

**CRITERIA FOR A "GOOD" URBAN RENEWAL
PROJECT: THE CASE OF KADIFEKALE URBAN
RENEWAL PROJECT
(İZMİR, TURKEY)**

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ABSTRACT

CRITERIA FOR A "GOOD" URBAN RENEWAL PROJECT: THE CASE OF KADIFEKALE URBAN RENEWAL PROJECT (IZMIR, TURKEY)

Urban renewal project strategies such as; urban rehabilitation, urban redevelopment, urban revitalization, urban regeneration have been taking an important place in the public discussions and urban planning agenda especially for the last two decades. Because urban renewal projects that have been applied in various urban areas such as; urban decline areas, disaster prone areas, squatter housing areas, old, historical quarters of cities not only causing changes in the physical structure of cities, they are also affecting the social, economic and environmental dynamics in the built environment. These widespread applications bring out questions whether the urban renewal projects are good or not.

The aim of the study is to develop criteria for a good urban renewal project. Thus, this thesis assesses the urban renewal projects in terms of planning outcome (physical, economic, social, environmental criteria) and planning process. The case of the thesis is the on the on-going “Kadifekale Urban Renewal Project (KURP)” in Izmir and the study tries to answer the question whether KURP is a good urban renewal project depending on the developed set of criteria.

Key Words: Urban Renewal, Criteria for a Good Urban Renewal Project

ÖZET

"İYİ" BİR KENTSEL YENİLEME PROJESİ İÇİN ÖLÇÜTLER: KADİFEKALE KENTSEL YENİLEME PROJESİ ÖRNEĞİ (İZMİR, TÜRKİYE)

Kentsel iyileştirme, kentsel yeniden geliştirme, kentsel canlandırma kentsel yenileşme gibi kentsel yenileme stratejileri kamu tartışmalarında ve kentsel planlama gündeminde özellikle son yirmi yıldır önemli bir yer tutmaktadır. Çünkü kentsel çöküntü alanları, afete maruz alanlar, gecekondular alanları, eski tarihi kent parçaları gibi çeşitli kentsel alanlarda uygulanan kentsel yenileme projeleri yalnızca fiziksel çevreyi değil, kentteki sosyal ekonomik ve çevresel dinamikleri de etkilemektedir. Bu yaygın uygulamalar kentsel yenileme projelerinin iyi olup olmadığını soran soruları ortaya çıkarmaktadır.

Çalışmanın amacı iyi bir kentsel yenileme projesi için ölçütler belirlemektir. Bu yüzden bu tez kentsel yenileme projelerini planlama sonuçları (fiziksel, ekonomik, sosyal, çevresel kriterler) ve planlama süreci açısından değerlendirir. Tezin örnek çalışma alanı: İzmir’de devam eden Kadifekale Kentsel Yenileme Projesi’dir (KURP) ve bu tez KURP ‘un iyi bir kentsel yenileme projesi olup olmadığı, belirlenen ölçütler çerçevesinde cevaplandırmaya çalışmaktadır.

Anahtar Kelimeler: Kentsel Yenileme, İyi bir Kentsel Yenileme Projesi için ölçütler

TABLE OF CONTENTS

LIST OF FIGURES	viii
LIST OF TABLES	x
CHAPTER 1. INTRODUCTION	1
1.1. Reseach Question.....	5
1.2. Study Approach	5
1.3. The Study Site and Methodology	6
1.4. Study Findins and Outline of the Thesis.....	10
CHAPTER 2. FACTORS , REASONS AND STRATEGIES FOR URBAN RENEWAL ROJECTS	12
2.1. Urban Projects in the United States of America and in Europe.....	16
2.1.1. The First Period: From Industrial Revolution to World War II.....	17
2.1.2. The Second Period: 1945-1960.....	21
2.1.3. The Third Period: 1960-1980	23
2.1.4. The Fourth Period: 1980s to 2000s.....	26
2.1.5. The Fifth Period: 2000s to Presnt	30
2.2. Urban Renewal Projects in Turkey.....	33
2.2.1. The First Period: The Early Republican Period (1923-1950).....	34
2.2.2. The Second Period: 1950-1980.....	35
2.2.3. The Third Period: 1980 to 2000.....	37
2.2.4. The Fourth Period: 2000 to Present	41
CHAPTER 3. SET OF CRITERIA FOR “GOOD”URP	44
3.1. Scholarly Works.....	44
3.2. International Chartes	48
3.3. European Union EU Guidance on Urban Rehabilitation (2004)	54
3.4. Graduate Theses in the Turkish Universities	56
3.5. An Evaluation: A Final Set of Criteria about "Good" URPs	59

3.6 The Set of Criteria for Good URPs.....	62
CHAPTER 4. THE CASE STUDY CONTEXT: KADIFEKALE (KONAK)URBAN RENEWALPROJECT	64
4.1. The Study Site.....	65
4.1.1. Urbanization Process and Urban Projects in Kadifekale District...	66
4.1.2. Kadifekale District in the Master Plans of Izmir since 1920s	68
4.1.3. KURP in Comparison to Other Urban Projects in Izmir in 2000s..	74
4.2. Kadifekale Urban Renewal Project.....	79
4.2.1. Aim of the KURP	88
4.2.2. Phases of the Project	89
4.2.3. Institutional, Partners of the Project	92
4.2.3.1. The Housing Development Administration of Turkey (TOKİ)	93
4.2.3.2. Konak Municipality and Izmir Metropolitan Municipality	93
4.2.4. Relocation Area (Uzundere)	93
CHAPTER 5. EVALUATION OF THE KURP.....	97
5.1 Evaluation of the Planning Outcomes and Planning Processof the KURP	97
5.1.1. Physical Outcomes.....	101
5.1.2. Economic Outcomes	102
5.1.3. Social Outcomes	103
5.1.4. Ecological Outcomes	104
5.2 Evaluation of the Planning Process of the KURP.....	106
5.2.1. Access to information about KURP.....	106
5.2.2. Community Involvement in KURP	114
CHAPTER 6. CONCLUSION	118
REFERENCES	121
APPENDIX A QUESTIONNAIRE	128

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
Figure 2.1. City and Village population ratio between 1927 and 2000	36
Figure 4.1. Izmir (Smyrne) in Roman Period	67
Figure 4.2. Kadifekale (Pagos) Castle in 1865	67
Figure 4.3. At the end of the 19th Century, the Kadifekale Castle from Izmir port.....	68
Figure 4.4. The area determined with red line show the afforestation area on the hillside of Kadifekale in Danger and Prost plan, 1924	69
Figure 4.5. The Plan of le Corbusier in 1949 at 1/20000.....	70
Figure 4.6. Expansion of residential areas in Izmir in 1950	71
Figure 4.7. The plan of K. Aru, E. Canpolat and G. Özdeş in 1952.....	72
Figure 4.8. Master Plan for Metropolitan Region of Izmir at 1/25000 scale.....	73
Figure 4.9. View from a) Kadifekale in 1880s, b) View from Kadifekale today	74
Figure 4.10. Dominant URPs in the boundaries of Izmir Metropolitan Municipality	75
Figure 4.11. Landslide and Rock fall areas of Izmir Metropolitan Area.....	76
Figure 4.12. Fourteen Urban Renewal and Rehabilitation Areas identified with a different colour in the agenda of Izmir Metropolitan Municipality.....	77
Figure 4.13. Second Stage of the Revision Plan for Conservation (Conservation Plan)	79
Figure 4.14. Quarters in the Field of Kadifekale Urban Transformation Project.....	80
Figure 4.15. Views from Vezirağa and İmariye districts.....	81
Figure 4.16. Home Country of Household Heads	83
Figure 4.17. Education Level.....	84
Figure 4.18. Picture of a street seller	85
Figure 4.19. Woman in traditional clothes selling carpets that were produced by her in the Kadifekale Castle.....	85
Figure 4.20. Rates of Length of Residency in any neighborhood of the city of Izmir	85
Figure 4.21 Rates of Length of Residency in the KURP area	86
Figure 4.22. Variety of Reasons for choosing the neighborhoods in Kadifekale district.....	87

Figure 4.23. Distribution of number of rooms.....	87
Figure 4.24. Distribution of size of homes	88
Figure 4.25. The Map shows the project area and the new residential area (Uzundere)	94
Figure 4.26. Type one (B), a) Front View of B block b) Left view of B blocks	95
Figure 4.27. Type two (C), a) Front View b) Left view of C blocks.....	96
Figure 5.1. Site Plan of new relocation area in Uzundere	105
Figure 5.2. Distribution of information level about KURP	106
Figure 5.3. Definition of the Project by Households	107
Figure 5.4. Information periods of KURP	108
Figure 5.5. Information tools of the Project.....	108
Figure 5.6. Reasons for KURP	109
Figure 5.7. Landslide information periods.....	110
Figure 5.8. Effects of Landslide in the project area.....	111
Figure 5.9. Evaluation of preferences of the inhabitants whether they are willing to move to Uzundere	111
Figure 5.10. Distributions of the reasons of dissatisfaction with the new residential area	112
Figure 5.11. Evaluation of the ideas of the households about the Project.....	113
Figure 5.12. Introduction level of the Project.....	114
Figure 5.13. Distribution of the Participation level of the Project.....	115
Figure 5.14. Evaluation of community involvement in the Project.....	116
Figure 5.15. Comments, Views of Households for the Project	116

LIST OF TABLES

<u>Table</u>	<u>Page</u>
Table 1.1. The graduate theses in the Turkish universities searched according to the keywords in the electronic archive of the National Thesis Center of Council of Higher Education.....	9
Table 2.1. The Evaluation of Urban Regeneration in Western Countries	29
Table 2.2. Legislative Framework of Urban Transformation in Turkey	43
Table 3.1. Evaluation of Research Methods of scholarly works about URPs	45
Table 3.2. Works talking about “good” URP strategies	45
Table 3.3. Actions for “good” URPs according to the Scholarly Works	47
Table 3.4. A set of international charters related to the URP strategies	50
Table 3.5. “Good” URPs according to the related international charters	51
Table 3.6. “Good” URPs according to the EU Guidance on Urban Rehabilitation (2004)	55
Table 3.7. “Good” URPs according to the Graduate Theses in Turkey	57
Table 3.8. An Evaluation of all of the Sets of Works about “Good” URPs.	60
Table 3.9. A Final Set of Criteria for “Good” URPs	63
Table 4.1. Distribution of urban renewal and rehabilitation program areas of Izmir Metropolitan Municipality among neighborhoods	78
Table 4.2. Ownership Pattern (57 out of 59 households answer the question).....	83
Table 4.3. Distribution of number of housing units according to types of stories	90
Table 4.4. Distribution of building types according to number and area (m2).....	91
Table 4.5. Housing types in New Residential Area in Uzundere	95
Table 5.1. Evaluation of KURP according to Set of criteria in Table 3.9	98

CHAPTER 1

INTRODUCTION

This thesis develops out of a scholarly concern about the wide usage of the “urban transformation project” nearly for all kinds of urban projects in Turkey in recent decades. As an umbrella term and a neoliberal tool of the state-market collaborations, it hides not only the reasons for and goals of the related project, but also importantly our senses about what a “good” urban project is. As the roots of all interventions types in the built environment space related to urban projects are evolved from urban renewal strategies, this thesis questions how to develop a “good” urban project in the example of urban renewal projects (URPs). Examining the factors, reasons and strategies/ tools for developing URPs abroad and in Turkey, this study aims at creating a list of criteria for “good” URPs based on a various groups of works basically in scholarly literature and international charters and guidances related to the subject. Ultimately, this thesis applies this list to evaluate an on-going urban renewal project in Izmir (Turkey), namely, Kadifekale Urban Renewal Project (KURP).

Urban renewal projects are an important strategy for public and private interventions in urban space. The reasons for and the ways of implementing URPs have been shaped by political-economic, social, and environmental factors, and also the international concerns related to these factors and the changes in the quality of the built environment. Meanwhile, URPs have been taking an important place in urban planning discussions and policies and also in popular discussions especially since the last two decades in Turkey and worldwide. The reasons for the widespread popularity of the subjects related to the shifts in political-economic approaches from liberalism to neo-liberalism, which has been re-innovating and re-using urban space. Within this economic shift, for instance, the service sector has started to take place in city centers and young professions of advanced service sectors started to settle down in city centers. Partial planning approaches have become trendy besides comprehensive planning approaches, because of inadequate financial sources. Central or local governments have been making collaborations with private sector to apply URPs. Moreover, the

tendencies for preserving cultural heritage have been presenting the old city districts as attractive to the global tourism sector (Knox 1991, Şahin 2003).

What is an URP? URPs are a way of intervening in urban space by urban planners, designers and policy-makers. URPs guide the ways of how to develop the built environment. They are an important activity for the real estate and other related industries. Also, they are an important tool for the state to deal with the social and physical problems related to the built environment, such as urban decline, uneven and unbalanced urban growth, diseases, and social unrests. Finally, they are important to arrange spatial regulations, to create secure livable environments (Anderson 2004, Knox 2001).

The need for URPs varies across temporal and geographical contexts based on the changing, socio- economic, political, demographic and urban factors. Also, related to such factors, the reasons and the ways of implementing URPs might vary across countries and sometimes even across cities of an individual country. Yet based on the long history of urban projects across countries, urban planning literature has already recognized many similar reasons and also common techniques and strategies for implementing URPs.

