesine yönelik usul ve esasları kapsar.

Tanımlar

MADDE 3. - Bu Kanunda geçen;

a) Bakanlık : Bayındırlık ve İskân Bakanlığını,

b) İdare : Toplu Konut İdaresi Başkanlığını;

c) Belediye : Ankara Büyükşehir Belediyesini,

d) İlçe belediyeleri : Altındağ ve Keçiören Belediyelerini,

e) Proje : Kuzey Ankara Girişi Kentsel Dönüşüm Projesini,

İfade eder.

Plan ve ruhsata ilişkin hükümler

MADDE 4. - İlgili mevzuatına göre ilçe belediyeleri ve diğer kamu kuruluşlarına ait olan, her ölçek ve nitelikteki imar planları, parselasyon planları ve benzeri imar uygulamalarına dair izin ve yetkiler ile proje onayı, yapı izni, yapım sürecindeki yapı denetimi, yapı kullanma izni ve benzeri inşaata dair izin ve yetkiler Proje alan sınırları içinde kalan bölgede Belediyeye aittir. Belediyece hazırlanacak 1/5000'lik nazım imar planları Bakanlık tarafından onanarak yürürlüğe girer.

Proje alan sınırları içindeki tüm gayrimenkuller, bu Kanunun yürürlüğe girdiği tarihten önce mevzuata uygun olarak yapılmış ve onaylanmış herhangi bir ölçek ve türdeki imar planı kapsamında kalsalar dahi, bu Kanuna göre yapılacak plan hükümlerine tâbi olurlar.

Proje alan sınırları içinde kalan bölgede, bu Kanunun yürürlüğe girdiği tarihten önce yapılmış olan planların uygulanması Kanunun yürürlüğe girdiği tarihten itibaren durur. Bu planların kısmen veya tamamen uygulanmaya devam edilmesi ya da bu Kanuna göre yeniden yapılması hususunda Belediye yetkilidir.

Proje uygulaması tamamlandıktan sonra, Belediyenin bu Kanundan kaynaklanan yetkileri ilgili mevzuatına göre ilçe belediyeleri ve diğer kamu kuruluşlarına devredilir.

Arazi ve arsa düzenlemesi

MADDE 5. - Belediye, Proje alan sınırları içinde bulunan binalı veya binasız arsa ve arazilerde yeni yapılacak imar planlarına göre düzenleme yapar.

Fiilen bir kamu hizmetinde kullanılan ve üzerinde kullanım amacına yönelik yapı bulunan taşınmazlar hariç olmak üzere, Proje alan sınırları içerisinde kalan bölgede Proje için ihtiyaç duyulan arazi ve arsalardan, kamu tüzel kişilerinin mülkiyetinde bulunanlar bedelsiz olarak Belediyeye devredilir. Gerçek kişilerin ve özel hukuk tüzel kişilerinin mülkiyetinde bulunan gayrimenkuller ile 24.2.1984 tarihli ve 2981 sayılı Kanununa göre hak sahibi olan kişilerin haklarına konu gayrimenkuller, malikler ve hak sahipleriyle yapılacak anlaşmalar çerçevesinde Projede kullanılır. Bu anlaşmaların usul ve esasları yönetmelikle belirlenir.

Anlaşma sağlanamayan hallerde gerçek kişilerin ve özel hukuk tüzel kişilerinin mülkiyetinde bulunan gayrimenkuller Belediye tarafından kamulaştırılabilir. Bu Kanun

uyarınca yapılacak kamulaştırmalar 2942 sayılı Kamulaştırma Kanununun 3 üncü maddesinin ikinci fıkrasındaki, iskân projelerinin gerçekleştirilmesi amaçlı kamulaştırma sayılır.

Proje alan sınırları içinde yapılacak planlarda, kamu tesislerine ayrılan veya ayrılacak alanlar, daha önce Belediyeye devredilmiş ise, devir miktarını aşmayacak kısmı bedelsiz olarak ilgili kamu tüzel kişisine geri verilir.

Proje yönetimi

MADDE 6. - Proje alan sınırlarındaki kentsel tasarım projeleri ile konut, sosyal donatı, çevre düzenlemesi ve teknik alt yapı projeleri İdare tarafından yapılır veya Projeye dair sözleşmeler uyarınca yaptırılır.

Projedeki müşavirlik ve kontrollük hizmetleri İdare ve Belediye tarafından özel hukuk hükümlerine göre kurulacak veya iştirak edilecek şirket tarafından bedeli karşılığında yürütülür.

Projedeki yapım dahil diğer işler Belediye tarafından yapılır veya yaptırılır.

Finansman ve gelirler

MADDE 7. - Proje için gerekli malî kaynak, ilgili yıl bütçe kanunlarında gösterilen miktarda İdare ve Belediye bütçesinin özel tertiplerine intikal ettirilecek ödenekler ile Belediye ve İdarenin kendi kaynaklarından ayıracağı ödenekler ve satış gelirleri dahil her türlü Proje geliriyle sağlanır. Bu ödenekler ve Proje gelirleri İdare ve Belediye tarafından açılacak müşterek banka hesabına aktarılır ve Projeye dair her türlü harcama bu hesaptan yapılır. Hesapla ilgili işlemler, kamu kurumlarının kaynaklarını banka hesabında toplamalarına dair düzenlemeler uygulanmaksızın özel hukuk hükümlerine göre yürütülür.

İdare, bütçesine aktarılan ödeneklerden veya kendi kaynaklarından, Projedeki konut, sosyal donatı, çevre düzenlemesi ve teknik alt yapı işlerinde kullanılmak üzere, Belediyeye konut kredisi sağlayabilir. Bu kredinin usul ve esasları yönetmelikle belirlenir.

Projeden elde edilen gelirler Projenin finansmanında kullanılır. Projenin tamamlanmasından sonra artan Proje geliri varsa, bu gelirin Bakanlık tarafından

belirlenecek kısmı, İdare, Belediye, ilçe belediyeleri ve proje alan sınırları içerisinde alanı bulunan diğer belediyelerin bütçesine, kalan kısmı ise genel bütçeye gelir kaydedilir.

Diğer hükümler

MADDE 8. - Bu Kanunda hüküm bulunmayan hallerde 3194 sayılı İmar Kanununun ilgili hükümleri uygulanır.

Bu Kanunda belirtilen yönetmelikler ile Kanunun uygulanmasına ilişkin diğer yönetmelikler Bakanlık tarafından hazırlanarak yürürlüğe konulur.

Yürürlük

MADDE 9. - Bu Kanun yayımı tarihinde yürürlüğe girer.

Yürütme

MADDE 10. - Bu Kanun hükümlerini BakanlarKurulu yürütür.

APPENDIX B

KENTSEL DÖNÜŞÜM VE GELİŞİM KANUN TASARISI

Genel Gerekçe

Hızla gelişen kentleşme süreci ülkemizin önemli sorunlarının başında gelmektedir. Bu süreç özellikle kentlerimizin merkez bölgelerindeki eski kent dokularının ve korunması gerekli kültürel mirasın olumsuz etkilenmesine neden olmuştur. Kültürel mirasın yoğun olarak bulunduğu alanlar, gerek eskimeleri ve bakımsız kalmaları, gerekse yoğun olarak denetimsiz bir şekilde iskan edilmeleri ve kullanılmaları nedeniyle toplumun can ve mal güvenliğini tehdit eder duruma gelmiştir. Bu bölgelerde güvenliğin sağlanması özellikle gelişen şehirlerimizde büyük problem teşkil etmektedir.

Bu düşünceden hareketle, kentin eskiyen dokularını ve yerleşim alanlarını, kültürel miras değerini korumak, koruma/kullanma dengesini sağlayarak sosyal donatı alanlarını büyütmek ve sağlıklaştırmak, otopark sorununu çözüme kavuşturmak, günümüz konforu ve kullanım şartlarını içeren konut, ticaret, kültür, turizm ve sosyal donatı alanları oluşturmak, tarihi ve kültürel dokuyu geleceğe taşımak amacıyla restore ederek kullanmak, böylelikle kentlerin merkez alanlarının sağlıklı bir şekilde iskan edilerek şehrin güvenliğini tehdit eden denetimsiz bölgeler olmaktan çıkarıp yenileştirmek ve günümüz gereklerine uygun olarak kullanılabilir hale getirmek amacıyla bu alanları "kentsel dönüşüm ve gelişim alanı" ilan etmek ve bu alanlarda uygulama yapmaya imkan vermek gerekliliği ortaya çıkmıştır. Yenilenen alanın yaşanabilir bir bütünlük temin etmesi için kentsel dönüşüm ve gelişim alanı ilan edilecek bölgenin belediye sınırları içerisinde bulunması ve en az 10.000 metrekare olması gerekmektedir.

Bu bölgelerin yenileştirilmesi ve etkin bir şekilde kullanımı gerek kent, gerek yaşayanların ekonomik düzeyinin ve yaşam standartlarının yükselmesini sağlayacaktır.

Kentsel dönüşüm ve gelişim alanı ilan edilen yerler için hazırlanan plan ve projelerin hızla uygulanabilmesi, kurum ve kuruluşlar arasında yetki ve mülkiyet

çatışmasını önleyebilmek için bu alanların bu Kanun çerçevesinde yapılan çalışmalara ve hazırlanan plan ve projelere tabi olmasını ve diğer planların durdurulmasını gerektirmektedir. Ayrıca, belediyelerin bu uygulamaları hızlı ve etkin bir şekilde yürütebilmeleri için normal kamulaştırma sürecinin dışında daha etkin yetkilere sahip olmaları gerekmektedir.

Yukarıda belirtilen sorunların en belirgin şekilde hissedildiği yerlerden birisi de İstanbul'dur. Uzun yıllar boyu İstanbul, Süleymaniye ve Zeyrek gibi bölgelerin tüm çalışmalara karşı korunamaması ve yenileşme çalışmalarına başlanamaması giderek İstanbul'un, UNESCO tarafından tehlike altındaki kültür mirası düzeyinde değerlendirilmesi tehdidine yol açmıştır. Bu durum mevcut yasal düzenlemelerin var olan problemleri çözmekte yetersiz kaldığını göstermektedir. Bu nedenle mevcut yasal düzenlemeler içerisinde tarif edilen alanlarda yenileştirme çalışmalarının hızlı ve etkili sonuca ulaştırılmasının zaman alacağı ve çalışmaların tamamlanamayacağı düşünceleriyle, bu konudaki yetki ve sorumlulukların uygulama yapan belediyede toplanmasının etkili sonuç alınabilmesi için gerekli olduğu sonucuna varılmıştır. Bundan dolayı mevzuatın izin verdiği sınırlar içerisinde yetkinin söz konusu alanlardaki yapılaşmalar için kullanımı amaçlanmıştır. Bu yetkilerin, tek elden kullanılması yenileşme çalışmalarının kesintiye uğramaması, kaynak kaybına neden olmaması ve çalışmaların yarıda kalmaması için gereklidir.

Bu yetkinin sınırsız bir şekilde kullanımına neden olmamak ve denetim altında tutmak amacıyla kentsel dönüşüm ve gelişim alanı ilan edilecek bölgelerin sınırlarının Bakanlar Kurulunca kabul ve ilan edilmesi şartı getirilmiştir.

Madde Gerekçeleri

Madde 1.- Ulaşım, oluşum ve gelişim açısından kentin işlevsel ve yaşamsal standartlarını oluşturan bazı şehir merkezleri, tarihsel süreç içerisinde, sosyal ve kültürel doku açısından zarar görmüş, özelliklerini kaybetmiş, çöküntü alanları haline gelmiş, şehrin ve şehirlinin can ve mal güvenliğini olumsuz etkileyip tehdit eder bir duruma gelmiştir. Bu tür alanların kentin gelişimine uygun olarak geçmişten gelen özellikleri ve mevcut kültürel miras değerleri de göz önüne alınarak, restore ve yeniden inşa edilmesi, konut alanları, ticaret alanları, turizm ve kültür alanları, sosyal donatı gibi alanların

oluşturulması sağlanarak bu alanların kente, kentliye ve ekonomiye kazandırılması gerekmektedir. Aynı zamanda yıkıntı ve çöküntü alanı haline gelmiş olan bu tür bölgeler deprem riski açısından da çok büyük bir tehlike arzetmektedir. Tarihsel süreç içerisinde yapısal, işlevsel, kullanım ve kültürel özelliklerini kaybetmiş bu alanların çağdaş kent ve çağdaş yaşamsal özelliklerine kavuşturulması açısından acil olarak yenilenmesi gerekmektedir. Kanunu amacı yukarıda belirtilen hususları içerecek şekilde ifade edilmiştir.

Madde 2.- Madde ile, kentsel dönüşüm ve gelişim alanlarını belirleme yetkisinin, yerel bir konu hakkında karar alma söz konusu olduğu için, belediyelere verilmesi ancak, alanların Bakanlar Kurulunca da onaylanması öngörülmektedir.

Ayrıca, uygulamaların yetki çatışmasına meydan vermeyecek şekilde yürütülebilmesi için bu alanlarda tek bir planının uygulanması gerekmektedir.

Madde 3.- Madde ile, kentsel dönüşüm alanı olarak belirlenen bölgelerde belediye tarafından hazırlanan veya hazırlatılan dönüşüm ve gelişim projelerinin belediyeler, kamu kurum ve kuruluşları, gerçek kişiler ve özel hukuk tüzel kişileri aracılığı ile yapılarak veya yaptırılarak uygulanması ve denetim yetkisinin belediyelerde olması öngörülmektedir.

Kentsel dönüşüm ve gelişim alanlarındaki yeni yapılanmalar ile korunması gerekli kültür ve tabiat varlıklarına ilişkin uygulamalar hakkında karar vermek ve hazırlanan projeleri onaylamak, plan ve projelerin başlangıç safhasından uygulamanın bitimine kadar yetkili olmak, uygulama aşamalarını periyodik olarak denetim altında tutmak ve gerektiğinde alternatif çözüm önerileri geliştirmek üzere mevcut koruma kurullarının iş yoğunluklarının fazlalığı da dikkate alınarak yalnızca bu bölgeler için gerektiği kadar koruma kurulunun oluşturulması yoluna gidilmiştir.

Madde 4.- Madde ile, uygulama alanlarındaki taşınmazlar üzerinde tasarrufta bulunma hakkının geçici veya sürekli olarak kısıtlanması ve projelerin etkili ve süratli bir şekilde uygulanması için belediyelere olağan kamulaştırma sürecinin dışında bir süreç olan iskan projelerinin gerçekleştirilmesi amaçlı kamulaştırma yetkisinin verilmesi öngörülmektedir. Keyfi uygulamaların önüne geçmek için geçici ve sürekli kısıtlamaların uygulamanın amacı ile sınırlı olması gerekmektedir. Ancak, amaç için yeterli olduğu takdirde kamulaştırma yerine taşınmaz üzerinde başka tasarruf yöntemlerinin uygulanabilmesine imkân sağlanmaktadır.

Ayrıca, kentsel dönüşüm ve gelişim alanı içerisinde kalan Hazineye ait taşınmazların, ilgili belediyeye bedelsiz olarak devredilmesi, uygulama bütünlüğünün bozulmaması açısından gerekli görülmektedir.

Madde 5.- Madde ile, projelerin uygulanması esnasında veya sonucunda iktisap edilen taşınmazlar ile hak ve imtiyazların tasarruf ve değerlendirilmesinde belediyelerin Türk Medenî Kanunu ve diğer ilgili mevzuata uygun hareket etmeleri öngörülmektedir.

Madde 6.- Bu Kanun kapsamında yer alan bölgelerde, münhasıran bu Kanun hükümlerinin uygulanacağı, özel ve genel kanunların bu Kanuna aykırı hükümlerinin uygulanmayacağı belirtilmiştir.

Madde 7.- Madde ile, kamu kurum ve kuruluşlarının ellerinde bulunan tarihi eser niteliğindeki binaların tahsis amaçlarına uygun olarak dernekler, vakıflar, diğer kamu kurum ve kuruluşları, üniversiteler ve gerçek kişiler ile özel hukuk tüzel kişilerine en fazla 49 yıllığına tahsis edilmesi öngörülmektedir.

Madde 8.- Kanunun uygulanmasını göstermek amacıyla hazırlanacak yönetmeliklerin Kanunun yayımı tarihinden itibaren üç ay içinde İçişleri Bakanlığının teklifi üzerine Bakanlar Kurulunca yürürlüğe konulması öngörülmektedir.

Madde 9.- Yürürlük maddesidir.

Madde 10.- Yürütme maddesidir.

Amaç ve Kapsam

MADDE 1.- Bu Kanunun amacı, büyükşehir belediyeleri, büyükşehir belediyeleri sınırları içindeki ilçe ve ilk kademe belediyeleri ve il belediyelerince, eskiyen ve özelliğini kaybetmiş kent bölgelerinin, kentin gelişimine uygun olarak yeniden inşa ve restore edilmesi, konut alanları, ticaret alanları, turizm ve kültür alanları ve sosyal donatı alanları oluşturulması, deprem risklerine karşı tedbirler alınması veya kentin tarihi ve kültürel dokusunun korunarak yenilenmesidir.

Bu Kanun, yukarıda belirtilen amaçlar doğrultusunda oluşturulacak olan kentsel dönüşüm ve gelişim alanlarının tespitini, teknik alt yapı ve yapısal standartlarının belirlenmesini, projelerinin oluşturulmasını, uygulama, örgütlenme, yönetim, denetim, katılım ve kullanımına ilişkin usul ve esasları kapsar.

Alanların Belirlenmesi

MADDE 2.- Kentsel dönüşüm ve gelişim alanları, o bölgenin belediye veya mücavir alan sınırları içerisinde bulunması ve on bin metrekareden az olmaması kaydıyla belediye meclis üye tam sayısının salt çoğunluğunun kararı ile belirlenir.

Belirlenen bu alanlar Bakanlar Kuruluna sunulur. Bakanlar Kurulunca kabul edilen alanlardaki uygulama bir plan ve program dahilinde ve bir yapı adasından az olmamak kaydıyla etap etap planlanabilir.