In the countries of the west at the beginning of the 19th century, URPs generally aimed at sustaining social health, hygiene and social order. In the following periods, the aims of URPs in these countries included the upgrading the areas with urban decline, old industrial zones and down-graded historical sites, turning disinvestment areas into investments area, and increasing values of urban land for a better urban economy.

In Turkey, URPs were part of the comprehensive urban plans that aimed at improving living standards of the squatter areas and of planned urban environments until the 1980s. Between the time periods from 1980s to 2000s, to legalize the existing building stock and solve the ownership problems in squatter areas, multiple numbers of amnesty laws were put into force. In general, URPs were ended up with constructing high rise mass housing units to replace the squatter housing stock of that era. Since the early 2000s, with Turkey's prospective membership to European Union (EU), the 1999 Marmara Earthquake and new legal arrangements about the URPs have increased the number of URPs across the country. Called widely as "urban transformation projects," these projects have been accepted as an important strategy especially by policy makers to overcome physical, social, economic and environmental problems of metropolitan and mid-sized cities. Since then, they have been implemented in squatter housing

districts, old industrial zones, and disaster prone areas and also in old historical city quarters (Şahin 2003).

Overall, the complexity and variety of problems in urban space have caused the emergence of different strategies for implementing URPs. We can classify different strategies of URPs according to the certain variables such as their implementation scale, relative location in cities, and time interval. The strategies for URPs can be called as urban regeneration, urban reconstruction, redevelopment, urban improvement and urban rehabilitation all which have developed since 19th century in order to transform intentionally urban space (Özdemir and Eğercioglu 2007). The historical eras with the popularity of each strategy for UP might vary. In Europe, for instance, the tendencies for implementing urban rehabilitation projects have increased since 1980s. Because after 1980s, participatory approaches and the awareness of the importance of cultural and environmental heritage have led governments to rehabilitate especially historical and old quarters of the city. Moreover, the tourism potential of these areas and economic gains after URPs have been also realized (EU Guidance 2004).

Turkey has been experiencing a process about the ways of URPs differently than Europe. Contrast to an accumulative knowledge about URPs in urban planning literature, the recent discussions and practices of URPs in Turkey have been widely using the term of urban transformation project to refer to all kinds of urban projects implemented in all kinds of urban areas. The direct translation of the Turkish term ‘*kentsel dönüşüm*’ into English is “urban transformation.” However, some argue that in the English written literature, the term of ‘*kentsel dönüşüm*’ matches with the terms of urban renewal or urban regeneration (Bayram 2006). The question at this point is why we in Turkey are using “urban transformation project” in public debates, popular media and importantly, in scholarly discussions and publications. And much importantly, does this usage help urban planners’ ways of developing “good” urban projects?

Within the context of Turkey, it is fair to say that the term of urban transformation project has become a cliché without any content defining the reasons and strategies for implementing URPs. Not only public authorities and media but also urban planning literature in Turkey has been using this as an umbrella term for all kinds of urban projects at different urban scales. Whereas URPs in Turkey might differ from each other in terms of their aim, objectives, techniques, scales, time period or stakeholders, the “urban transformation project” hides such details of the relevant

projects. Thus, it creates a blurred area for urban planners especially searching for the criteria for “good” urban projects.

Discussing the factors, reasons, and strategies of URPs across various international contexts and in Turkey, this thesis aims at developing a list of criteria for a “good” urban renewal project based on a various groups of studies, and then assessing that list for evaluating the case study of an urban project in Izmir (Turkey), called Kadifekale Urban Renewal Project (KURP).

To understand why the usage of urban transformation project as an umbrella term for all kinds of URPs in Turkey is problematic, we need to describe what urban transformation means. There are various definitions about urban transformation in the literature. Urban transformation is the transition from an existing urban pattern or structure to another one. Urban transformation defines the changes in the whole or certain parts of urban areas (Keleş 2004). Thus, it refers to all kinds of changes in physical, social, economic structures of urban space. According to Ataöv and Osmay (2007), the concept of urban transformation contains all physical, social and economic transformation processes in the built environment.

Cagla and Inam (2008) describe this concept in a wider base and tell that “urban transformation has been perceived as an era of revision of the approaches for urbanization, forming continuous and healthy places in a city, giving a new content to the current reconstruction plans by revising the plans and their applications” (Cagla and Inam 2008). Bayram (2006) adds to this view by pointing out that the term of urban transformation is a tool and material to transform the neo-liberal policies and global city aspects into the real by creating, for instance, prestige buildings and shopping centers. He also argues that the content of urban transformation includes more than the “urban renewal,” because areas which are not developed before are also in the scope of urban transformation (Bayram 2006).

Tekeli (2003) identifies mostly the stakeholders at urban transformation processes. He suggests that urban transformation is formed by the accumulation of the demands of land owners and can be realized by certain powerful actors, such as the state. Additionally, increases in urban population cause in the development of new urban lands, creates new potentials for urban rent and results in the increasing cost of developing the urban land (Tekeli 2003).

1.1. Research Question

This thesis mainly examines what the criteria are for a “good/ successful” URP. *It aims at creating a list of criteria for “good” URPs based on a various groups of works basically in scholarly literature and international charters related to the subject, following its examination of the factors, reasons and strategies/ tools for developing urban projects (URPs) abroad and in Turkey. Based on my case study of the Kadifekale Urban Renewal Project (KURP) that has been continuing since 2006 in two different parts of the city of Izmir (Kadifekale and Uzundere), the thesis details the following questions:*

—What are the appropriate URP strategies that could describe the KURP?

—Is KURP a good/successful URP?

—What aspects of KURP should be improved in order to make KURP as a good URP, if any?

The examination of these questions is important for various reasons. The widespread of urban projects in Turkey makes it necessary to develop and make project evaluations based on a set of criteria for “good” URP in advance. URPs do not only causes visible changes in the built environment, but also they have invisible outcomes that urban planners should take into account, such as social, political, environmental and economic outcomes. However, the critiques about URPs in Turkey in the last decades underline that these projects are implemented in such a way that it neglects especially the social ties of inhabitants and community involvement in URPs. To make a further critique about the “urban transformation projects” in Turkey, moreover, this thesis aims at defining the factors, reasons and the strategies for URPs in an historical view especially in western countries (United States of America and Europe) and in Turkey.

1.2. Study Approach

This thesis considers political- economic, social, environmental or ecological factors, international agreements and concerns, and changing quality of built

environment and urban structure that have been shaping urban space as a result of political economic processes. Similarly, URPs are driven by the socio-economic factors. Historical trends of economic processes impact directly the trends of interventions in urban space, especially via urban planning. Here, URPs become an important tool to transform built environment and to sustain adaptation to new mode of production systems, to the trends from economic to “none”-economic factors or to “new” economic factors.

This thesis uses the term of “good” project in the sense that a good URP provides innovations by producing solutions for existing social, physical, economic and environmental problems in the built environment. Overall the identification of an URP as good URP is the extensions of the definitions related to successful or qualitative URP. To assess a project as successful, reaching effective solution on one target can be enough. For instance; creating healthy, modern built environments in place of squatter, low quality housing stock can be determined as successful physical application. However, if the URP does not take into account of the sense of the neighborhood identity and doesn’t obtain accessibility of good or services for the majority of the dwellers, the project can not be defined as a good URP.

To identify an urban project as good URP, it should provide the application of the majority of both the planning outcome which includes physical, economic, social and environmental criteria and planning process criteria.

1.3. The Study Site and Methodology

This thesis evolves around the case study of the “Konak Urban Renewal Project”. In the daily usage, the project site has been described as a part of Kadifekale district. Thus, in public debates the project has been named as the “Kadifekale Urban Renewal Project.” The following sections call the project name as “Kadifekale Urban Renewal Project”, or briefly KURP.

The area of KURP contains various parts of nine neighborhoods in Kadifekale district. These are the neighborhood of Kadifekale, Imariye, Kosova, Altay, 1st Kadriye, Hasan Özdemir, 19 Mayıs, Vezirağa and Yeşildere. It only includes one whole

neighborhood (Imariye). The 50% percentage of the housing stock in the project area is squatter housing (Izmir Chamber of Commerce 2005).

The coverage of KURP is about 48 hectares. The project area is located near to the administration, trade and cultural sectors of the city centre. In 1978 the area is announced as a disaster prone area with the risk of landslide. The KURP is an on-going project. I chose this area for the case study of this thesis because KURP is the biggest and first example of urban renewal project among the number of projects which have been continuing since 2000s in Izmir. The site and project was also accessible for me as a graduate student in Izmir.

The study methodology of this thesis has two parts: a literature review for defining the criteria for a “good” URP, and a field study on the project site with various ethnographic methods.

My literature review includes the scholarly documents, the international charters, a recent guidance by the European Union and also the graduate theses in urban planning departments of Turkish universities.

As a part of my literature review, I examined also the graduate thesis in the Turkish Universities that were electronically available at the archive of the National Thesis Center of Council of Higher Education (www.yok.gov.tr). Rather than with their content, meanwhile, a comparison of the graduate theses that are relevant for the research question of this thesis (three out of total ninety-one thesis) suggests that my thesis differs from these thesis methodologically and with study findings.

There are three theses that directly relates to the research question of this thesis. In my search of the graduate thesis at the search engine of the Archive of National Thesis Center of Council of Higher Education (Turkey), I used the keywords such as urban regeneration, urban rehabilitation, urban renewal, urban redevelopment, urban transformation, urban revitalization and urban projects. The total number of the graduate thesis that appeared in sixteen scholarly disciplines was a hundred ninety one, including the overlapped keywords. Of this total, the numbers of the electronically accessible thesis were one hundred and five and were completed between the year of 1999 and 2008. This thesis took into account of the graduate thesis that was completed in the discipline of city and regional planning. In this discipline, the total numbers of findings with the overlapping keywords were forty-eight, whereas the actual total number of items was twenty-seven (Table1.1). Sixteen of these twenty-seven theses are avoided because their contexts did not match with the research themes of this thesis. I

examined the rest, nine of them, according to the research context. Finally, the newer pool of three items (Duzcu 2006, Doyduk 2008 and Özden 2002) was selected, as these concentrated on developing a set of criteria for a “good” UP either urban renewal, urban rehabilitation are left, whereas the rest were talking about such criteria in general. Two of these three theses focus on the urban renewal projects, whereas the other one relates to the urban regeneration projects. When developing their set of criteria for a “good” urban renewal or urban regeneration project, the first thesis (Duzcu 2006) develops a literature survey, the second one (Doyduk 2008) takes into account of the principles of Vienna Seminar Report (1994), and the third one (Özden 2002) has a model for urban renewal projects and determines objectives to reach successful URPs. When developing its set of criteria for a “good” URP, the thesis focuses on both the scholarly works and also international charters and the European Union Guidance (2004), besides the graduate thesis.

In addition to the literature review, this thesis also had fieldworks based on a questionnaires and face-to-face interviews. I completed the field survey in July-August - November 2008 and April 2009. I developed questionnaires to complete with %3 sample in the case study site, that is, with the 59 households in the KURP area. The themes of the questionnaire aimed at identifying the dwellers’ socio- economic characteristics and reflections towards the existing urban transformation project, understanding their local social ties and interactions with their living environment, and also determining their participation levels in the process of the KURP. I also had face to face interviews with five muhtars (headman of each neighborhood) and two public authorities at the relevant municipalities--the Izmir Metropolitan Municipality and Konak Municipality related to the KURP.

Table 1.1. The graduate theses in the Turkish universities searched according to the keywords in the electronic archive of the National Thesis Center of Council of Higher Education.

KEYWORD	NUMBER OF THE FINDINGS	NUMBER OF THE ELECTRONICALLY ACCESSIBLE THESIS	THE TIME INTERVAL OF THE ACCESSIBLE THESIS	ACCESSIBLE THESIS ACROSS THE DISCIPLINES															
				D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15	D16
URBAN REHABILITATION	5	5	2005-2007	4	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
URBAN REGENERATION	35	25	2004-2008	3	1	*16	2	1	1	1	-	-	-	-	-	-	-	-	-
URBAN RENEWAL	11	7	1999-2008	-	-	*3	-	-	-	-	3	1	-	-	-	-	-	-	-
URBAN REDEVELOPMENT	9	3	2005-2007	1	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-
URBAN TRANSFORMATION	64	34	2006-2008	10	3	11	1	-	-	-	2	-	1	2	3	1	-	-	-
URBAN REVITALIZATION	9	30	2005	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
UP	58	105	1999-2008	6	1	15	3	-	1	1	-	-	-	-	-	-	1	1	1
Total number with overlaps	191			-	-	48	-	-	-	-	-	-	-	-	-	-	-	-	-
Total number of actual items				-	-	27	-	-	-	-	-	-	-	-	-	-	-	-	-

The name of the disciplines:

D1: Architecture

D2: Public Administration

D3: City and Regional Planning

D4: Landscape Architecture

D5: Law

D6: Civil Engineering

D7: Real Estate Department

D8: Sociology

D9: Art History

D10: Cartography

D11: Interdisciplinary Department

D12: History

D13: Cinema Television

D14: Business Administration

D15: Communication

D16: Fine arts

1.4. Study Findings and Outline of the Thesis

The study findings suggest that the criteria for “good” urban renewal projects vary across various aspects of planning outcomes and also planning processes. Planning process criteria mainly focus on developing strategic planning approaches and public participation in planning. Along with, within planning outcome criteria, items of social criteria to assess URPs are much more than physical, economic and ecological criteria. Physical criteria detail the importance of improving the quality of the urban fabric especially for low income groups in addition to physical urban structure. The development of multi-cultural activities and creating new job opportunities by encouraging local job potentials are in the scope of economic criteria. Moreover, social criteria contains the topics of developing the cultural identity, social ties and respecting living style for all and increasing the accessibility of “have nots” to basic goods and services. Finally, ecological criteria pay attention to increasing public awareness on ecological issues and environmentally sustainable development approaches.