Etap plan ve programları, meclis üye tam sayısının salt çoğunluğunun kararı ve belediye başkanının onayı ile uygulamaya konulur.

Belirlenen alan sınırları içindeki tüm taşınmazlar, bu Kanunun yürürlüğe girdiği tarihten önce mevzuata uygun olarak yapılmış ve onaylanmış herhangi bir ölçek ve türdeki imar planı kapsamında kalsalar dahi, bu Kanuna göre yapılacak plan hükümlerine tabi olurlar.

Uygulama

MADDE 3.- Kentsel dönüşüm ve gelişim alanları olarak belirlenen bölgelerde belediye tarafından hazırlanan veya hazırlatılan dönüşüm ve gelişim projeleri ilgili belediyeler, kamu kurum ve kuruluşları, gerçek kişiler ve özel hukuk tüzel kişileri aracılığı ile yapılarak veya yaptırılarak uygulanır.

Uygulama esnasında her türlü kontrol, denetim ve takip işlemleri, belediyenin ilgili birimlerince yapılarak sonuçlandırılır.

Kentsel dönüşüm ve gelişim alanlarındaki uygulamalar her türlü vergi, resim, harç ve ücretlerden müstesnadır.

Kentsel dönüşüm ve gelişim alanlarındaki yeni yapılanmalar ile korunması gerekli kültür ve tabiat varlıklarına ilişkin uygulamalar hakkında karar vermek ve hazırlanan projeleri onaylamak üzere söz konusu alanlar için yalnızca bu uygulamalarla ilgili olarak 2863 sayılı Kültür ve Tabiat Varlıklarını Koruma Kanununun 51 inci maddesine göre gerektiği kadar Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu oluşturulabilir. Bu kurulca onaylanan projeler, başka bir onaya gerek olmaksızın uygulanır.

Taşınmaz Tasarruflarının Kısıtlanması ve Kamulaştırma

MADDE 4.- Belediye, kentsel dönüşüm ve gelişim alanı ilan edilen yerlerdeki taşınmazlar üzerinde, uygulamanın amacıyla sınırlı olarak o yerin özelliklerine göre her türlü yapılaşma, kullanım ve işletme konularında geçici veya sürekli kısıtlamalar uygulayabilir.

Kentsel dönüşüm ve gelişim alanlarında bulunan yapıların boşaltılması, yıkımı ve kamulaştırılmasında anlaşma yolu esastır. Anlaşma sağlanamayan hallerde gerçek kişilerin ve özel hukuk tüzel kişilerinin mülkiyetinde bulunan taşınmazlar ilgili belediye tarafından kamulaştırılabilir. Bu Kanun uyarınca yapılacak kamulaştırmalar 4.11.1983 tarihli ve 2942 sayılı Kamulaştırma Kanununun 3 üncü maddesinin ikinci fıkrasındaki iskan projelerinin gerçekleştirilmesi amaçlı kamulaştırma sayılır. Tapuda mülkiyet hanesi açık olan taşınmazlar ile varisi belli olmayan, kayyım tayin edilmiş, ihtilaflı, davalı ve üzerinde her türlü mülkiyet ve mülkiyetin gayri ayni hak tesis edilmiş olan taşınmazlar için de aynı madde hükümlerine göre kamulaştırma işlemleri yürütülür. Kamulaştırma işlemlerinin yürütülmesinde belediyeler veraset ilamı çıkarmaya veya tapuda kayıtlı son malike göre işlem yapmaya yetkilidir.

Taşınmaz mülkiyetinin kamulaştırılması yerine amaç için yeterli olduğu takdirde satın alma, kat karşılığı ve 4721 sayılı Türk Medeni Kanununun ilgili maddeleri içeriğinde intifa hakkı veya üst hakkı kurulması yolu ile de uygulama yapılabilir.

Kentsel dönüşüm ve gelişim alanı içerisinde kalan Hazineye ait taşınmazlar başka bir işleme gerek kalmaksızın projeyi yürüten belediyeye bedelsiz devredilir. Devre ait işlemler belediyenin talebi üzerine ilgili tapu sicil müdürlüğünce resen yapılır. Bu işlemler her türlü vergi, resim ve harçtan müstesnadır.

Millî Savunma Bakanlığına tahsisli arsa, arazi yapı ve tesisler, 2565 sayılı Askeri Yasak Bölgeler ve Güvenlik Bölgeleri Kanunu kapsamında bulunan yerler ile sivil ve askeri hava alanları ve mania planları kapsamında kalan yerlerde bu Kanun hükümlerinin nasıl uygulanacağı Milli Savunma Bakanlığı, ilgili bakanlık ve belediyece müştereken belirlenir.

Değerlendirme

MADDE 5.- Kentsel dönüşüm ve gelişim alanlarında uygulama esnasında veya uygulama sonucu belediye adına iktisap edilen taşınmazların, hak ve imtiyazların tasarruf ve değerlendirmeleri Türk Medeni Kanunu ve ilgili diğer mevzuat çerçevesinde yapılır.

İstisnalar

MADDE 6.- Bu Kanun kapsamında yer alan bölgelerde, özel ve genel kanunların bu Kanuna aykırı hükümleri uygulanmaz.

Tahsis

MADDE 7.- Kamu kurum ve kuruluşlarının ellerinde bulunan tarihi eser niteliğini haiz bina ve müştemilatı, tarihi özelliklerine uygun olarak restore ettirilmek ve/veya tarihi özellikleri korunmak ve mülkiyeti ilgili kamu kurum ve kuruluşunda kalmak suretiyle;

a) Eğitim ve kültür amaçlı olmak üzere kamu yararına çalışan dernekler, vakıflar ve diğer kamu kurum ve kuruluşları ile üniversitelere,

b) Ticari faaliyetlerde kullanılmak üzere gerçek kişiler ile özel hukuk tüzel kişilerine,

en fazla 49 yıllığına tahsis edilebilir.

Tahsislerle ilgili esas ve usuller ile tahsis bedeli ve kullanma süresi, ilgili kamu kurum ve kuruluşları tarafından belirlenir.

Yönetmelikler

MADDE 8.- Bu Kanunun uygulanmasına ilişkin yönetmelikler İçişleri Bakanlığının teklifi üzerine Bakanlar Kurulunca Kanunun yayımı tarihinden itibaren üç ay içinde yürürlüğe konulur.

Yürürlük

MADDE 9.- Bu Kanun yayımı tarihinde yürürlüğe girer.

Yürütme

MADDE 10.- Bu Kanun hükümlerini Bakanlar Kurulu yürütür.

APPENDIX C-URBAN REGENERATION CASE STUDIES

U R B A N   R E G E N E R A T I O N   P R O J E C T S

country	project name	location	project year	characteristic of the area	population	A	B	C	social	economic	physical	public	private	public & private	objectives	potentials	programme for the area	project's achievements
						district type			problems			multiple partnership						
U.K	Leeds	-at the heart of the conurbation of West Yorkshire -at the centre of the Yorkshire and Humber	n/a	-second largest city outside London	443.000 inhabitants		●		-high crime rates -low education level -low skill and qualification levels rather than the rest of the city -average unemployment rates especially for immigrant residents	-poor economic conditions	-deprived households -poor environmental and housing conditions		●		-to enhance and express the urban design characteristics and local distinctiveness of the centre -to promote a sustainable approach to future development -to reinforce local character and identity -to combat the levels of deprivation and exclusion -to create new employment opportunities, -to improve the quality of life for local people	-two universities -largest National Health Service Hospital Trust -large cultural tradition -one of the most prominent centres in the country	-increasing employment prospects for local people through training programmes	n/a
The Netherlands	Schilderswijk, The Hague	within the maritime town of The Hague	n/a	city of the Hague is the third biggest city of the Netherlands	469.000 inhabitants		●		- low level of education - a high concentration of new migrants	- high level of unemployment -Low levels of economic activity	- deprived area in Hague			●	-to renovate the existing housing stock -to create integral stratategy which focus on social, economical structure -to achieve social and economical revitalizationof the area	n/a	-generation of new business accommodation -restructuring of public spaces -creating job opportunities for unemployed people	-established links between vocational education and industry -PTT has incorporated -college of higher vocational education and city is working together -created new entrepreneurs -created employment opportunities -The Vermeerpark has been transformed from an abandoned wasteland, into a public park for sports, children's playing and recreation.
Scotland	Castlemilk, Glasgow	lies to the south of the city adjacent to Rutherglen and Carmunnock	n/a	huge district of Glasgow	17.000 inhabitants	●			-high level of unemployment -rapidly falling population	n/a	-historical town center is dilapidated -contamination -poor transport links -lack of shops and businesses -poor standard of housing -low energy utilisation			●	-to create residential area -to create a well functioning urban area to stop immigration	-climate protection -environmental management of local transport -safe guarding nature and landscape -environmental information -tourism -education	-3500 homes have been improved -2000 homes have been demolished -500 homes have been new built -bus service has been established to nearby new town with many work places -Glenwood Business park was opened -old public buildings have been converted into a business park and training center -unemployment has fallen -a better link has been established with other job areas -youth complex has been created	n/a
Ireland	Harp,Dublin	from O'Connell Street westwards to the National Museum at Collins Barracks	1990-1996	-it is centrally situated on the wrong side of the river	n/a		●		-low population density - high unemployment -low educational attainment	-empty property -vacant office -poor image -poor accessibility -traffic -poor standart of social housing				●	-to create new attractive urban spaces -to create sustainable districts with mixed housing and business -to create mixture of home and business -to include investment -to improve the level of community and recreational facilities	-historical heritage	-public parks -the new Community Research Centre -several units of play facilities -apartments,retail units, offices,restaurants, cafes and several cultural amenities -Smithfield Tower	-consolidated and expanded economic activities -area has been used successfully for a range of activities -horse fair has been taken place -decreased employment -increased and public investment have made a significant impact on levels of dereliction -increased population -public open areas -distillery chimney has transformed into Smithfield Tower
Greece	Ladadika, Thessaloniki	located in the northwest Aegean Sea	1994-1999	-largest city in city -historic center -administrative, commercial, industrial, educational and cultural centre of northern Greece	1 million inhabitants	●			- competetion between shops and the supermarkets	-derelict buildings -erection of high rise building -traffic problems		●			-to reverse the negative attitude of citizens towards preservation -to reuse the dilapidated buildings -to encourage public authorities -to improve the urban environment and quality of life -to revitalise the local economic fabric, -to revitalise the local economic fabric, -to combat the social exclusion,	-major transportation hub in southeastern Europe -its commercial port is of a great importance for Greece	-improving health and safety measures -suporting of mixed enterprises -centre for professional support -promotion of social integration of specific sub-groups -improvements in teh Dandropotcmos zone -development of cultural infrastructure	-tourist attraction -installation of commercial and cultural functions
Sweden	Jöbkoping	n/a	1988-1992		110.000 inhabitants		●		n/a	n/a	-deteriote of town spaces -restoration of business -decline in its retail turnover -bad enviromental conditions			●	-to rebuild the streets and open spaces -restoration of business -to cerate town center management team	n/a	n/a	-new town center was opened -retail turnover increased by %15 -the numbers of visitors to Jönköping by more than before -properuy values increased by %5
UK, Scotland	Ayr	west of Scotland, outside Glasgow	n/a	n/a	50.000 inhabitants	●			n/a	-tourist trade has fallen -there has been increasin retail -competetion from out of town retailing	n/a				-to encourage environmental improvements -to promote local service -to improve business performance	n/a	n/a	-improved marketing strategy -rising standards of customer service -crime levels has been lowered due to CCTV -more visitors
UK, England	Middlesbrough	west of Scotland, outside Glasgow	n/a	n/a	155.000 inhabitants	●			n/a	n/a	n/a				-to encourage a new image for the town centre.		-diversity -long term economic viability -use of redundant office sites -the development of sub regional arts -leisure and cultural activities -better public transport -access for the motorist -improvements to urban form and the townscape	-pedestrianisation of the shopping -refurbishment of the existing shopping center. -precinct which has led to inward investment of 210.000 sq foot of new reatil floor space - a strong Christmas and event programme. -improved links between local schools and young people
The Netherlands	Enschede, Twente	it has largely surrounded the collapse of the textile industry and has visibly developed as the center of the region as well as good health, cultural and entertainment facilities.	n/a	n/a	153.000 inhabitants	●			n/a	n/a	n/a				-to create meeting place with a rich range of facilities to develop the town centre.	has appeal outside region of Twente, for example large proportion of visitors come from Germany	-improved access for public transport -a reduction in the use of private cars -an increased diversity of shops -greater provision of hotels and catering outlets -a cultural square -a wide range of cultural activities -greater amount of residential and office accomendation on the periphery of town center	n/a
Portugal	Coimbra	located in Baixo Mondego subregion	n/a	n/a	148.000 inhabitants	●			-low level of health and hygiene standarts. -social exclusion and prostitution -large elderly population	-economically the quality of the areas activities are in decline -the area is losing its competitiveness in relation to other urban areas.	-public areas are rundown -lack of support facilities for the local population -poor housing conditions				-to support the community groups -to create public areas -to improve pedestrianisation -to improve the social service -to support investors	n/a	-the restoration of square close to Baixa area which is currently in use as a car park -the construction of a public park -improvements to the lighting and paving to an area known as Baxinha -to create a child support centre for the children of those in need. -to improve and intensify the service of support to women at risk. -to create facilities and support for existing cultural and recreational groups, and set up a facility for the elderly	-all social,economic and physical problems has been tackled in an integrated way.
Germany	Gostenhof-East, Nuremberg	very close to Nuremberg's old town district	n/a	in the 19. century the area was an important industrial location	n/a				-no social or cultural infrastructure	n/a	-poor urban environment with a great lack of green areas and playgrounds -an abundance of soil-sealed land -some buildings in a bad state of repair -apartments with insufficient facilities -heavy traffic conditions -poor urban pattern -several neighbourhoods need to be connected to its main centre				-to provide low cost environmentally friendly residential properties -to improve environmental quality -to reduce traffic problems - to develop social and cultural facilities	n/a	n/a	n/a
Spain	Alcobendas, Madrid Metropolitan area	20 km north of Madrid	n/a		87.000 inhabitants	●			n/a	n/a	n/a				-to regenerate the ancient centre of the city -to improve the urban environment -to build-up and reinforce of local urban identity -to promote areas with high development potential	n/a	n/a	-stimulated public participation -improved the quality of life of local people -the regeneration of an area of high development potential where most low income citizens live - employment by supporting traditonal small retailers
Italy	Siracusa	-on the eastern coast of Sicily	1994-1999	historic heritage	405.000 inhabitants	●			-loss of population -high average age of residents -poor education attainment	-loss of economic activities -high rate of unemployment	-physical decay			●	-in order to face the situation of general decline	n/a	-rehabilitation of social housing -new infrastructures in the road and severage sector -private inventions including restoration of private dwellings -and non-residential buildings. -restoration of historic buildings for non-residential use	n/a
UK, Northern Ireland	Belfast	-in Northern Ireland	n/a	the largest city in Northern Ireland	276.400 inhabitants		●		-Crime -Education -Health and social welfare -Declining population -Violent political conflict -Sectarian division	-De-industrialization	-capacity of the building -urban deprivation			●	-To tackle the economic, social and environmental problems -To secure employment -To improve the quality of life -To make people feel safer and more secure -To promote development of metropolitan area though reusing of land for housing, enhancing the employment potential and developing tourism -To improve public transport services -To create strong urban image for competing with European cities -To improve the quality of the River Lagan -To redevelop the land along the banks of the river to encourage a renaissance in the area	-the historic Cathedral Quarter(one of the oldest part of Belfast) -The world's largest dry dock is located in the city -waterfront and riverside	-assisting small business development -encouraging inward investment -increasing the opportunities for employmet through training and education programmes -nurturing personel and community confidence -a new concert hall and conference center - new international health,office developments, community/civic buildings,extensive public open space -private and housing association apartments -a publ restaurants,fast food outlet, filing station, marina -landmark sports/education/entertainment development	-Belfast has discovered its waterfront -riverside has became a focus for business, leisure, and cultural activity -12000 jobs -175.000 m2 office space -60.000 m2 retail/leisure space -700 completed housing units
Germany	Plagwitz, Leipzig	-in east of Germany	1992	housing and industrial area	497.500 inhabitants	●			-high level of unemployment -lowest income	-contamination problem -empty housing in central urban areas					-to recreate the possibility of using former factory buildings for a variety of purposes -to create a more attractive housing environment -to maintain the traditional close connection between homeand workplace -to improve the area's ecological situation	has a special historical identity.	-Cultural facilities -Creating employment opportunities -Pedestrian areas -Green areas -improvement of The Karl-Heine Canal	-old cinema has been converted into an art center -footpaths and cycle paths have been established along its banks -the unused railway has been transformed into green areas. -The Karl-Heine Canal has been cleaned up and beautified with plants and greenery. -a rainwater basin has been built in order to improve the quality water
Germany	Marxloh	in the northernpart of Duisburg	1994	n/a	21.600 inhabitants	●			-education	-high level of unemployment	-contamination problem -empty housing in central urban areas			●	-to improve the housing and employment conditions in the area -to exploit the area's own potentials. -to change shopping streets -to develop of the industrial area	-heterogeneous urban structure for economic and commercial development	-creation job opportunities -redevelopment of official sites -commercial land development -promotion of local economic development	n/a
The Netherlands	Deventer	-on the east bank of the Ijssel river	1991-1995	it is an old Hanseatic town	75.000 inhabitants	●			-lack of safety -education -crime	-high level of unemployment	-dark back alleys -deterioration of public space -traffic problems			●	-to get the residents involved in both identifying problems and setting up models for solving them -to strenghten paticipation and solve the problems	n/a	n/a	-a lavander glade has been planned in cooperation with Turkish women -new playground -clean squares and streets -street festivals -relationship between residents and municaplit has improved
The Netherlands	Nijmegen	100 km south-east of Amsterdam	1990	-cultural and historical character	150.000 inhabitants	●			-drugs and crime -low level of education -vandalism -the number of visitors declined	-low level of income -high number of unemployed people	-lack of green areas -heavy traffic, -loss of its competetive position				-to give jobs responsibility the young people -to train some local young people as security guards -to improve urban structure -to heighten attractiveness and identity of the city centre -to recapture of spce for pedestrian	-housing, shopping, parking, cultural activities and hotel, cafes and museum, restaurants, theatre, cinemas, library, museum -creating new shopping route.	-the local school has been transformed into a meeting place for adults and young people -Walkhof Museum -culture was integrated into public space design -new paving, lighting, green spaces and street furniture -the quality of shops was improved -more visitors came from outside the region -Marienburg Project
The Netherlands	Bijlmermeer	south-west of Amsterdam	n/a	n/a	10.000 inhabitants	●			n/a	n/a	-high removal frequency and vacant flats				-improvement of the area's position in the housing market -improvement of residents socio-economic status and job promotion	n/a	-25% of the housing units are being demolished and replaced with high density low level housing -to create multi-storey carparks	-the number of empty flats has fallen to 1.5%.
Spain	Raval District in City Centre Barcelona	West of the Ramblas and at the heart of the Historic city		Compact built-up area with high dense urban structure	38.000 inhabitants	●			-Increasing population density as result of -migration due to employment possibilities -High ratio of older people -Petty safety problems	Under -occupation situation	-Physical degradation as a result of Spanish Civil War -Contaminated coastal areas -Narrow alleys				-To rehabilitate historic centre of the city -To preserve the historical, urban and architectural heritage -To improve sanitary actions of public establishments -To rehabilitate housing -To make a plan of urgent social action -To make large scale public investment -To create large scale public investment -To use the culture as a instrument fro accelerating of urban regeneration -To make Raval district active part of the city economically -To improve the degraded image of the el -Raval -To bring economically active and young people there -To make the districts popular attraction centre in city though cultural activities -To transform these areas into contemporary districts including housing, office, hotels and public spaces -To provide new cultural areas with exhibition space, lecture halls, cultural centre -To attract large amounts of visitors -To create a global visibility and image for the city through Olympic Games to the world -To increase accessibility of the city -To renew dilapidated industrial and railroad zone	-Close to most important construction projects of the city such as the Barcelona Underground Railway - Olympic Games in 1992 -Number of historic buildings	-Rehabilitation of housing -Creation open and public spaces -Creation of new use for older buildings -Reuse of old industrial building -Redevelopment of a maritime quarter -Providing facilities for the 1992 Olympic Games -Creating recreational and commercial facilities -Establishment of road infrastructure and public transport -Particularly renewal of the inner-city neighborhood	-Developments of many kinds of sector -Expansion of cultural facilities -International investments and interests -Olympic Games in1992 as a landmark event in urban regeneration -Created new squares and parks -New parking area has been provided underground and at street level -Museu d'art Contemporani (Contemporary Art Museum) -The centre de Cultura de Contemporania de la ciutat Barcelona -University installations at the Casa de la Misricordia -Waterfront regeneration -Redeveloped maritime quarter