When using these criteria in the assessment of the Kadifekale, this thesis reached to the conclusion that urban renewal strategies for KURP are multiple. These are clearance, relocation, rehabilitation and redevelopment. Also, as a result of the assessment of KURP according to the developed set of criteria, Kadifekale is not a good urban project, especially in terms of the criteria about planning process and planning outcome. Although the local authorities’ have some efforts for sustaining community involvement in KURP, transforming a landslide area into a recreational area, creating secure environment, my assessment of the KURP based on the criteria for good projects suggests that the government has neglected especially the social ties, economic and environmental criteria. To develop good urban renewal projects both planning outcome and planning process should be improved.

This thesis develops in six chapters. The first chapter introduces the reasons for calling all kinds of urban projects in Turkey as an urban transformation project and describes the research question, aim, method and findings of the study. The second chapter gives a conceptual framework of URPs within respect to the economic, social, environmental and urban factors and reasons for URPs within a historical trajectory of URP strategies in EU and US and also in Turkey. The third chapter determines the set

of criteria for a “good” URP depending on my review of scholarly literature, international charters, the EU Guidance on Urban Rehabilitation (2004), and also graduate theses in the Turkish universities. The fourth chapter describes the case study context with its urbanization process and projects in Kadifekale district, and details the content of the KURP and study site. The fifth chapter evaluates the KURP according to the set of criteria that is developed by the Chapter Three. The Chapter Six, the Conclusion Chapter, has a general evaluation of the research and tries to offer some suggestions for how to develop KURP as a good URP.

CHAPTER 2

FACTORS, REASONS AND STRATEGIES FOR URBAN RENEWAL PROJECTS

This chapter examines in general the factors that have shaped the conditions for URPs, the reasons for and also the strategies that URPs have been implemented. To do this, first, it overall describes the factors, reasons and the strategies for URPs. Then it details how all of them have been realized in different time periods of the United States of America and Europe and then in Turkey. These periods for USA and Europe start in the industrial period in 19th Century and for Turkey, in the Early Republican period between 1920s-1940s.

The factors that shape the conditions for URPs are various. This thesis considers that the most effective factors for URPs are political economic factors. This chapter details the political economic factors in relation to the modes of production systems such as; fordism and post-fordism and to the approaches about the state and market relations such as liberalism, Keynesian economy with welfare state policies, and neo-liberalism. Shaped directly also by political economic factors, other factors for URPs are social factors, environmental or ecological factors, international agreements and concerns, and also the quality of built environment and of urban structure. Overall, each factor might have differing roles in each era, or none. Some factors were dominant in certain eras for instance, the environmental factors and international concerns between 1980s and 2000s and some factors are relevant for all periods, for instance, the changes in the quality of urban structure such as the constructions of highways for improving transportation facilities and designing parks for creating healthier and livable environments.

The reasons for URPs are various too, and are shaped by the political economic and other factors described above. As the factors change across different eras and contexts, so do these reasons. Overall, in any period of time in cities, there have been URPs. One of the main reasons for URPs is to keep and maintain the urban space in hygiene and social order and thus, to arrange spatial regulations and sustain social

control over society (Choay 1989, Boyer 1990). The other reasons for URPs generally relate to the economic values of the built environment, because the investments in built environment are long lasting and serve to profit-making and fixed capital of the entrepreneurs (Harvey 1990). URPs have been also developed as a result of certain location and physical characteristics of urban areas, and thus, in urban decline areas, squatter housing districts, old and low quality building stocks, disaster prone areas, and in the areas with the changing urban economy. Also, built environment is always under the pressure of change and transformation and outer unexpected impacts. For instance, the expansion of cities as a result of rapid increase in population with migrations or high birth rates changes the rate of land values. These factors can solely create rent demands and thus, in new URPs in the built environment (Tekeli 2003).

Moreover, the development of urban economy and economic integration with the new world economies also cause in changes in all parts of the cities. According to the Harvey, “urban” has a specific meaning under the capitalist mode of production and defines the framework of capitalism with the themes of accumulation and class struggle. Capitalists search for new sources to maximize their profit. So built environment becomes a profitable commodity for investors (Harvey 1990).

David Harvey’s analysis of urban process in capitalism is crucial to understand the reasons for the development of URPs in the built environment. Overall, the accumulation of capital and class struggle are two important issues to understand capitalist activity in and related to built environment. Harvey (1981) defines the characteristic property of capitalist society as the “domination of labor by capital.” Labor power is the source for capitalist profit. Capitalists organize the working processes to produce profit for themselves (that is, surplus value). Moreover, capital accumulation is necessary for the continuity of the capitalist system. In relation to the development of the URPs, Harvey’s redefinition of the “circuit of capital” of Marx is important. This circuit has three stages. For Marx, in the primary circuit of capital, the surplus value increases as a result of the increase in the length of working day or the work process which cause raise in the productivity of labor. In this process, production and consumption exist within one time period. At first, capitalists make the labor class to be able to buy the produced commodities by the arrangement of the wages. Over-accumulation of commodities causes in glut in the market. This situation creates a decrease in the rate of profit. The over-accumulation of capital makes the capitalists to search for new areas to invest and maximize their profit. So the circuit of capital passes

to the secondary circuit of capital. At this circuit, the built environment became a place for production. Because fixed capital in built environment is immobile in space, it can not be moved without being destroyed. Investments are long lasting and take place in large scale. Because of that in the last two decades urban projects became popular in cities. The last step of the circuit of capital is the tertiary circuit of capital. At this stage, progress in science and technology changed production process (Harvey 1981).

To respond increasing social expenditures of labor class the state also involves in the process of capital accumulation (Harvey 1981). Public investments, such as construction of urban transportation network system, subway systems, express roads, and university campus areas, too shape the built environment. The accumulations of landowner's demands, depreciation, and obsolescence in building stock are other demands that ask for URPs (Tekeli 2003). Furthermore, urban decline in the built environment based on the transition of socio economic structures is one of the most effective and dominant reason for URPs in European and North American cities. Anderson (2004) mentions that if the inner stabilization of districts breaks down and produces marginal and unacceptable situation, the interventions in the built environment by the state become necessary. Properties of urban decline areas are generally physical decay, lack of investments and infrastructure services, dense social problems and demolished and vacant building blocks. Such insecure areas also create conditions for social problems (Anderson 2004).

Urban renewal projects have a process of remodeling urban areas by the means of rehabilitation; conservation and redevelopment. URPs are implemented in various ways in urban space. The main URP strategies are urban revitalization, urban redevelopment, urban rehabilitation and urban regeneration.

According to Weaver (1963), there are two types of application or usage of urban renewal. The first usage refers to many activities, such as slum clearance and urban redevelopment. Redevelopment of highways, public works, demolition and construction activities which change the physical structure of cities. This type of urban renewal policies was widespread after the industrial period until World War II (WW II). The second usage relates to the "institutional form and type of activities facilitated by the federal governments with urban renewal programs related to urban rehabilitation which were financed by local and private funds" (Weaver 1963). This second usage of URP was dominant mostly in 1970s.

Moreover, out of the two types of urban renewal, Weaver (1963) adds that the reactions to the relocation were ambiguous, because relocation is the displacement of inhabitants where public works takes place in and attributed to the institutional form of urban renewal (Weaver 1963).

Urban redevelopment as an URP strategy includes the demolition of existing buildings and change of the land use in there (Keleş 2004). Moreover, redevelopment approaches refers to the implementation of new projects in place of existing building stock which “are in seriously deteriorated condition and have no preservation value, or in which the arrangement of buildings are such that the area cannot provide satisfactory living conditions” (Miller 1959 (quoted in Broudehoux 1994)) and add new functional properties to make project area more vital socially and economically. Generally redevelopment projects contain reconstruction of new buildings in cleared lands. Urban redevelopment projects generally applied in 1980s and after the WWII.

Urban revitalization is “the process through which the mismatch between the services offered by the fabric of the historic quarters and the contemporary needs can be reconciled” (Tiesdell 1996 (quoted in Doratlı 2005)). Urban revitalization aims at sustaining vibrant economy in inner city areas and regaining the declining areas by developing new functions there. Urban revitalization projects have been dominant in declining areas since 1960s.

Urban rehabilitation is understood as “a vast array of interventions, which aims to recover and update a lost or deteriorated function. Rehabilitation offers different scales of interventions, from the territory and urban fields (city, district or street) to the building itself” (UNESCO International Seminar 2007). Rehabilitation projects aim at improving the conditions of existing building stock, infrastructure, preserving the original character of the urban fabric and removing the physical stock that causes the urban decline (Duzcu 2006). Urban rehabilitation projects have been started to taken place in the built environment in western countries since 1960s.

Günay (1991) explains urban revitalization and urban rehabilitation projects as “the efforts trying to keep existing inhabitants and property ownership pattern in the target area” (Günay 1991 (quoted in Duzcu 2006)). Urban regeneration is a “comprehensive and integrated vision and action which leads to resolution of urban problems and which seeks to bring about wasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change” (Roberts and Sykes 2000). Lichfield (1992) identified urban regeneration as a

comprehensive and integrated vision and action which leads to the 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 (Lichfield 1992 (quoted in Roberts 2000)). Donnison (1993) explains that it is a new way of tackling our problems which focus in a co ordinates way on problems and on the areas where those problems are concentrated (Donnison 1993 (quoted in Roberts 2000)).

2.1. Urban Projects in the United States of America and Europe

This thesis, when examining URPs in USA and Europe, differentiates five periods. While defining these periods, I especially consider the changes in the political-economic factors that are basically related to the changes in modes of production and the market-state relations. This part explains the reasons for URPs and the ways of implementations for URP strategies in USA and Europe in a historical context.

The first period includes the time interval from industrial revolution to WWII (1945) and explains the effects of liberalism over urban structure. The dominant urban projects in this period are slum clearance, urban renewal and urban redevelopment.

The second period starts from the postwar period until 1960s. In this period welfare state policies were developed to decrease the effects of WWII and to improve the fordism mode of production. New technological changes also increased the number of urban development projects in general. Urban reconstruction and redevelopment are the most wide spread strategies of urban renewal projects in this period.

The third period includes the years between 1960 and 1980. 1960s is an important turning point for socio- economic and political assumptions. The mode of production systems shifted from fordism to post fordism at the end of the 1970s. The reflections of societies increased towards environmental and social issues. Inner city problems became apparent. Urban revitalization and urban rehabilitation projects were developed to solve urban problems.

The fourth period includes the time period from 1980 to 2000s. Neo-liberal economic policies shaped the urban renewal project strategies. New concepts such as

sustainability and heritage emerged in urban debates. Urban rehabilitation and urban development projects are dominant in this period.

The fifth period is from 2000s to up to now. The issues of heritage and its preservation, public participation, and local identities have become much more crucial than before. The numbers of urban rehabilitation and urban regeneration projects have increased in this period. Urban rehabilitation and regeneration projects are the main URP strategies of the fifth period.

2.1.1 The First Period: From Industrial Revolution to the World War II (WWII)

URPs have been existed since the earliest human settlements. Projects have been developed to solve social and physical problems of cities. Especially with the Enlightenment Period in Europe that was accepted as the period of freedom of individual thought, it was believed that all problems can be solved based on the human mind. Bourgeoisie started to think over the built environment and its problems along with their interest in religion and art (Li 2003).

Following the Enlightenment Period in Europe, “all forms of city planning from ancient to modern were in fact formulated for the first time during the second half of the nineteenth century” (Choay 1989). Urban planning as a discipline has been an outcome of important flows and revolutions such as the Industrial Revolution, the French Revolution and the Enlightenment philosophy of the 18th and 19th centuries (Boyer 1990). Before the Industrial Revolution, the intervention in the built environment was physical. The development of technological inventions like the steam engine in 1765 and then electricity resulted in an increase in the production rate in industry and in the technological and economic progress of the society. Furthermore, development of railway systems decreased the distances between rural and urban areas and caused new expansions of urban areas. Between the years 1830-1900, the population in the Europe’s industrial capital cities increased rapidly as a result of rural migrations. For instance; the population of London was doubled and the population of Paris increased from one million to more than two million (Choay 1989). Because mechanization in agriculture decreased the needs for workers in agricultural production, new job opportunities and

progress in transportation with railways made urban areas more attractive. In the mid of the 19th century, the cores of the industrial cities became very congested, polluted and decayed. The working classes were living in city centers or peripheral slums, whereas high income groups were migrating to suburban areas (Hamer 2000). During the first decade of the 20th century city, the population of American cities increased rapidly too as a result of industrialization process and also the municipal investments (Boyer 1990).