URBAN REGENERATION PROJECTS

country	project name	location	project year	characteristic of the area	population	A	B	C	social	economic	physical	public	private	public & private	objectives	potentials	programme for the area	project's achievements
Ireland	Finglass	-suburb of Dublin -located 3 miles Northwest of Dublin City Centre	1987-1998	-primarily a working class area -industrial/retail pool of local employers	35.000 inhabitants	●			-education -serious level of social exclusion	-high concentration of unemployed people	-traffic problem -lack of trees and greenery -poor environment and shortages of recreational, amenities or community facilities -lack of a local transportation network, shops, neighbourhood centres			●	-to improve safety of soft roads users -to develop into area of which residents are proud -to promote education, historical awareness and art and culture -to strength the local identity -to accelerate social and economic growth -to improve the quality of life	-young population(80% of the inhabitants are under the age of 25)	-Estate maintenance and management -Landscaping enterprises -Tourism related activities -Generating employment projects -Creating education/training programmes -Community resource centres -Meeting places; sports and leisure facilities -Upgrading of sub-standard shopping precincts	n/a
The Netherlands	Kop van Zuid,Rotterdam	- on the south bank of the Maas, opposite the city centre	1987-2010	-the second largest city in the Netherlands	600.000 inhabitants		●		-low education level	-high employment rate -low average income level	-old housing stock -pollution -abundant redundancy due to changing needs of shipping industry -accessibility problem from the city centre to the isolated areas -lack of urban image -vacant and derelict the docks, warehouses and harebighterent areas			●	-to provide interaction between city and river -to create identity -to give an opportunity to city as to be a centre of urban culture,leisure and entertainment -to realise sustainable development of the city on the water	-largest seaport in the world -major international cultural events -the main gateway to the European Union -strategic entry point into eastern Europe	-waterfront project -realisation of cultural,shopping,office, residential,leisure and entertainment areas -usages of water and the harbours with design of public spaces -a new theatre -a new bridge -a new underground station	-completed infrastructure -housing employment has been realised(5300 new residents -Erasmus Bridge, Marine Safety Centre, World Port Centre, Bridge Watchers House -metro station, refurbishment of New York Hotel, the Cafe' Rotterdam, Luxor Theatre, a new Ichthus Hogeschool Rotterdam, a new cruise liner terminal -office programme has been realised(35.000 business-350.000 m2 office spaces) -90.000 m2 industrial, educational and leisure space
Spain	Valencia	on the rightbank of the final stretch of the old Turia riverbed	1996	-a medium-sized port city -the third largest city in Spain	753.000 inhabitants		●		n/a	n/a	-shortage of housing -obsolete and dangerous nature of the industrial activity			●	-to develop culture and the arts in all their manifestations. -to promote science and the correct use of technology -to provide conservation of nature -to develop city's road system -to support derelict areas for motivating the private sector	n/a	-the Palau de les Arts and Music Conservatory, L'Hemisferic(Imax cinema, Planetarium and Laserium) -the Museo de Ciencia, the Jardines de L'umbracle (sculpture garden) and parking area -the Centro de Ocio (recreation center) - L'Oceanografic (an ocean park within an underwater city)	-the Palau des les Arts and Music Conservatory, L'Hemisferic 43.000 m2(Imax cinema, music hall, the main opera hall, open-air auditorium,Planetarium and Laserium) -the Museo de Ciencia, the Jardines de L'umbracle (sculpture garden) and parking area-40.000 m2 -the Centro de Ocio (recreation center) - L'Oceanografic -80.000 m2(an ocean park within an underwater city) -5000 new homes -new bus lines, train station -parking spaces, walkways
The Netherlands	Lelystad	-in the centre of the Netherlands and		-it is the capital of the province of Flevoland	80.000 inhabitants	●			-unsafety of streets	-high employment rate	-At the beginning of the nineties, 40 % of the residences were vacant.				-to create link between port district and water - to create sufficient employment opportunities -to develop new enough residential areas for large population -to upgrade the town centre -to redevelop of older districts	-existing Museum District which has cultural and recreational facilities -surrounded by a square of woodlands and parks and flat farmland	-designing of the factory outlet village -creating of streets near to water as a up- market -upgrading of town centre - development of new residential areas and business centre -refurbishment of street and public areas	-the town port was built -refurbished public areas and streets -400-500 new jobs were created -image of the Lelystad was enhanced -lots of visitors were attracted owing to transportation system which is between the lake shore and town centre -project of the factory outlet village affected number of people visiting of the museum
Italy	Novara	on the Torino-Milano axis(from away Torino-90 km and closer to Milano 35 km)	2001	-second most important town after Turin	100.000 inhabitants		●		n/a	n/a	-inadequate the railway facilities -inadequate access to highways and motorways from the Industrial areas -poor hotel facilities -low attractiveness of the town -inadequate public open spaces			●	-to restore historical deficit of urban identity -to reorganize the traffic system -to redesign of the townscape -to relocate industries to more appropriate places -to find new spaces for public amenities	- city is closer to the north west plain of rice cultivation -there is no demographic decline over the last 30 years -town is complementary to Milano - Malpensa airport located less than 25 km from the city	- urban-wide parks - efficient passenger station which is connected to airport - realizing better accessibility for the hotels - upgrading of ancient monuments and historic heritage - the realization of green areas and parks, cycle paths, pedestrian ways, vegetation -reconstruction of the gateway to the towns	-high speed railway was carried out by agreements of the public and private sector. -new railway system was redesigned by municipality and other public and private sector. -relocation of the industrial area
Italy	Salerno	-in the Campania region of Italy	1994-2001	-rich flora and fauna	149.000 inhabitants		●		n/a	- high ratio of unemployment -low ratio between the number of workers and the number of small local business	-more rundown historical areas where devastated by flood and earthquake		●		- to create modern urban uses which is compatible with traditional character of historic centre -to relocate commercial activity and tourism -to develop new activities to assist young people for gaining management skills	- city has historic centre	-restoration of the public garden Villa Comunale and Giardini Minerva with extensive works including water drainage, pathways, public facilities, maintenance and extensive replanting - restoration of the square Alfano I Square and Abate Conforti Square -restoration of the Church Dell Addolarata	-increasing of property values -increasing activity -increasing of trading freedom in the restaurant trade -increasing of productivity
Spain	Valladolid	at the confluence of the Pisuerga and Esguewe rivers, close to the river Duero	1993-1998	-important historic and administartive centre	337.000 inhabitants	●			-lack of cultural and social facilities	-decline in industrial sector	-lack of urbanization -bad condition of urban surroundings			●	-to promote its tourist appeal -to preserve and restore a valuable heritage -to make the respective sites more attractive -to create new centers in different areas of the town	- city is the capital centre of the region	- the Museum of Spanish Contemporary Art -Valladolid Science Museum -restoration of the city's architectural heritage -environmental improvements	- a part of the most important Benedictine monastery transformed into The Museum of Spanish Contemporary Art - the main body of the old four factory of El Palero transformed into Valladolid Science Museum -restoration of the Palace of Santa Cruz
Spain	Zaragoza	-located on the river Ebro, and its tributaries the Huerva and Gállego, near the centre of the region	1997-2004	-urban degeneration and geographical isolation from the rest of the city	641.581 inhabitants		●		-high ratio of population over age of 60	-high ratio of unemployment -lack of local employment opportunities			●		-to restore the existing historical heritage -to reinforce social cohesion -to improve the urban panorama -to promote the historic quarter as the centre of city -to attract tourist to historical centre -to remove the lack of cultural facilities of the city	- city has historic centre	- the project of the Route of Caesaraugusta -history centre of Zaragoza -cultural heritage regeneration, preservation and restoration centre -municipal music and dance school -museum of fire and fireman	-renovation of motor networks -construction of 494 flats -opening of the centre "houses and cultures" -created job opportunities -centres for prevention and information for some diseases -recuperation of historic area
Germany	Görlitz	on both sides of the River Neisse, which runs along the German-Polish border	n/a	n/a	99.000 inhabitants	●			-unemployment (%23) -migration	-disappearing of industries and traditional activities	-vacancies and desolation				-to resolve the desolation -to provide connection between two region which are Görlitz and Zgorzelec -to provide balance between landscape and town	- existing numerous public parks and greenery in both region	-the renovation of intact building structures from the Renaissance, Baroque -pedestrian, bicyle, rail and water transport infrastructure -restoration of buildings, baths and refuges -regeneration of the abandoned production plants,	-the design of the river banks in the old town and the gardens between the historic strongholds -a new university building -transportation infrastructure -creation of the Centre of Further education in Crafts and Heritage in the city's oldest building -terraced restaurants overlooking the border river -tourist attraction owing to boat hire
Italy	Genoa	in northern Italy	n/a	-largest port on the Mediterranean, - the capital of the Province of Genoa and of the region of Liguria	650.000 inhabitants		●		-population decrease	-rapid decay of economic activity	-buildings which have very poor perceived image				-to create new job opportunities -to remove physical social and economic decay -to increase livability -to enhance the cultural image of city -to attract tourism -to preserve historic values	- historic city centre -important centre for shipbuilding, mechanical engineering, and iron and steel industries	-providing new services (green spaces and sport areas, schools, asylums, university centre with social services) -street paving - renewal of technological network -modifying the city ant its functional system with waterfront development -preparing of safety plan and plans about residential help	
The Netherlands	's-Hertogenbosch	within the southern flank of the ring of cities -in the central part of Netherlands	1999-2015	-capital city of North Brabant	130.000 inhabitants	●			n/a	n/a	n/a				-to preserve historic inheritance of city -to reinforce cultural-historical value -to improve quality of the public space -to reinforce natural and ecological values -to reinforce tourist structure -to create space for architecture -to create business developments and employment opportunities	-commercial and service centre	-restoration of wall, bastion, roundel and historic swing bridge,tower in front of Judasbrug -pedestrian link with city centre -redesign of water gate -redevelopment plan for the Kasterenwal and Noordwall area, banks of the Dommel river -realisation of tourist information, underground car-park, new roundel -redevelopment of Zuidwal and Bastion Oranje -restoration of Spinhuiswal walls, Parklan walls -creation of new passageway of Kruisbroedershekel under fortified city and roadway -Bastion Vaught bridge link with Bossche Broek -redevelopment of the slopes to improve views of the portification walls	n/a
Denmark	Aalborg	Northern Europe	1994-2004	The town is an important transport junction - with motorway, airport, railway and harbour - with good communication to and from, for instance, Norway, Sweden, Greenland and Germany.	160.000 inhabitants	●			-drugs and alcohol abuse -isolation	-high unemployment	-high level of air,noise and water pollution -the risk of flooding of basements -physical decay of dwellings			●	-to improve access to information -to improve intersectoral cooperation -to increase non-motorised mobility -to increase public awareness -to increase use of public transport -to reduce car mobility -to reduce energy consumption -to reduce water consumption -Waste avoidance	-at the crossroad between routes	-Residential areas are being developed as garden cities -Several smaller squares and open spaces are now being restored -Streets are being re-shaped and paved with new and longer-lasting materials. -to purchase agricultural areas which contain water resources -Renewal and optimisation of the sewer system -better standard of housing, the preservation of historic buildings, more attractive urban space -to create better and safer conditions for pedestrians	n/a
France	Arsenal in Metz	- at the crossroads of two main roads running from the Mediterranean to the North Sea and from Paris to Eastern Europe	1996-2000		123.000 inhabitants	●			n/a	n/a	n/a				-to enliven the Arsenal as a not only place of culture but also a stopping of place -to make of the Arsenal a place of international repute -to intersect a wide public and a dynamic commercial policy	- the proximity of the other cities -existing industrial and urban development -metropolitan facilities -administrative headquarters -science park and rapidly expanding education buildings -rapid growth of employment opportunities	-concert hall -arrangement of cultural activities -exhibition gallery, monuments, shops	-200 performances are organized every year -rehabilitated citadel -concert hall -rehabilitated spm buildings as "le Magasin aux Vivres" -a luxury hotel is under study
The Netherlands	Canal Zone in Apeldoorn	-in the centre of the Netherlands	1993-2023	-in the middle of nature and forested areas	153.000 inhabitants	●			-lack of safety	n/a	-land pollution -excessive noise -inadequate axes -lost residential function				-to enhance residential functions -to develop inner city with canal -to enhance city's green qualities -to enhance relationship between the green areas and the surrounding lanscape -to develop new working activities	-10 km length of canal which is most important structural lines	-1100 homes, -100.000 m2 gross floor space for offices and service -the construction of a new access road to the city -the development of the Kanaalzone -the transformation of the canal to vital link -the improvement of the enviromental conditions	n/a
Italy	Cosenza	-situated in the valley of the river Crati	n/a	-a medium size city in the Calabria region	72.000 inhabitants	●			-rapidly rising population	-an absence of economic development -high level of unemployment -heavy dependance of public sector	-inadequate public services -disused railway that creates a physical barrier				-to develop economic and social structure -to develop culture and cultural services -to create meeting point for service industry activities -to restore old historic centre -to improve existing infrastructure	- historic center and its elements such as monuments, buildings and architecture objects	-restoration of old historic city centre -upgrading of public spaces -an improvement of infrastructure -rescheduling of education and training programmes -promotion of local employment -the setting up social services	-social, cultural, and artistic meeting point and meeting place -rehabilitation of old railway station -an introduction centre to community politics -rehabilitation of Hotel Bologna -the Park Avenue -over 200 small Craftshops
Luxemburg	Luxemburg city	-situated 188 km from Brussels	n/a	-administrative, cultural and capital of Grand Duchy	76.000 inhabitants	●			n/a	n/a	n/a				-to reinforce culture and cultural heritage -to transform some ancient buildings into new usages - to promote quality of life for their safety -to enhance image of the city	- transformation of some ancient building -creating of cultural building -creating of cultural meeting point	-Casino Luxemburg -the Museum of the History of the City of Luxemburg -National Museum of Natural History -Restoration of the National Museum of History and Art -Museum of the Fortress,Museum of Modern art Grand-Duc Jean -Philharmonic Concert hall -Modernisation of the Municipal Theatre -Cultural meeting Place of Neumünster	
The Netherlands	Diepenring, Groningen	-in the north of The Netherlands -in the city centre	1992-1996	-seventh largest city in the country	170.000 inhabitants	●			-depopulation since the mid-1970s.	n/a	-run-down physical environment			●	-to produce additional space for spontaneous use -to make this area the most urban part of the city and living environment -to upgrade city centre -to anchor the cultural relevance of open project	n/a	-redevelopment of the Grote Markt -the central station areas -creating a route and number of interconnected ways -creating of residential and retail functions -converting of disused industrial area into multi-functional urban area -reconstruction projects	-Stadmarkeringen Project -Diepenring Project -The Blue Brench of Manuel de Solo Morales Project -CiBoGa Area(residential and retail) -Europark (transformation of industrial area) -Bontplein project
Germany	Regensburg	-at the most northern point of river Danube	1984-	-forth largest city in Bavaria -diocesan town	300.000 inhabitants	●			n/a	n/a	n/a				-to connect the old town with the river Danube -to adjoin neighbourhoods -to transfer standart of the old town to the surroundings -to support urban activity -to reveal beauty and importance of the old town	-economic centre of region -industrial power of Bavaria -an important area for future development -harmonious medieval townscape	-preservation of historic monuments and buildings -restoration buildings -restructuring of streets and squares in the old town -creating of footpaths and cylce ways	-cultural events and festivals -some parts of river bank have been integrated each other -Kumstlum(Uhler Market Square -Neoldy-designed streets and squares -Neupfarrplatz -Gesandtenstrabe -St. Kassiens-Platz -restructured of the main street of Stadtamhof
Austria	Jakomini Districts,Graz	-borders on the river Mur in the west	1997-2000	-second largest city beautiful and heavily forested area	300.000 inhabitants	●			-highest population density	n/a	-large volumes of traffic and pollution -substandart buildings -poor neighbourhood near to city centre			●	-to reduce traffic problems -to create more safety areas -to create well-designed public spaces for meeting up with people -to create a cultural centre -to provide employment and training opportunities -to support the integration of foreign residents -to renovate the recreational and cultural facilities -to integrate socially disadvantaged people into cultural activities -to redesign of the urban places for creating the diversity in urban structure	-enjoyable and pleasant city to live -natural beauties	-reduction of motorised traffic and noise and pollution -well designed public spaces -undergrounds car park -creating of attractive places -cultural activities and projects -creating employment for young opportunities for young and long-term unemployed people	-Farberplatz design project -created attractive places for visitors suc as Glackenspielplatz -implemented design criteria for disabled people in projects -Jakominiplatz design project -revitalized building in Marishillenplatz which is the most popular jazz meeting point -The Erlegenberg footbridge -small shops, restaurants and beer gardens in Franziskanerplatz -Kunterhause Hause of Art) -renovation of the Augarten Park and the Marienschlößl
Spain	Bilbao	Extends along the Nervión River	n/a	-The largest and busiest Spanish port -Largest city and traditionally the most powerful centre of Basque region	350.000 inhabitants	●			-Increasing unemployment rate	-Deteriorated economic position -Competition with San Sebastien where is the most important tourist centre	-Obsolescent industrial concerns (ship-steel and chemical) -Steady growth traffic -Environmental decay and derelict lands -Lack of technological system and leisure facilities			●	-To renew economic base of the region -To upgrade cultural amenities -To revitalize decayed areas and industrial sites -To revitalize Abandobarra and Ametzola -To recover the waterfront for the use of local people -To invest Bilbao La Vieja for developing urban projects -to enhance local quality of life -to develop the potential of city -to create cultural centre as a powerful symbol of the transformation of city	-Industrial, railway and port activities -Centre for the trade fairs exhibitions	-Restructing railway system -Residential areas with parking area -Centre for trade fairs -Construction of the pedestrian walkways connecting Abandobarra -Restoration of buildings, landmarks and facades Regeneration waterfront -The promotion of trade fairs -The establishment of business parks	-Dona Casilda park -Development work on Plaza de Euskadi -Creation of park La Campa de Los Ingleses -Building of the Pipulacion or Provincial Council -Two office and housing blocks (800 housing unit) -Zubiarte shopping and leisure facilities -The Metr/ Sheraton Hotel -The University of Deusto Library -Basque Country's paramymph -Gardens open spaces, pedestrian walkways decorated with sculpture -Metro station which is integrated into the streets and squares of the city -Guggenheim Bilbao Museum