As a profession, planning became influential on the development of the built environment up to now. During the 19th century, planning was an important tool for government to create perfect governed city, to sustain centralized authority, and to cope with urban disorder and diseases. Planning was also very important to control and arrange land use regulations. According to Boyer (1990), creating an efficiently organized and hierarchically controlled urban space was the desire of city improvers in the early twentieth century.

Boyer (1990) adds that “The process of planning conceives of city as an instrument of capitalist development.” Also it is one of the most important tools for capitalist development for gaining maximum utility from spatial arrangements. Marx also explains that capitalists demand spatial organizations to increase the rate of exchange value. For instance, the demand of capitalists for infrastructure is related to their production needs. With urban planning, the barriers in front of the capitalist production system can be removed. To sustain efficient circulation of produced goods, transportation networks—such as new bridges, tunnels and building constructions—and communication networks take place in investment areas. Moreover, city plans have been developed to encourage commercial activities (Boyer 1990).

The ways that URPs are developed and that urban planners develop plans are shaped by the political-economic factors of that era and context. Modes of production and the approaches that shape the state and market relations are important factors that shape the changes in the capitalist investments and thus, in the built environment. In the first time period, from Industrial Revolution to the end of WWII, fordism was the main mode of production and liberalism was the main approach that shapes the state and market relations in US and Europe.

Liberalism as a political ideology is the extension of the Age of Enlightenment that emphasizes the individual, civil and property rights and limitations on the power of governments. The accumulation of capital had created a powerful class, bourgeoisie, after the Industrial Revolution. According to the liberalism in the 19th century, the state

should remove the barriers in front of the capitalists and extend the individual human rights. There are two types of liberalism; modern liberalism and classical liberalism. Classical liberalism defends that the state should own a minimal role in economy. Laissez-faire economic policies are their leading policies. However, modern liberalism advocates that state must be an active participant in the economy (Çetin 2002).

Meanwhile, fordism is a kind of production system which gets its name from Henry Ford, a capitalist in the early 20th century. The development of car production with assembly line production is the starting point of fordist production system. According to Ford, mass production means mass consumption. Because of that, the living standards of the labor class should be increased to raise their income and consumption levels and thus, the production levels. This aim also forms a new term called “consumerism.” The fordist production system takes place in the 20th century modernism. It seems as a way of creating modern society. Mass production and mass consumption refers to standardization of production process and the product (outcome). The shifts in economy also cause changes in society and built environment. For instance, increases in car ownership have caused suburbanization in US especially after WW II (Harvey 1990).

Fordism as a way of producing goods spread to Europe between the years 1930 and 1950. In the great economic depression of the 1930s, the failure of laissez-faire economies that advocates for the market operate best without the state intervention made the adaptation necessary to the new mode of regulation that matches with the requirements of fordist production system and rearranges the state role in the economy.

The fordist mode of production system standardized and functional properties also affected the design of the built environment. Fordist mode of production system was matching with modernist approaches. The functional and comprehensive design methods were applied in cities in parallel to the modernist planning approaches (Harvey 1990).

From industrial revolution to the WWII the main urban renewal strategies focused on slum clearance, urban renewal and urban redevelopment. URPs during the 19th century aimed at solving the problems of industrial cities and sustaining healthy and livable areas. Also, the regulation of the disordered city with urban plans took important place in the field of urban policy. For instance, the plan of Haussman for Paris was developed between the years 1809-1891. As a result, the general priorities of the planning approaches that emerged in the nineteenth century are hygiene, order and

creating more productive living conditions for working class. Urban restructuring and the City Beautiful Movement and Garden Cities Movement were the reflections of these aims in the built environment in the 19th century. With the Housing Act in 1851 in England, the state aimed at applying urban renewal strategies to sustain social housing projects and reducing the public diseases. In addition to this important policy, Haussmann pioneered the urban renewal movements in Paris from 1851 to 1873. Haussmann applications in Paris had urban renewal strategies, such as the nationalization of urban land, urban clearance to create large open spaces and reconstruction. Ultimately, new boulevards and streets were opened in the centre of Paris (Choay 1989).

As an extension of the design determinism approach, it was believed that well planned city creates good community. Utopian idealists' projects were creating solutions to solve industrial city problems at this period. To develop healthy and livable urban areas first urban renewal projects intend to increase the area of public spaces. So, the Park Movements accelerated after the mid point of 19th century. In Europe Garden City Movement and in America City beautiful movement developed in parallel to each other. During the first period of 20th century modernist movement developed after Garden City Movement and the dominant flows in urban fabric were; the suburbanization movements. Studies focused on expansion of cities (Hamer 2000, Li 2003).

Urban renewal practices took the form of the slum clearance policies in Europe and the federal bulldozer in America in 1930s (Günay 1991 (quoted in Duzcu 2006)). Slum areas were reflecting the poor conditions of labor class after the industrialization process. This scenery was also in contrast to the view of modernism. Depending on bad living conditions in slum areas, health problems occurred. Discourses focused on the necessity of transforming these areas into livable places. Physical renewal became a dominant strategy to eradicate diseases, to improve living conditions of residents. Unregulated urban growth was also seen in developed countries. Suburban growth increased with the railway constructions and later with the development in transportation technologies and increases in car ownership (Roberts and Sykes 2000).

In US at the beginning of the 1930s, the main planning applications were based on zoning ordinances and construction of new parks and recreational areas. Urban renewal projects were slum clearance, or “Negro clearance,” as some called. Meanwhile, many Americans moved from city centers to suburbs, as they had complained about the increasing physical deterioration of the city neighborhoods. “The depression of 1930s

intensified the association of the older districts of cities with poverty and unemployment, and such areas became very run-down and neglected” (Hamer 2000). Increases in the number of street cars and buses made easier the transportation to the suburbs. Rapid movements of whites to the suburbs made the people of color to migrate to the empty buildings in city centers between the years 1940-1950, which resulted in spatial segregation in the city. So slum clearance affected generally the people of color who were living in slums (Gotham 2001).

2.1.2. The Second Period: 1945-1960

The context of URPs changed radically after the World War II. Redevelopment of capitalist economies with the Keynesian policies of the welfare states caused the need for new URP strategies. Overall, the Keynesian economic theory defends the mixed economic system where both the state and the private sector have important roles. According to this theory, the state supplies housing, education, health services to everybody to reduce inequalities in the society which is called as the welfare state policies (Harvey 1990). “State-sponsored reconstruction of war torn economies, suburbanization particularly in the United States, urban renewal, geographical expansion of transport and communication systems and infrastructural development both within and outside the advanced capitalist world” (Harvey 1990).

After the WW II many cities in Europe had faced with problems such as economic decline, environmental destruction and social dereliction. As a result of improvements in transportation system, decentralization of cities caused changes in the population patterns of city centers and city centers lost their competitive advantages against suburban areas. Within this period, government gave importance to urban reconstruction to eradicate physical problems of the war. Reconstructing demolished European cities and removing the effects of war by slum clearance also became priorities of governments. Eventually, URPs transferred from utopian idealism to applicable statue (Li 2003).

Meanwhile, in USA and Western Europe residents migrated from city center to suburbs to get rid of air and noise pollution in central areas. But employment and urban

services did not decentralize as rapidly as residential areas. As a result of these developments, decline of city centers became an important problem and physical problems in abandoned residential areas in city centers became more apparent in 1960s (Hall 2002).

After the 1950s in USA and Europe, fundamental transitions occurred in economic structures of cities. These changes were a result of two important tendencies or reasons especially in USA. The first reason is the increasing unemployment rate among blue colored workers. The other reason is the removal of middle class city dwellers from city centers to suburban areas. In Europe, many mass housing units were constructed in suburbs for low income groups but in USA these groups lived in old city quarters (Anderson 2004).

After the WWII, taking the attention of residents to sustain the movements back to city centers became an important issue for the state (Li 2003). Urban redevelopment, urban renewal, downtown revitalization, reconstruction of demolished areas and public housing programs were the main interests of the state. Also, the economic profits (or returns) of urban redevelopment projects became attractive for investors and the state. The sale of new and modern units that are located in city centers supplied lots of profit. Creating social and economic vitality with the commercial and social activity by re-using the city centers increased high income interests and tax revenues. Higher population density needs for services increase employment opportunities and also, give acceleration to the modernization process of city centers, and ultimately, becomes a tool for the state to prevent inner cities from urban decline (Zhu Zixuan 1989 (quoted in Broudehoux 1994)).

Thus, the main aim of redevelopment projects in this period was to sustain job opportunities by creating flagship projects in older parts of the city centers and increasing the demands for these areas. According to Mirbod (1984) these projects are removed the poorer in city centers and could not have any success to prevent the slums. Because slum areas emerged another parts of the city (Broudehoux 1994). The critiques of urban redevelopment projects underline the destruction of social ties as a result of demolishing and relocation processes of these URPs and negative impacts of the adaptation process to new environment on residents (Broudehoux 1994).

Urban renewal projects focused on the eradication of the scenery that had emerged after the World War II to until 1960s. So demolished, old houses were cleaned out and the reconstruction process started. Highway construction increased in parallel to

the increases in car ownership. This public works forced some residents to leave their homes. Displacement of residents created new problems such as relocation of dwellers. So the state gave importance to the construction of standard housing units. But for some residents, the rents or costs of new constructed units could not be affordable. Although government sustain some subsidies and credits, it was not enough. On the one hand, the center of cities becomes more commercial areas and the population in residential areas decreased as a result of displacement policies and suburbanization. On the other hand, the importance of the preservation of cultural and natural heritage improved the awareness of society over the historical areas in inner cities. Then evaluating the existing large number of vacant housing stock in historical districts in inner cities became an important approach in the governmental agendas. So, URP of this period emphasized upon urban rehabilitation (Weaver 1963).

2.1.3. The Third Period: 1960-1980

Some key concepts, such as sustainable development, urban identity, community life, as well as safety, health care and medical assistance, and social factors, such as changes in demographic and family structures have become increasingly sensitive matters for planners and planning processes since the 1960s (The New Athens Charter 2003).

The fordist production system had accumulation of capital from 1945 to 1970s. The number of industries based on technologies increased. Living standards rose, crisis were contained, mass democracy was preserved, and threats of capitalist wars kept remote (Harvey 1990).

Nonetheless, during the mid-1960s, problems occurred related with the fordist production system. Certain factors caused high inflation and social depression in 1970s: Internal market reached saturated point because of the surplus of commodities. More and more workers were displaced from manufacturing. After the Vietnam War, declining productivity and profitability after 1966 caused fiscal problems in the United States. The rigidity of long term and large scale fixed capital investments in mass production systems blocked economy. OPEC decided to raise oil prices and made

embargo on oil exports to the west during the 1973 Arab – Israeli War. Standardization in economy, social life and built environment increased unrest in society (Kaya 2002).

The effects of the Vietnam War and increases in the prices of fuel oil had made a negative influence over the economies of industrialized countries. Starting from the 1960s, at the end of the 1970s inner city problems especially depending on economic decline and environmental decay caused restless in societies. Depending on job losses and increases in the rents of houses, number of homeless people increased (Soja 2000, Hall 2002).

In US the increasing welfare rate with economic development in 1960s, increased the migration to suburbs. So the number of urban declined areas increased. However, between 1960 and 1970s, European cities faced with urban decline problems in mass housing units which were constructed in place of old housing areas (Anderson 2004). Inner city problems in Europe have been noticed since the late 1960s. At the beginning of 1970s it was perceived that the inner city problem as much social as it was economic. At the end of 1970s, the number of urban regeneration projects increased in inner parts of the cities where economic decline, environmental decay, community dereliction, growing unemployment and some social problems took place (Li 2003).

After the economic crises in 1973, the real estate industry became important with the investments for the large-scale projects. Development industries started to follow more flexible strategies and to take into account of the preferences of distinctive sub-groups and employers of advanced service sectors.

In 1960s, urban improvement and urban revitalization policies were accepted as the main URP strategies to increase vitality of old city centers. Doratlı (2005) identifies two types of urban revitalization. These are physical revitalization and economic revitalization. Physical revitalization is a mode of renewal comprises demolition, refurbishment and conversion. Urban rehabilitation has more than revitalization because it includes social improvement and an aim for increasing an awareness of society about urban heritage. In addition to this, urban revitalization is an objective in urban rehabilitation processes (Doratlı 2005).

Economic revitalization is a strategy to create vibrant economy in old historical districts and economically declined areas. Historical urban quarters are important resources especially for tourism. The economic potential of historical districts has been realized for the last three decades. The adaptation process of historical urban quarters to global economic policies was sustained by the strategies of URPs, such as urban

revitalization. In addition to this, the development of commercial and business centers in the declining inner parts of cities have also created vibrant economic environments. The common properties of urban renewal projects between the years 1960s and 1970s were their comprehensiveness (Akkar 2006).