URBAN REGENERATION PROJECTS

country	project name	location	project year	characteristic of the area	population	district type A	B	C	social	economic	physical	public	private	public & private	objectives	potentials	programme for the area	project's achievements
The Netherlands	Roombeek, a close knit community, Enschede	as a link between the central area within the Enschede 'Singeling' and the post war districts in Enschede Noord.	2000	residential areas, dilapidated factory buildings, second hand dealers, warehouses, workhops	150.000 inhabitants		●		n/a	n/a	firework depot in this area exploded this disaster wreaked havoc on the surrounding residential area and factory complexes.				-To provide a full, cohesive and well-founded picture of the social, economic, and physical reconstruction -to provide the new opportunities for this area.	n/a	-1725 dwellings -10.2 ha. for commercial -5.2 ha.for meetings, for health care, for culture -high grade public transport -sufficent space for parkland	n/a
Denmark	Copenhagen - Holmbladsgade Neighbourhood	n/a	1997	n/a	500.000 inhabitants		●		n/a	-unemployment	-dilapitated densely built-up estates			●	to implement and support a positive trend in the neighbourhood; to empower and support its residents and create a positive image for the neighbourhood	-high quality of life -manumerital public buildings	-special traffic plan -cultureala and sport facilities centre -maritime youth centre -creating of meeting places	-establishment of outdoor meeting places, squares, a naturescape playground, and community centre -establishment of projects and associations such as cultural cafe, a creative workshop, youth club, facilities for social, cultural and sport opportunities, neighbourhood festivities
The Netherlands	Amsterdam	-in the western province of North Holland. -It is an important seaport and the city is divided by canals into approx	1998-2006	- canal belt which has mixed-use activities -as a city of commerce and transport	735.000 inhabitants		●		n/a	n/a	there is no room for every new initiative and expansion			●	-To create intensive development with a multiplicity of functions for dynamic environment -To refresh housing stock -To upgrade private homes and public spaces -To bring up the local facilities to modern standards -To define city's image as international cultural and tourism area -To achieve mixed-use development	-existing wide range of mix functions small traditional buildings, companies,cafes and restaurants,university banks,museums,theatres -outstanding point for traffic,and transport facilities	-Development of islands which have different usages on the central part of the southern bank of the IJ river -Demolishing of outdated homes -New office and business spaces -Creating more green spaces -Retail and leisure centre -Amsterdam Science Park	-residential property, -offices, -industrial property, -hotels, congress facilities, urban amenities, -retail property, -indoor parking facilities
The Netherlands	Almere	-in the southern part of the province of Flevoland, -on the northern edge of the western conurbation or Randstad	1995-2005	n/a	150.000 inhabitants		●		n/a	n/a	n/a			●	-To create a place where new developments have the opportunity to enhance -To manage the quality of life -To bring up the city center with full range of service and amenities	-close to two of the largest urban regions in the Netherland, Amsterdam and Utrecht. -There are a number of high quality natural features: wetland area, lakes, woodlands and the open spaces of the polder landscape	-2400 dwellings -6500 parking spaces (4300 new) -shopping space 85.000 m2(35.000 m2 new) -new business center (120 m tower),170.000 m2 floor space 1400 parking spaces underneath the offices.	-Access roads are improved or renewed. -the public spaces are refurbished -the business centre is developed. - the city centre for living, working and recreation is developed.
U.K England	Tipton	near Birmingham in the industrial area of west Midlands	n/a	n/a	23.000 inhabitants	●			-high dependency -health -low educational achievements	-unemployment:%18.7 -low income households	-poor housing condition			●	-To provide new sports, leisure facilities -To improve housing conditions -To reduce crime -To enhance community, health and safety -To improve image and environmental quality -To preserve existing business -To improve employment opportunities through education and training	n/a	-Projects in education, training, housing, environmental improvement, -Job creation projects -Community safe and health projects	-unemplyment has been dropped -the sprint of city has been revitalised -the Neptune Health Park -jogging and cyle paths -a sporting academy
U.K Scotland	Glasgow	-in the country's west central lowlands -on the river Clyde	n/a	-country's largest city	585.000 inhabitants		●		-crime -low educational achievements	- high unemployment levels	-poor housing -derelict land			●	-To achieve self sustaining regeneration -To increase economic investment and number of jobs -To improve the city's physical environment and quality of life -To stem population loss from the city -To develop community welfare and culture -To regenerate areas of vacant on both sides of river -To improve public and private transport links -To attract visitors for tourism beneficaries.	-the River Clyde	-Rehabilitation of houses -Glasgow Harbour project -Pacific Quay Project -Braxmilow international financial service -Oat lands -Business commercial properties -Supporting cultural, public and leisure uses	-Unemployment has been halved -Housing tenure has been successfully diversified -Public housing improved, new neighborhood and park was constructed -Crime has been reduced -Education levels have increased -Image of area have improved -The Clyde corridor transport studty, two parks and pedestrian bridge -Local economic development was realized
U.K England (London)	Park Royal	in the northwest part of London	1993-2001	-largest pre-war industrial area -surrounded by large social housing estates	80.000 inhabitants	●			n/a	- dramatic drop in the number of jobs	deteriorating area with large areas of derelict land -empty buildings			●	transforming and revitalising the estate into a world class centre of business enterprise.	n/a	-an economic programme to revitalise the area -to open up the endeveloped land in the western area by providing access -improvements to public transport on the mainline and underground system - a skills programmeto take up the large labour force from surrounding estates through customised tarining and linking jobs with applicants.	n/a
Portugal	Wenda Nova-Damaia de Baixo,Lisbon	n/a	n/a	- part of the first ring of urban expansion of the city in an area of heavily congested infrastructure and transport system	n/a				- social exclusion and isolation -drugs and juvenile deliquency	- high unemployment	-heavily congested infrastructure and transport system	●			-to improve conditions -to create opportunities	n/a	-to diversify school activities -social-cultural development of residents -to support economic activities -employment and training for work	-shortcomings in social and school facilities can be tackled -local action ensures the full use of all instituonal and community resources and enhances multi-dimensional action.
Italy	Porta Palazzo-Borgo Dora district, Turin	on the west bank of the Po River	n/a	-the Porta Palazzo-Bargo District is located within the historical center.	8107 inhabitants (according to1995 figures)	●			-social relations -crime -emigration -declining population	- commercial flows -unemployment	-urban traffic -poor waste management -urban degradation			●	-To achieve and encourage local employment -To promote public-private partnership -To implement a wide recycling strategy and social participation -To improve waste management -To enhance the quality of area -To improve built environment in both public and private space -To promote the urban pattern as a cultural and tourism resource	surrounding the piazza della -Republica (one of the largest markets in Europe) -short distance from the city centre	-improving of the neighbourhood economy, creation of job opportunities -renovation of public buildings -high priority to education, health, community development -housing programme -reorganisation of transport and parking -recreational center for young people -information and special care centre	n/a
France	Vaux-en-Velin. Lyon	in Lyon urban region	n/a	-main part of region is composed of social housing	44.000 inhabitants	●			-social issues; violence, poor town image	- unemployment	-large empty space in the social housing -lack of a real town center				-to tackle all of these problems -to create town centre	n/a	-building a new town centre -new commercial centre -cultural activities	-housing was refurbished or demolished - the old shopping centre was demolished and new commercial centre created -improved structured route ways were created in the area -a range of cultural activities was put in place
Belgium	Brussels Capital Region	situated in the canal zone	n/a	n/a	1million inhabitants			●	-high density population -low percentage of children in fulltime education -high level of crime	- unemployment	-high number of vacant site,buildings -sub-standart accomodation -public spaces in a poor condition			●	-to restore the city -to stabilise the number of residents -to improve the quality of the environment and living conditions -support existing small enterprises. -improve the general image of the areas. -to generate economic activity	n/a	-public investment in housing and public facilities -fundemental measures to combat urban blight, waste land and abandoned buildings -residential property built by the private sector and acquired on a long lease by the local authority -refurbishment of public spaces and facelifts -social and cultural cohesion measures geared to district's particular problems	n/a
Lille, France	Croix Roubaix Tourcoing Wattrelos (CRTW)	n/a	n/a	Lille is a typical metropolitan area as it forms a polycentric pattern of development	n/a				-social exclusion	- high unemployment	-poor housing -poor enviromental quality -inadequate public spaces			●	-to revitalise the economy -investment of public spaces and greating housing diversity to make these areas more attractive. -improvements of urban infrastructure -creation of local jobs -to improve the daily life of residents	n/a	n/a	n/a
Porto, Portugal	Vale de Campanha	-between the consolidated city and suburbia of Porto	n/a	n/a	50.000 inhabitants	●			-social deprivation -social exclusion -insecure living standard -isolated area -poverty -drug use -crime -alcolism -prostitution	- high unemployment -low income population	-high levels of enviromental pollution -inadequate basic public beverage system -run-down housing and public spaces -lack of infrastructure				-to promote attractiveness -to improve environmental condition -to invest exporting services -to revitalize the commercial activities -to redesign the public spaces -to diversify the use of public space -to improve accessbility -to alter the limits of the area -to systamrtize the car circulation	n/a	n/a	n/a
Attica, Greece	Lavrio	urban centre in Athens, distance of 55 km	n/a	historic town	10.293 inhabitants	●			-poverty	-abandonment of industrial and mining activities -%65 unemployment	n/a				-to integrate workers in the new activities -To improve the environment -to integrate the technological and cultural park in city's function -to reuse buildings of industrial architecture	developed and organised around two big mining and metalurgical industries by the port of Lavrio since 1864	-establishment of a centre of research and experimenta production -a centre for the promotion of the area's cultural value -a museum and education centre for technology -a school for enviromental education - an art centre and a congress hall	n/a
Austria	Vienna	-60 km aways from the present external border of the EU	1990	-administrative, economic and cultural centre	1.6 million inhabitants		●		-crime -drugs	- unemployment	- sub-standard dwellings			●	-to renovate/ refurbish occupied old dwellings	-rich cultural heritage -at the transport junction	-3229 buildings with 141.731 apartments	-sub-standard dwellings has been reduced from %39 to %23 -public spaces, green areas, public transport, district heating system have been improved -social problems were reduced. -training dissemination were developed.
the Netherlands	Hoogvliet, Rotterdam	edge of the biggest port in the world	1996	n/a	38.000 inhabitants	●			-vandalism -educational problem	- average income is low -unemployment	- vacant housing stock			●	-to use the school for a range of activities such as social, sporting and educational -to improve economic vitality -to strength social cohesion -to improve housing stock and living environment	-large scale harbour and industrial activities -close to some city and district	-improving the quality -creating an attrctive living environment -attracting new economic activity -tackling social exclusion and poverty	-vandalism was disappeared -people have participated in activities outside the school hours. -police participated in activities such as traffic safety and monitor -any problems were disappeared in consultation with the police,social workers and the school. -rebuilt 3700 houses -demolition of 3650 houses -commercial activities
UK, England	Barnsley	south Yorkshire	1996	n/a	218.000 inhabitants		●		-poor educational attainment -high crime levels	n/a	-high level of indrustial dereliction -poor transport infrastructure			●	-to create new employment site -to tackle these problems -to redefine Barnsley role in the world	n/a	-pioneer storesite -Barnsley Markets -Westgate(office development) -Digital Media Centre -Transport interchange -Gateway plaza -The Quenns Hotel -The civic cultural centre	- the project improved the quality of the life of local people. -education level was enhanced -community safety and enviromental improvements -in town centre were enhanced -resources for business support were increased - new employment sites were created
the Netherlands	Kanaalstraten District,Utrecht	districts lies between a major new housing development and the city centre	1995-2005	n/a	19.000 inhabitants	●			-poor quality of life -social exclusion, small scale criminality and drug abuse.	- unemployment -poor tourist marketing	-narrow streets -lack of infrastructure -the neglect of public facilities			●	-to reduce these problems -to renovate historical city centre -to strengthen the service and commercial sectors in the city centre -to upgrade cultural facilities -to establish a new marketing strategy	-tourist potential	-improvements of public area -renovation of there areas: Damplein, Oude Gracht and Ledige Erf -creation of small enterprises -renovation of streets -restrictions of motorized traffic -restoration of architecturally unique buildings	-police station was opened for public safety. -a special job such as street watch was created for unemployed people. -increased employment -street cleaning and improvements -restoration of buildings
France	Les Coteaux, Mulhouse	-in Alsace,at the German- Swiss border	1995-2005	- the most densely populated neighbourhood of Mulhouse.	112.000 inhabitants	●			-social exclusion	- high unemployment	n/a			●	-to tackle these problems using an integrated approach across different departments and programmes.	n/a	-housing renovation/ demolition -renewal of collective and public open spaces -economic integration	n/a
Scotland	Govanhill	-2 km from the centre of Glasgow -situated south of the River Clyde between the Gorbals and Queens Park	1996	n/a	n/a				-crime -drugs-alcolism	-lack of job opportunities -lack of shopping facilities	-slum problems -poor instalation				-to solve the problem of some totaly basic building deficiencies. -to create road space where pedestrian feel secure. -education programme for Pakistani residents -to improve housing stock	-is an example of semi-central area with built new homes, improved public spaces, streets and roads. -close to city centre	-a small number of new housing units	-an extensive road renovation programme has been implemented
U.K. Ireland	Temple Bar, Dublin	On the southern bank of the river Liffey, close to Trinity college , the Irish parliament complex, Dublin's city Hall	n/a	- medieval street pattern, with many narrow cobbled streets	3000 inhabitants	●			-Terrorism -Population decline	n/a	-Poor condition buildings -Area was earmarked to be a bus station				-To develop attractive cultural and tourist area -To create enjoyable urban areas though both new architecture and conservation -To regenerate resident population in temple bar -To repair damaged urban fabric with minimal demolition so as to create new public spaces -To rejuvenate its image without neglect its past though embracing the future -To protect architectural, historical and archeological heritage -To provide tax incentives to investors for implementation projects in accordance with existing urban environment	Historically, architecturally and archeologically rich area of the city	-Promoting archeological programme excavations throughout Temple Bar -Accessibility of the area and relationship to the surrounding districts -Encouraging residential development -Traffic control and pedestrian circulation and arrangement -To rejuvenate of new pedestrian bridge across the River Liffey -The construction of new street between temple lane and Eustace street	-Temple bar square, Meeting House Square -Redevelopment of Cromton court -The renewal of the area west of Parliament street -Cultural buildings: Dublin's Viking adventure, DIT School of Photography, National Photography Archive, Cultural Centre of Children, Design Yard, Art House, the Irish Film Centre, Irish Photography Centre, Temple Lane studios, temple bar gallery and studious, Multi Media Centre for the Arts -The Curved Street -Pedestrian route through the Irish film Centre and the centre of the wood quay site -Mixed use developments -50.000 tourist visitor per a day -2403 long term job opportunities rising population