The area based urban renewal was the dominant discourse in 1970s. URP strategies refer to the social and physical rehabilitation of ancient areas in city centers. In Europe, the protection of historical and cultural heritage was initially focused on the preservation of monumental buildings and individual buildings for their architectural significance. However, there has been a considerable change in the attitudes towards protection/conservation of historic urban quarters since 1960. The scale of urban design projects changed because the city environment expanded and the crises in economy made it difficult to intervene in urban areas.

The diversification of projects also formed new definitions through the application of urban design projects. As mentioned in the New Athens Charter (2003), the projects enhance streets, squares, footpaths and other thoroughfares as key linkages in the urban framework. Rehabilitation became important in the urban fabric. Also, increasing feeling of security and the opportunities for leisure and recreation, to sum up planning for social benefits by conserving natural and cultural heritage are positive developments in urban policies (The New Charter of Athens 2003).

According to the Doratlı (2005), recognition of the value of historic urban quarters as capital stock in addition to their intangible aesthetic value, architectural and environmental quality, value as a part of cultural heritage, value for the continuity of the memory of cities/community took a crucial role in the changes in attitudes towards the protection/conservation of these areas (Doratli 2005).

Urban rehabilitation projects applied in historical heritage sites which contain distinctive architectural style of buildings and took an important value in cities' history, association. Urban rehabilitation is applied for buildings which have lost their original quality. Conservation_ contains protection of buildings which still owns a functional usage and in their existing environment which carries historical, architectural and cultural values. One of the aims of urban rehabilitation policies is to attract middle-class people to settle down in historic sites (Harvard Law Review 1969). Urban rehabilitation projects has also generated rapid population change in the neighborhoods with “gentrification, “where elderly and lower class households were replaced by younger and wealthier families” (UNESCO International Seminar 2007). Overall, the importance of

physical conservation of heritage sites has been recognized by governmental authorities, private investors and interested scholars all over the world for various reasons. The interests of private sector, international organizations and authorities of tourism industry in these sites have increased their investments to attract visitors to these sites. One of the best ways of preserving historical sites is recognized as sustaining economic vitality by cycle of human activities in those sites. So including series of international charters and declarations have been developed to maintain attention of authorities over this issue. Moreover, the conservation methods, standards and quality have been discussed to reach better solutions for such sites (EU Guidance 2004).

2.1.4. The Fourth Period: 1980s to 2000s

Cities were major manufacturing centers before the impacts of globalization. Especially after the crises in 1970s to rescue from the bad economic conditions, post-fordist production methods were developed with neo-liberal policies. Expansion of free market policies all over the world with the collapse of the Communist Bloc at the end of the 1980s and developments in communication and transportation technologies also changed the structure of cities. The shifts in economies from liberal to neo-liberal policies made the core of the cities more valuable.

The 1980s had changes in the dynamics of economy, production system and urban environment. City centers were redeveloped as the centers of the service sector. The dominant approach of urban policies in 1980s was the economic development based on sustainability approach with the project based urban designs. Partial planning approaches increased because of inadequate financial sources. Governments made partnership with private sector to apply URPs. Neoliberal approaches that support the minimum intervention of the state in market economy and the effects of post-modern thoughts that build upon the idea of compulsory participation in public space had influences over this period (Şahin 2003).

According to a view, neo-liberalism emerged as a political economic restructuring program to solve the economic crises in developing countries. It extends the individual freedom and private property and accepts these rights as fundamental

rights besides social rights. But it does not extend the rights of working people as much as of corporations and abolish the role of the state (Kleinbach 1999).

Besides the affects of neo –liberal political- economic factors, environmental factors too were important after 1980s while implementing URP strategies. The expansions of cities, have affected the natural areas around cities and caused the disappearance of these areas under economic pressure. Besides that, the environmental quality, climate changes like air pollution increased by the scale of economic activities, dispersal of residential areas with a growing demand for land, the neglect of public spaces and open spaces and also of biodiversity too have affected negatively the quality of urban life (The New Athens Charter 2003).

According to Knox (1991), two shifts that cause change in the economic and socio-cultural structure of societies since 1980s have influence the URPs in the built environment. The first shift is from fordism (from mass consumption and production) to the concepts of advanced capitalism, such as flexible accumulation, post-fordism, and postmodernism. The Second shift involves “a philosophical, cultural and attitudinal shift away from modernism towards postmodernism” (Knox 1991).

Depending on these shifts, Knox reaches an outcome that the new urban patterns and landscapes occur as a result of the relations between demand/consumption and supply/ production. For instance, urban decline areas have occurred in the built environment as a result of the changes in demand and supply circuit. Shifts in the mode of production also reconstruct the occupational structures. Advertising agencies, financial services, media specialists have become new popular sectors for the last two decades. These sectors have created new bourgeoisie and have started to take place in the core of the cities and the employers of these sectors living tendencies changed from suburbs to city centers. Historic preservation of old city quarters also attracts these groups and gentrification has become inevitable (Knox 1991).

In relation to these shifts, like Harvey (1985), he describes the transformation in the built environment as the “restless formation and reformation of geographical landscapes” (Knox 1991). The tendencies for historic preservation, gentrification, or postmodern architecture became popular in the reformation of the built environment after 1980s. These terms are the most visible reflections of new policies of new world orders in the built environment.

Meanwhile, at the beginning of the 1990s, the integration process of Eastern Europe with the new world orders was fastened. The urbanization process of Eastern

European countries developed as socialist urbanization until the fall of Iron Curtain in 1989. Before 1990, rather than market forces, the central governments shaped planning applications. Large scale public housing developments and an economic system based on manufacturing instead of service sector were typical properties of the socialist urbanization in Eastern Europe. After 1989 Eastern European countries transformed economically and politically. Their integration in the new world orders, such as neo-liberalism and globalization, increased the demand of international investments in their urban land market. These rapid transformations caused some conflicts in historical parts of the cities inner city districts. Physical decay took place in old, working class houses and tenement buildings around the city centre. In addition to this, replacement of business functions instead of residential functions increased the population of old residential areas and marginalized these districts, whereas the profile of the population was usually with the single family households generally with elderly people or the groups of unskilled workers with children (UNESCO International Seminar 2007).

According to (Roberts 2000), urban regeneration projects are the dominant urban strategy in 1990s (see Table 2.1). Especially in Europe, these projects applied for revitalization, improvement, and preservation historical city centers or industrial and commercial centers. Keleş (2003) adds that “over the last two decades, the concept of regeneration has moved from a physical definition to a more complex set of propositions which integrate social, cultural and economic goals. In most of the regeneration projects a significant amount of urban employment is generally provided” (Keleş 2003).

Table 2.1. The Evaluation of Urban Regeneration in Western Countries
(Source: Roberts and Sykes 2000)

Period	Policy Type	Major Strategy and Orientation
1950	Reconstruction	Reconstruction and extension of older areas of towns and cities often based on a “master plan”, suburban growth
1960	Revitalization	Continuation of 1950s theme. Suburban and peripheral growth some early attempts at rehabilitation
1970	Renewal	Focus on renewal and neighborhood schemes, still development at periphery.
1980	Redevelopment	Many major schemes of development and redevelopment, flagship projects out of town projects
1990	Regeneration	Move toward a more comprehensive form of policy and practice more emphasis on integrated treatments

Urban regeneration is a policy implemented in existing urban area. Couch and Fraser (2003) explain that “regeneration is concerned with the re-growth of economic activity where it has been lost; the restoration of environmental quality or ecological balance where it has been lost” (Couch and Fraser 2003, p.8, quoted in Lang 2005). Li (2003) makes a connection between biological meanings of regeneration to urban regeneration concept. In biology, regeneration means re-growth of lost injured tissue or restoration of system to its initial state. Li classes the meaning of re- growth in biology with economic activity in urban area and inferences restoration of social functions, social problems, and environmental quality from the meaning of restoration (Li 2003).

Urban regeneration as an URP strategy serves for five major purposes:

1. To establish the direct relationship between urban physical conditions and social deprivation,
2. To respond to the continued changing urban needs and demands in time,
3. To achieve economic success as a foundation for urban prosperity and quality of life,
4. To respond to the need to make the best possible use of urban land and to avoid urban sprawl,
5. To show the importance of recognition that urban policy mirrors the dominant social conventions and political forces of the day (Roberts 2000).

2.1.5. The Fifth Period: 2000s to Present

Rapid development of technology and progresses in science especially reached its highest level in the world history at the beginning of the 21st century. These developments affected the socio-spatial structures, economy, and quality of life in cities (The New Athens Charter 2003).

Ways of production and structure of employment have changed and new requirements in terms of urban systems have emerged. Knowledge based economy, neglect of local interest and globalization of economy have weakened the traditional local economy and strengthened the impact of external factors upon urban development. As a result of globalization, the loss of economic and cultural bonds in city has deepened the social exclusion and deprivation. To avoid these negative impacts, the promotion of historical identity and environmental quality has been recognized as a competitive advantage of cities of the future (The New Athens Charter 2003).

In the development of urban policies, the international concerns and thus, charters and declarations have become important and extended the strategies of governments for URPs. The concerns over, for instance, natural and cultural heritage conservation, environment, participation processes, and sustainability have been taken into account in these international charters related to URPs.

International Charters also have effective impact on urban policies. ICOMOS (International Non Governmental Organizations of Professionals, Dedicated to the World's Historical Monuments and Sites) Venice Charter (1964) for the Conservation and Restoration of Monuments and Sites is the extension of the Athens Charter of 1931, constructs standards for the preservation and restoration of ancient buildings and develops the reorganization over the importance of heritage (EU Guidance 2004).

United Nations Conference on the Human Environment in Stockholm in 1972 increased the awareness of people towards environment. The environmental problems discussed at the first time at international level. The relationship between economic and social development was taken into account and it was implied that living in an unpolluted healthy environment is one of the fundamental urban rights. World Commission on Environment and Development (WCED) was founded by United

Nations in 1983 to evaluate the process after Stockholm Conference. Then the commission published Brundtland Report in 1987 (Yazar 2006).

The Conference of Habitat I in Vancouver in 1976 placed local community concerns on the international agenda and highlighted the importance of inclusiveness. It symbolized inclusiveness, with balanced participation from public, private and civil society sectors. As a result of the inequitable economic growth and uncontrolled urbanization, “One third or more of the entire population of developing world lives in slums and squatter settlements” (WUF 2006).

The European Urban Charter organized by the Council of Europe from 1980s to 1982 focused on the improvement of European cities by projects concentrated on four main general areas in the integration process of Europe after the defeat of Soviet Union: the improvement of physical urban environment, the rehabilitation of existing housing stock, the creation of social and cultural opportunities in towns and community development, and the public participation (The European Urban Charter).

Sustainability became one of the more popular concepts in 1990s. The concept of sustainability first declared in Brundtland Report in 1987. Because awareness of the limitations in built environment and deepening environmental and social problems in urban fabric at the end of 1980s caused problems both in developing and developed countries (Yazar 2006).

In the HABITAT II, Istanbul, 1996 revival or renewal of inner cities and urban centers were the main topics. In the 1996 program on human settlements, minimum standards (Habitat II Agenda) to be satisfied, in order to guarantee everyone access to decent housing were defined (UNESCO 2007, Habitat II Report 1996).

The Rio Charter in 2004 represents commitments about “the Purpose of Universal Design” that includes generating accessible environments and programs to serve needs, to make possible social participation and to enable access to the goods and services for all people especially who have difficulties to manage to reach these services (Rio Charter 2004).

The vision of the New Athens Charter in 2003 focused on the concept of “connected city” which follows a goal about integration of all stakeholders in the process of sustainable urban development and management with taking into account of the time –space relationship. To understand the urban problems such as unemployment, poverty, exclusion, criminality and violence, the concept of connected city is very significant because each problem has influences over the emergency of other problems.

The concept of urban renaissance also took place in New Athens Charter. In the New Athens Urban Charter urban design seems as a key element for the renaissance of cities of tomorrow. It is mentioned that planner will be a key actor in this processes in the steps of policy, measure and intervention (The New Charter of Athens 2003).

Both spatial segregation and social polarization too are accepted as one of the important problems in the built environment. For the last three decades in developing countries, the general problems are the expansion of slum areas at peripheral locations, the increases in the number of “have nots” and the increase in the rate of poverty, whereas in highly developed countries main problems have seen as inner city decline. This situation has formed also social exclusion. The term social sustainability has taken into account of social problems of urban areas besides physical, economic problems. Today and in the future easing inequalities, social segregation and strengthening social cohesion is possible by improving living conditions of all citizens and sustaining integration of different social groups from various origins (UNESCO 2007).

Finally, to sustain guidance for future rehabilitation projects, new urban rehabilitation strategy and new sustainable urban policy depending on the experiences gained from successful examples of urban rehabilitation projects in European Countries was developed by the Council of Europe within the framework of “Technical Co-operation and Consultancy Program” to carry out the projects related to *the Integrated Conservation of the Cultural and Natural Heritage*, social cohesion and human rights.

There is a guidance document developed for rehabilitation projects to construct the new standards of Europe and to match the “democratic principles promoted by the Council of Europe.” This document called the “Guidance on Urban Rehabilitation” by the European Union (2004) is prepared within the framework of the technical co-operation and consultancy program taking into account of the advices and experiences of two Council of Europe expert groups: “the group on rehabilitation of housing in historic city centers and the “Rochefort Group” on the values and principles derived from technical consultancy (EU Guidance 2004). Urban rehabilitation with sustainable development is one of the most dominant concerns in the agenda of central and western European countries. To sustain integration of local authorities to urban rehabilitation have been an important aim to protect urban heritage, to increase housing conditions especially in urban decline areas. Furthermore, urban regeneration is the extension of urban policy to present conditions and strategies. So the definitions of other urban policies which became more dominant in different time intervals such as urban renewal,

urban rehabilitation, urban revitalization or urban redevelopment match with these aims originally (EU Guidance 2004).

However, now these means of action must comply with the democratic principles that have been promoted by the Council of Europe since the 1960s (EU Guidance 2004). Urban rehabilitation thus comes under an overall urban design (urban development plan), requiring an integrated, cross-sector approach to all urban policies. “From this perspective it is apparent that the concept of urban rehabilitation has changed considerably since the mid-1960s, to respond to our contemporaries’ changing issues and concerns in the field of urban development. The fundamental change in the concept of urban rehabilitation from the ‘heritage protection’ in historic centers to the completion of a bona fide “urban project” based on a multidisciplinary approach, integrating all urban policies” (EU Guidance 2004).

2.2. Urban Renewal Projects in Turkey

This part of the chapter focuses on the main factors, reasons and strategies for URPs in the history of Turkish Republic.

The reasons for URPs in Turkey have included the upgrading living conditions in low quality, old housing stock, such as squatter housing districts, urban declined areas and historical districts. Sustaining safer environments, increasing rent in economy have been other reasons for URPs. Thus, in Turkey, URPs have been overall developed in squatter housing areas recently in disaster prone areas that are under the risk of natural disasters, such as earthquake, flood and landslide, slum areas, urban decline areas and old historical districts (Keleş 2004). Meanwhile, Tekeli (2003) explains that there are “resistance mechanisms” in the built environment, which are barrier to the URPs. These barriers are obsolescence of building in a long time, symbolic, historical and architectural values of buildings that increases institutionalization of preservation especially in the last three decades, and finally, the diversity in landownership and restrictions of development rights with plans and laws (Tekeli 2003). Moreover, Tezel points out that if possible outcomes of URPs cause socio economic, political losses, and this factor also forms a resistance mechanism towards URPs.

When we look at the urbanization history in Turkish Republic, we can classify four groups of main reasons for URPs. These are the illegally constructed settlements, obsolescence in existing building stock, inner city problems, and disaster fact (Özden and Kubat 2003).

This part of the thesis focuses on the evolution of URP strategies in the history of Turkish Republic in four periods.

- The First Period: Early Republican Period (1923-1945)
- The Second Period: 1945 -1980
- The Third Period: 1980–2000
- The Fourth Period: From 2000s to the Present

2.2.1. The First Period: The Early Republican Period (1923-1945)

The interventions of the state in the built environment have generally based on the public improvements that shaped the built environment physically since the modernization movements in the Ottoman Empire. When the planning practices of Europe and Turkey was compared with each other, in Turkish planning practice, conservation plans and master plans are dominant in place of comprehensive planning approaches. However, Turkish cities are under the similar global effects. Moreover, urban renewal project are the strategies that were developed as a tool of comprehensive, sustainable planning approach in Europe (Kocamemi 2006).

After the defeat of Ottoman Empire, Turkish Republic was founded in 1923. At this period, the main purpose of the state was to reconstruct the national economy and make institutional developments in economy. In 1923, the first National Economy Congress was organized in Izmir. In 1927, the “Industry Support Act” was put into execution and at the beginning of 1930s Central Bank of the Republic of Turkey was founded (Kazgan 1999). Moreover, to encourage agricultural production, new funds and subsidies were provided to farmers. The improvements also developed in other sectors, such as education, culture, and infrastructure. Because creating a modern society would come true only with the development of all these developments all together. To create new and modern environments the state made reforms and applied new master plans to

eradicate the 1st World War effects and to transform the traditional Turkish society into a modern society. National economic policies were applied to create a bourgeoisie class and to fasten the social- economic transformation (Aksoylu 2003).

To create modern built environments, the Turkish government of early republican period made a competition to plan new capital city, Ankara. Hermann Jansen's plan won the competition and was applied. New master plans were also done for the other Turkish cities to sustain physical transformation in built environment under the effects of modernization movements and the approaches of the International Congress of Modern Architecture, CIAM. Big public works and urban reconstruction projects were applied in Turkish cities in the process of the establishment of new country. Danger Plan for Izmir, Jansen Plan for Ankara and Prost plan for Istanbul are examples of master plans at this period (Aksoylu 2003).

2.2.2. The Second Period: 1945-1980

In the mid of 1940s, the Marshall Aids increased mechanization in agriculture. For sustaining economic developments, the government encouraged the development of national industry. As a result of mechanization, the need for labor decreased in agricultural production system. Ultimately, the labor force in rural areas migrated to cities to find new jobs and to get benefits from urban areas (Uzun 2006).

Moreover, between the years of 1950 and 1980 economic growth in large cities pulled people from rural to urban area. As a result of rapid urbanization, vacant areas in large cities were transformed into squatter housing areas (Köroğlu and Ercoşkun 2006). Thus, the main problems of Turkish cities in the second period are uneven development and emergence of illegally constructed settlements in big Turkish cities like Istanbul, Ankara and Izmir (Ataöv 2007).

We can say that the subsidies of central government for housing construction in developed countries as a result of welfare state policies matches with the policies of government in Turkey in 1950s. Because according to a view, in Turkey the governments allowed the invasion of public land by low income groups (Kurtuluş 2006). In 1970s, especially when in Western countries participatory approaches in urban

planning became dominant, these approaches suggested limitations in the role of central government and an increase in the role of local authorities. Also, discourses paid attention on the consensus between interest groups. These developments also affected the political economic approaches in Turkey. Furthermore, the processes of suburbanization, decentralization and urban decline in Western countries had parallel trends with the rapid urbanization process based on migration in Turkey (Akkar 2006).

The migration from rural to urban areas formed housing problem in cities, because the housing stock was not enough for new comers. The precautions of government, such as constructing new housing units, were not enough and low income groups could not afford to buy new housing units. Inadequate housing supply led low income groups to solve shelter problem by themselves. They constructed substandard housing units on the public land which had been called as “gecekondu” in Turkish literature. At the beginning of the 1960s, some of the squatter housing districts transformed into illegal, and high rise apartment stocks, whereas the vote potential of squatter housing districts have been used by politicians. The promises of politicians put into execution the amnesty laws for squatter districts. At the beginning of 1970s the aim of supplying housing needs of residents turned into sustaining profit from these areas by constructing multi storey illegal apartments (Özden and Kubat 2003).

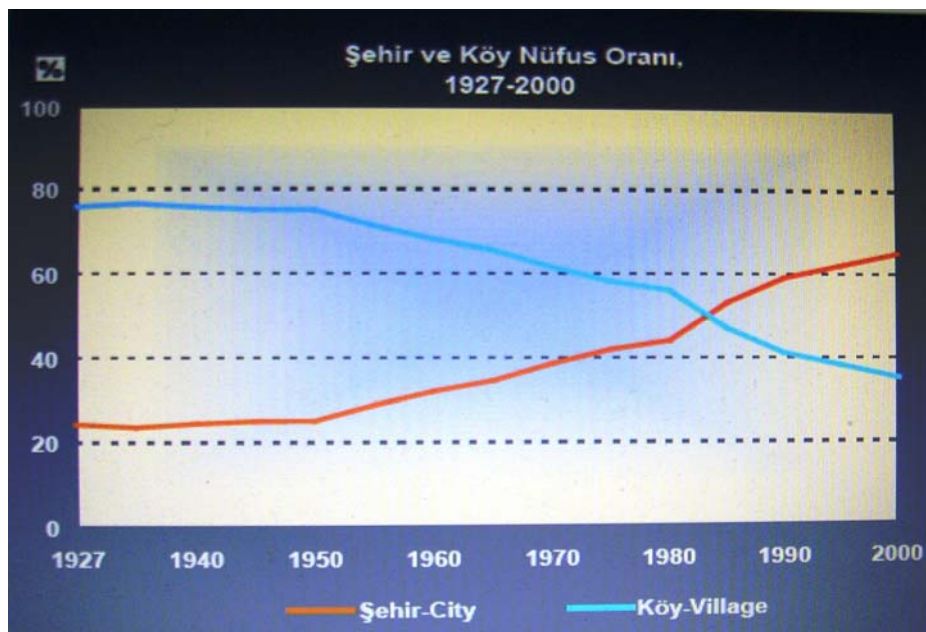


Figure 2.1. City and Village population ratio between 1927 and 2000
(Source: Turkish Statistical Institute 2008)

After 1950s, the squatter housing areas became apparent in city pattern. These areas lacked social- technical infrastructure and were constructed in public land. So, the immense changes in the built environment have been started with squatter housing districts (Köroğlu and Ercoşkun 2006). Public discourses about such projects focused on constructing healthy, livable urban areas, sustaining housing demand and adaptation problems of immigrants or citizens who are living in squatter housing districts to urban life. As an URP strategy urban redevelopment projects were applied in the squatter areas to improve the living conditions of these areas.

In Turkey, since 1960s URPs generally have taken place in squatter housing areas to redevelop contemporary housing areas. The law and regulations have also played an important role at this process. With the Law of Gecekondu numbered 775 in 1966, the squatter areas have gained infrastructure opportunities, such as sewage system and new roads. Until 1960s, squatter housing units had been constructed by low income groups for solving their housing needs. After 1960s, this aim changed. Whenever the economic power of old user of squatter housing unit increased, they constructed another squatter housing and newcomers became their tenants. So, squatter districts became profitable areas (Köroğlu and Ercoşkun 2006).

As a result, in the second period urban reconstruction and urban redevelopment project are applied in Turkish cities as an extension of URP strategies.

2.2.3. The Third Period: 1980-2000

The third period is between the years 1980-2000. During this period big cities were affected from liberal policies and globalization. Suburbanization, new residential developments was seen in the outer parts of the cities. Besides residential areas, the transformation was also seen in industrial and central business districts. Moreover, gentrification processes took place in historical districts (Ataöv 2007).

According to Erkip (2000), in Turkey after 1980s, the new distribution of power between central and local governments made urban land more available for big constructions. Also, along with various different patterns in the built environment, there have appeared social and economic inequalities among citizens. The globalization

process has increased the gap between the upper and lower income groups, whereas the feeling of “otherness” and social segregation in communities have related with the physical pattern in the built environment (Erkip 2000).

Within the neoliberal economic policies, two intervention of the state have caused changes in the structure of Turkish cities:

- i) Urban transformation with urban improvement plans since 1980s. Improvement plans are the first solution for the squatter housing areas.
- ii) Urban transformation with URPs with public- private partnerships since 1980s.

Moreover, to legalize the existing building stock and to solve the ownership problems, series of amnesty laws has been put into force since 1980. In 1984 with the last Amnesty Act numbered 2981, improvement plans were prepared for squatter districts (Köroğlu and Ercoşkun 2006).

In 1986 the squatter amnesty act numbered 3290 enlarged the rights of squatter housing residents. Because the law excuses not only the squatter residential buildings, it also excuses the commercial use transformed from residential uses (Özden and Kubat 2003). With the Law numbered 3414 in 1988, some statements of the law of Gecekondu numbered 775 that restricted and sustained control over squatter houses within the boundaries of municipalities were changed. The law gave authority from governorship and metropolitan municipalities to local municipalities and also declared off the rule that restricted the sale or transfer of land or house within 20 years which were sustained by government. Afterwards, the owners of the squatter housing units started to sale these units and gained economic profit. Especially after 1985, land speculation increased to increase the land values on unfair grounds.

Today squatter housing areas became one of the important places for urban renewal applications. At the beginning of the development process of squatter districts, they exist near the industries out of city center, at the edge corners of the cities. Yet with the rise in urban population and the expansion of cities, they became parts of the city. So the economic pressures to transform these areas into more profitable places increased its effect and made these areas more attractive places (Özden and Kubat 2003).

Also, obsolescence in existing building stock and inner city problems are other main problems of cities in the third period. Doratlı (2005) explains that changes in physical form of cities in socio-economic, cultural and political conditions in cities at

any point in time as well as the variance in developing needs and expectations through time would result in a mismatch or conflict between the capability of a building or a group of building or the area. This mismatch, which is named as ‘obsolescence’ as an aforementioned, leads such an area deep into the process of deterioration and decay. The substandard, poor maintenance, lack of contemporary usages, lack of infrastructure facilities caused deterioration or decay in building stocks. After 1980s inner city decline started to appear as a problem in Turkish cities especially in old housing stock districts, in old industrial zones that occupies central parts of the cities. Moreover, suburbanization process at the beginning of 1990s also fastened the obsolescence in the core of the big cities. To increase health standards, to create livable environments, to sustain vital social life and to evaluate existing historical vacant housing areas, urban regeneration projects have been an important intervention strategy of government (Dorathı 2005).

The detritions in the building stock and the encouragements by legal arrangements for transformation of the illegally constructed settlements have increased the importance of URPs after 1980s. The physical transformation of space has focused on two main issues since 1980. One of them comprises the reconstruction of the ties between the state and the capital with neo-liberal policies and arrangement of ownership/property rights in high income groups’ favor. The other factor focuses on the assumption of public space as a commodity (Uzun 2006).

Within the last three decades, rehabilitation of squatter districts with improvement plans could not solve the problems in squatter areas. High rise and illegally constructed buildings emerged in the scenery of squatter districts. Urban sprawl occurred with decentralization of residential areas and effects of neo-liberal policies in globalization process have turned government attention into urban renewal projects. Social effects of URPs started to be discussed. Moreover, to revitalize urban economy URPs also became a main strategy of the government (Uzun 2006).

Inner city districts became popular for URPs with their accessibility and increasing land value. Flagships projects took place in inner cities. Not surprisingly, slum areas and squatter housing districts that became a part of centers in the extension processes of cities were seen as a barrier in front of the contemporary development. So, discourses on URPs at this scope include transforming squatter housing districts into more reliable and healthy areas with eradicating physical and economic decay. However, social, environmental impacts of urban transformation projects have not been

taking into account sufficiently (Izmir Metropolitan Municipality, Kentsel Donüşüm 2008).

It is estimated that with URPs only in Istanbul (the biggest city of Turkey), nearly from 1.5 to 2 million residents, mostly poor and low-middle income groups are going to be relocated from their living areas (Izmir Metropolitan Municipality, Kentsel Donüşüm 2008). In the Strategic Plan of Istanbul between the years 2008 and 2011, it is mentioned clearly that owners of squatter houses are going to be moved and modern houses are going to be constructed for low income groups. Thus, critiques against these projects focuses on that changing living tendencies of these groups, removing relationships and historical roots with their living environment deepens the social and physical segregation and increases the tensions in society (Gelişim 2008).

In addition to these, URPs are also seen as partial and incremental interventions that can not respond to the new problems in a short time, immediately after the projects' applications. So, 1980 was also an important turning point in planning approaches. Before 1980s, urban transformation had been applied with dominant urban plans whereas, whereas since 1980 urban transformations have been done with URPs (Şahin 2003).

Moreover, international concerns and rapid changes in socio-economic-political and environmental issues canalize government to put into force new legal arrangements, including new laws and regulations. The elite groups' awareness about the importance of natural and cultural heritage increased recognitions of government. The important laws which were put into force after 1980 are; Environment Act (No: 2872) (1983), The Act (No: 2960) (1983), Natural Parks Act (No: 2873) (1983), Greater Municipality Act numbered (No: 3030) (1984), Mass Housing Act (No: 2985) (1984), Improvement Act (No: 3194) (1985), Amnesty Act (No: 2805) (1983), Amnesty Act (No:2981)(1984), Preservation of Cultural and Natural Assets Act (No: 2863) (1983), Greater Municipality Act (No: 5216) (2004), Urban Transformation Act (2005) (Özdemir and Egercioğlu 2007). These applications are the extensions of the increasing environmental sustainability concerns and the development of importance of preservation of natural and cultural heritage, in worldwide. Depending on new legal arrangements, URPs also took place on the agenda of local government and its influence and popularity have increased in society.

The improvement plans provide new parcel pattern for the construction of apartment blocks. The first solution of improvement plans was improving 1-2 storey

squatter houses into 4-storey apartment blocks. As a result of this process, although population density increased in squatter areas, adequate social and infrastructure could not be obtained. In addition to this, high rise uncontrolled housing stock became a risk factor in disaster prone areas (Dündar 2001).

In 1990s new legal arrangements gave rapid acceleration to URPs. Prestigious, international projects are developed and implemented. Natural disasters also became a reason for URPs. Conservation, restoration and rehabilitation of historical districts took important place as a result of new urbanism flow all over the world.

The popularity of URPs has been increased since 1980s, whereas public and private authorities believe in that all problems of cities can be solved with URPs. The projects also became a prestige factor for local authorities. To become a global city, to sustain market mechanism demands by changing spatial relations in metropolitan areas, URPs became an important strategy. The collaboration of local authorities with private sector has been strengthened to apply URPs (Altinörs and Yörük 2006).

2.2.4. The Fourth Period: 2000s to Present

During the fourth period, the collaboration of local government with private sector increased. URPs have been applied not only in squatter housing areas but also in historical districts, disaster prone, and urban decline areas vice versa. Competitions between large cities to become a global city have increased since 2000s. Urban gentrification, urban rehabilitation, urban redevelopment projects are dominant URP strategies at this period (Ataöv 2007).

Marmara Earthquake in 1999 is also a turning point in URP strategies in Turkey. To prepare cities for possible natural hazards, the state has aimed at determining disaster prone areas with high damage risk and at rehabilitating the building stock with substandard conditions. Especially because of their illegally and substandard structure and strategic locations in cities, squatter housing districts became one of the interest topic of the state, private sector and NGOs (Özden and Kubat 2003).

But since the Eastern Marmara Earthquake, the number of legal arrangements related to URPs increased. this situation also proved that URPs have become also a

policy of the state to encourage local municipalities for developing URPs, whereas local authorities have been in charged of the application of URPs within the boundaries of metropolitan areas according to the Municipality Act numbered 5393 in 2005 (Uzun 2006).

The central government explained the reasons of “Urban Transformation and Development Bill” in 2005. According to this statement, rapid urbanization has been one of the fundamental problems of Turkey. In this process, immigrants have settled down especially in old city centers and historical districts which later became urban decline areas with loss of their economic vitality and value. In addition to this, because of the uncontrolled building structure, these areas threatened the life and property of society. The Act of Greater Municipality numbered 5216 (2004) valued the power of local authorities. The Act of Urban Transformation (2005), meanwhile, enlarged the boundaries for the areas for the implementations of URPs (Özdemir and Egercioglu 2007).

According to Ataöv (2007), URPs are shaped by the managerial and implementation dynamics of Turkey in 2000s TOKİ (Housing Development Administration of Turkey) and the metropolitan municipalities prepare big projects that are also taking attentions of global capital and real estate agencies. European Union, World Bank, international financial associations are also giving financial support to these projects.

Table 2.2. Legislative Framework of Urban Transformation in Turkey
(Source: Developed from Uzun 2006, Kaya 2002, Özdemir and Egercioğlu, 2007)

Time interval Subject	1923-1950	1950-1980	1980-2000	2000-
Authority Changes	Municipality Act No:1580 (1930)		Greater Municipality No: 3030 (1984)	The Law of Greater City Municipalities (No: 5216) The Law of Municipalities (No: 5272) (2004)
	Bank of Municipalities the Bank of Provinces No: 4759 (1945)			
Housing		"Squatter Law" Act No: 775 (1966)	Amnesty Act No: 2805 (1983)	
			Amnesty Act No: 2981 (1984)	
			Mass Housing Act No: 2985 (1984)	
			Improvement Act No: 3194 (1985)	
			Local Government and Housing Act,1989	
Environmental- Cultural			Natural Parks Act No:2873 (1983)	
			Preservation of Cultural and Natural Assets Act No: 2863 (1983)	
			Environment Act No: 2872 (1983)	
Social	Health Act, No:1593 (1930)			
Built Environment(Urban)	Building and Roads Act, No:2290 (1933)	Planning Act No: 6785 (1957)		The Law Concerning the Northern Entry to Ankara Urban Regeneration Project (No: 5104)
				The law about the Rehabilitation of Historical and Cultural Property (No: 5366)
				Municipality Act (No:5393)
				Draft Law of Planning and Development

CHAPTER 3

SET OF CRITERIA FOR “GOOD” URPS

This chapter aims at producing a set of criteria for good URP by examination of the scholarly books, articles, working papers, the related International Charters, the European Union (EU) Guidance on Urban Rehabilitation (2004), the graduate thesis in the Turkish universities and evaluates the sources above and searches for the “good” in terms of planning outcomes and planning processes. The aim for developing a good URP does not only match with an idea of making physical changes in the built environment. It should also consider social, economic, and cultural factors of the project context. Especially after 1960s, increasing concentration of the problems of disadvantaged groups, awareness on cultural heritage and architectural heritage, importance of public participation in decision making processes and changing perceptions about planning approaches approve that multiple dimensions of urban interventions such as URPs should be considered while making an overall assessment (EU Guidance 2004, Kaya 2002).

Furthermore, since 1980s, the decreasing role of the state in public policies has underlined the importance of of public-private partnerships in urban projects. Within the following years in 1990s, the urban policies started to depend on more consensual style. Increasing awareness on ecological/environmental issues also caused the emergency of environmentally sustainable development approaches in urban policies (Roberts 2000).

3.1. Scholarly Works

The scholarly works that I examined for developing a set of criteria for “good” URPs include books, articles, and working papers. Thirty number of scholarly works which develops mainly on five research methods; descriptive, historical, case study, comparative and normative were analyzed. From twenty-two scholarly works out of

thirty make descriptions about urban renewal strategies, twenty-one texts explain the URPs in an historical context; eleven of them evaluate URPs by developing case studies. Moreover, from seven out of thirty make comparison between URP strategies and only three reference texts answer the question about how to develop a good URP (see Table 3.1).

Table 3.1. Evaluation of Research Methods of the Scholarly Works about URPs
(Developed by the Author)

Research Methods of scholarly works (Total: 30)				
Descriptive	Historical	Case study	Comparative	Normative
22	21	11	7	3

Table 3.2. Works talking about “good” URP strategies
(Developed by the Author)

	Generic=15	Detailed=3
Planning Outcome	7	
Planning Process	5	2
Both	3	1

Starting from this point of view, this thesis makes an analyze that from fifteen out of thirty of the reference texts talk about the planning outcomes with physical, economic, social, environmental aspects and also the planning processes, yet in generic terms. Only three reference texts that are examined in this thesis (Roberts 2000, Akkar 2006, Lang 2005) have detailed objectives about good URPs (Table 3.2).

Table 3.3 compares these three scholarly works. Roberts (2000) points out that the objective about beneficial and maximum use of urban land has been taking a dominant place in the urban policies and this situation increasing the importance of URPs. It has a certain attention on planning outcome criteria, including the rehabilitation of existing housing stock to improve the living conditions and image of the city, to sustain efficient usage of funds in national and international levels for

URPURPs. Moreover, providing basic services and shelter for all and taking into account of the cultural identity and respect for living styles are other important criteria determined by Roberts (2000). In addition, he points out that the importance of public participation in present decision-making processes with environmentally sustainable development approaches.

Compared to Roberts (2000) and Lang (2005), Akkar (2006) is the only one paying attention to planning process criteria. As for Akkar (2006), integration of URPs with strategic planning approaches, sustaining consensus of all groups (public- private sectors, NGOs), increasing public participation levels, making analysis about the project area and feedbacks and arranging meetings to give information about the project to dwellers are crucial items under the planning process criteria.

Table 3.3. Actions for “good” URPs According to the Scholarly Works
(Source: Developed from Roberts 2000, Akkar 2006, Lang 2005)

Field Of Criteria	Actions for Realizing the Criteria (developed by the Author)	CRITERIA FOR “GOOD” URPs		
		Roberts 2000	Akkar 2006	Lang 2005
		<i>The “Evolution Definition and Purpose of Urban Regeneration”</i>	<i>“Kentsel dönüşüm üzerine Batı’daki kavramlar, tanımlar, süreçler ve Türkiye” Planlama, Vol. 2, pp. 29–39</i>	<i>“Insights in British Debate about Urban Decline and Urban Regeneration”</i>
PHYSICAL	1- Rehabilitating housing stock and improving image of the city	1-Rehabilitation of existing housing stock, sustaining healthier public spaces for all inhabitants - Improving housing to attract new residents, giving attention to region wide housing allocation processes - Improving image of the district, city	1-(-)	1-(-)
	1-Creating funding for programs(URPs) in national and international level	1- Funding opportunities in national and international level should be recognized for URPs.	1-(-)	1-(-)
ECONOMIC	2-Using financial sources efficiently	2- Efficient use of financial resources	2-(-)	2-(-)
	1- Accessing basic needs	1- Access good and services, - Reduce poverty, social exclusion	1-(-)	1-(-)
SOCIAL	2-Providing housing for all	2-Right for shelter	2-(-)	2-(-)
	3- Respecting for social ties and identity	3-Taking into account of the local identity, social ties among inhabitants	3-(-)	3-(-)
ECOLOGICAL	1-(-)Developing policies for sustainable development	1-Developing policies related to environmentally sustainable development	1-(-)	1-(-)

(cont. on next page)

Table 3.3. (cont.)

PLANNING PROCESS	1-Developing projects with strategic planning approach	1-(-)	1-The projects are the parts of strategies which were developed as an extension of certain visions.	1-(-)
	2-Improving public participation processes	2-Sustaining public participation in decision making processes	2-Sustain Consensus of all groups, collaboration of various sectors (public- private sectors, NGOs) and increase public participation levels	2-Developing partnership between public and private actors
	3-Taking into account of the multi-dimensional factors in URPs	3-(-)	3-Besides physical dimensions of the URPs socio-economic-cultural dimensions should be considered and feedbacks should be done in the process of the project.	3-Urban regeneration is a multidimensional process
	4- Meeting the community's real needs	4-(-)	4-Making research about the project area to make true analysis, to reach successful solutions	4-(-)
	5- Setting up an institutional organization according to urban policies and strategies related to URPs	5-(-)	5-Foundation of URP, communication departments in municipalities...etc.	5-(-)
	6-Developing access to information and knowledge	6-(-)	6-Sustain inhabitants to access information related to their living environment	6-(-)

3.2. International Charters

International charters are crucial guidelines for all countries. They represent agreements and declaration of the countries that propose to follow the suggestions, responsibilities and rules that mentioned in the relevant declaration documents. So that

signing these charters have an international effect over the socio-economic, cultural, and ecological policies of countries.

In the Oxford Dictionary, the definition of “charter” explained as a “written grant by a sovereign or legislature by which a body such as a university is created or its rights defined.” The term “convention” means socially acceptable behavior, an agreement between countries, a large meeting or conference. Declaration is a formal statement or announcement, an act of declaring (Oxford Dictionary 2009).

There are several international charters related to or with an influence about URPs (Table 3.5.). This thesis has identified three effective international charters which determines principles and standards related to the quality of built environment and with set of criteria for good URPs: International Charter (Rio conference-Agenda-21 (1992), Habitat II Conference (1996) and New Athens Charter (2003) (Table 3.4.).

The Agenda 21 (1992), which is the extension document of Rio Declaration aims at determining the principles related to the environmentally sustainable development. Thus, in Table 3.4 the agglomerations of items exist in the planning process and ecological (environmental) criteria.

Habitat II (Second United Nations Conference on Human Settlements, 1996) focuses mainly on the shelter theme and improving physical quality in the built environment, sustaining accessibility of all to basic needs, such as education, health and services. So, the dominant approach of the Habitat II Conference is about planning outcomes, especially physical, economic, and social criteria outcomes. According to the United Nations,

“Adequate shelter means more than a roof over one’s head. It also means adequate privacy; adequate space; physical accessibility; adequate security; security of tenure; structural stability and durability; adequate lighting, heating and ventilation; adequate basic infrastructure, such as water-supply, sanitation and waste-management facilities; suitable environmental quality and health-related factors; and adequate and accessible location with regard to work and basic facilities: all of which should be available at an affordable cost” (Habitat II 1996 (quoted in EU Guidance 2004)).

The New Athens Charter (2003) explains the importance of cultural heritage and cultural diversity for cities and points out that the urban design projects are important key factors for revival of cities and sustaining connection of the inhabitants with past and the present. Although The New Athens Charter considers both planning outcome

and planning process criteria, Agenda 21(1992) and Habitat II (1996) details the criteria much more than the New Athens Charter (2003).

Table 3.4. A set of International Charters Related to the URP Strategies
(Source: Adapted from the EU Guidance on Urban Rehabilitation, 2004)

Key dates	Charters related to the quality of the built environment	New concepts, basic principles and issues
1961	European Social Charter	Protection and promotion of social and economic human rights
1963	First texts on rehabilitation of Sites and groups of buildings in historic city centers	Broadening of the concept of heritage to groups of buildings (urban and rural)
1975	European Architectural Heritage year entitled “A future for our past” European Charter of the architectural heritage, Amsterdam Declaration	Collective realization of the need to safeguard the built cultural heritage. Principle of integrated cultural heritage
1985	European Charter of Local Self- Government	Subsidiary principle, local democracy and public participation
1992	European Urban Charter European Declaration of Urban Rights	Guiding principles for urban development Assertion of twenty urban rights
1992	Rio Conference on the environment and development (the Earth Summit)	Principles of sustainable development and shared responsibility for the future of the planet
1996	Program on human settlements(Habitat II Agenda)	Definition of minimum standards to be satisfied, in order to guarantee everyone access to decent housing
1999-2000	European Campaign “Europe a common heritage” Declaration on Cultural Diversity	Recognition and knowledge of a common cultural heritage enriched by its diversity, as a factor of union within an enlarged Europe
2000	Guiding principles for the Sustainable Spatial Development of the European Continent (Hannover principles)	Principle of territorial cohesion (balanced, sustainable, spatial development) of the European continent
2000	European Landscape Convention (Florence Convention)	Protection, management and development of European landscapes (urban or rural outstanding or degraded)
2003	The New Charter of Athens	Developing vision on the future of European cities and principles for the “connected city” theme
2004	EU Guidance on Urban Rehabilitation	Developing guidance for urban rehabilitation projects

Table 3.5. “Good” URPs According to the Related International Charters
 (Source: Adapted from Agenda 21 (1992), Habitat II (1996), New Athens Charter (2003))

Field of Criteria	Actions for Realizing the Criteria (developed by the Author)	Agenda 21, 1992	Habitat II Second United Nations Conference On Human Settlements Istanbul, Turkey (3-14 June 1996)	New Athens Charter, 2003
PHYSICAL	1-Improving the living standards in the built environment	1- (-)	1- Extending public services and infrastructure, creating safe living environments	1-Improving image of the city
	2-Promoting historical and cultural heritage	2-(-)	2-Promoting the conservation, rehabilitation and maintenance of buildings, monuments, open spaces, landscapes and settlement patterns of historical, cultural, architectural, natural, religious and spiritual value.	2-(-)
	3-Reviving urban design	3-(-)	3-(-)	3-Revival of urban design to improve the conditions in the built environment such as streets
ECONOMIC	1- Generating jobs	1-(-)	1-Generating sufficient employment opportunities	1-
	2- Improving functions of city centers	2-(-)	2-	2-Improving functions of city centers
	3- Financing shelter provision -Financing access to land	3-(-)	3-Financing shelter and human settlements - Enhancing access to land and credit and assisting those who are unable to participate in housing markets	3-Sustaining accessibility to services and housing with affordable prices

(cont. on next page)

Table 3.5. (cont.)

ECONOMIC	4.Promoting funds and international relationships for economic and sustainable development	4-Promote a supportive and open international economic system that would lead to economic growth and sustainable development in all countries	4-(-)	4-(-)
	1-Providing shelter, health services, education, eradicating rural poverty	1- Providing adequate shelter - Promoting health - Decrease the disparities in standards of living, eradicating poverty	1-“Adequate shelter for all” education, nutrition and life-span health care services - Eradicate rural poverty and to improve living conditions	1- Maintaining public housing by public sector
SOCIAL	2- Giving priority to marginal groups when providing basic services and gender equity	2-(-)	2-Sustaining gender equity - Produce solutions for poverty, homelessness, unemployment, lack of basic services, exclusion of women and children and of marginalized groups	2-(-)
	3- Preserve social diversity	3-(-)	3- Preserve diversity of settlements to promote solidarity among all people.	3-(-)
	4-Minimize rural to urban migration	4-(-)	4-Extend adequate infrastructure, public services and employment opportunities to rural areas	4-(-)
	5-Protect cultural identity of the society	5-(-)	5-(-)	5-Preserve cultural richness and diversity

(cont. on next page)

Table 3.5. (cont.)

ECOLOGICAL CRITERIA	1-International collaboration for natural conservation a-protecting biodiversity, b-promoting energy efficient technology	1-Protecting the atmosphere combating deforestation, protecting fragile environments, conservation of biological diversity (biodiversity), and control of pollution - States shall cooperate in a spirit of global partnership to conserve, protect and restore the health and integrity of the Earth's ecosystem - Promoting energy-efficient technology, alternative and renewable energy sources and sustainable transport systems	1-“Sustainable human settlements development in urbanizing world”	1-Protecting cities from pollution and degradation - Preserving cultural and natural heritage
	2- Developing legal tools to protect environment	2-Laws based on environment should put into execution.	2-(-)	2-(-)
PLANNING PROCESS	1-Sustain participation and partnership (most democratic and affective approach)	1-Developing participation processes and integrating Major Groups such as (children, youth, women, NGOs, local authorities, business and workers) into decision making processes.	1- Develop integrated and participatory approaches	1-Involve the local community activities, sustaining participation
	Increasing access to information	Facilate and encourage public awareness and participation by making information widely available. Effective access to judicial and administrative proceedings, including redress or remedy, shall be provided		
	2- New planning approach	2-Determining a vision for strategic, long term plans.	2-(-)	2-Creating “Connected City” - Determines various roles for planners in the planning process

3.3. European Union (EU) Guidance on Urban Rehabilitation (2004)

European Union's guiding documents about urban projects about are important for not only describing how to do but also encouraging and promoting both member countries of the European Union and also associate counties, such as Turkey.

The document called the EU Guidance on Urban Rehabilitation (2004) aims at promoting sustainable spatial development of the European continent. Both the criteria for planning outcomes and for planning process developed by this document are detailed in the Table 3.6. The items in the column for the criteria of planning process underline that the involvement of all groups in decision making process, sustaining political commitment by operational teams and by getting public acceptance, organizing interdisciplinary teams, paying attention to scales of URPs in local and regional levels are crucial for having good URPs.

According to this document, URPs are integral part of the urban policy but their levels of implementation make the policy makers to consider the effects and properties of an URP in detail. **At district level**, independent, original projects should be developed. Because every district owns an identity, memory of locality, the planners and designers should understand the local communal life. Neighborhoods might have strong social bonds. Besides understanding socio-cultural properties of a neighborhood/district, it is also important to identify the characteristics of the built environment (streets, squares, open spaces and inner gardens of housing groups), the level of accessibility to basic needs and facilities to determine real needs of the community, to achieve the goal of social cohesion.

At town/city level, public authorities should take into account of the factors of urban transformations, and coordinate rehabilitation policies, whereas urban policies and rehabilitation projects must be an integral part of an overall urban development plan. In general, respect for cultural diversity, promoting basic needs and shelter for all and rehabilitating old town centers to avoid urban expansion and to get benefits from existing building stock and to revival of historical cultural sites are basic items within criteria of planning outcomes that are described as the main criteria by the EU Guidance on urban rehabilitation.

Table 3.6. “Good” URPs according to the *EU Guidance on Urban Rehabilitation (2004)*
 (Source: Adapted from the EU Guidance on Urban Rehabilitation, 2004)

Field of criteria		Actions for realizing the criteria (developed by the author)	From “the European Union Guidance on urban Rehabilitation,” (2004)
PLANNING OUTCOME	PHYSICAL CRITERIA	1- Integrating heritage conservation	1- To upgrade and adapt the old buildings internal structures to the demands of modern life with the preservation of heritage value. (adaptation to needs of today’s society) - Respecting specific morphology of old districts
		2-Improving human environment and quality of life for all	2-Improving the quality of public areas and collective infrastructure and public facilities for the benefit of all residents
		3-improving housing stock for low income groups	3- Improving housing maintenance of low-income groups
	ECONOMIC CRITERIA	1- Providing building subsidies for rehabilitating of houses	1-Making rehabilitated buildings more attractive than new housing in terms of cost - Sustaining subsidies or direct action in respect of (social) housing renovation, improvement of living conditions, economic redevelopment
		2- Sustaining multifunctional economic activities in urban areas	2-Avoiding or rejecting weaker functions and urban district mono-functionalism(single-use)
		3-Using the potential of natural and cultural heritage in economy	3-The heritage becomes a major resource of economic development, which in turn benefits the heritage. Job benefits in many secondary and tertiary activities: restoration of the old building stock; provision of community facilities and infrastructures; cultural and economic activities linked with tourism. - Indirect advantages to the entire community: enhancement of the town’s corporate image, appreciation of real estate, greater well-being and sense of identity among the population, progress and social cohesion, etc. - Promoting sustainable tourist development in old districts.
	SOCIAL CRITERIA	1- Protecting and providing basic needs	1-Rights to basic needs: housing, employment, health, social protection, education and non- discrimination
		2- Increasing social variety (old/young)	2- Maintaining or increasing social variety as a factor of common heritage.
	ECOLOGICAL CRITERIA	1-Making URPs a prime instrument of sustainable development	1-Rehabilitation of old town centers avoids creating new areas of urban expansion ,aids to preservation of rural areas, reduces costs in infrastructure, pollution (based on vehicular traffic)

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Table 3.6. (cont.)

PLANNING PROCESS CRITERIA	1-Providing access to decision making process	1-Sustaining involvement of all groups in decision making processes
	2-Integrating all public authorities in decision-making dedicated and consistent	2-Political commitment has direct impact on the population's acceptance and motivation of operational teams.
	3-There must be a technical operational team to provide back –up	3-Interdisciplinary teams are necessary to analyze main components of the urban fabric (road routes, sectioning, building typology and heritage values).
	4- URPs should be an integral part of the urban policy	4-Regional level projects must be an integral part of an overall urban development plan. At district level, the physical (housing situation, streets, squares, open spaces, inner gardens of housing groups) and social (life of the community, social bonds, memory of a locality) characteristics should be identified.
	5- There must be appropriate legal instruments	5-The projects take legal statue within plans. Legal land-use and planning instruments are important encouragements for authorities while implementing URPs.
	6- Time factor must be taken into account	6- Project should be organized in realistic and easily manageable steps because certain budget and policies are determined for projects in certain time intervals.

3.4. Graduate Theses in the Turkish Universities

There are three graduate theses (Duzcu 2006, Doyduk 2008 and Özden 2002) that concentrate on developing a set of criteria for “good” URPs, which are selected among many theses in the way that is explained in the Introduction of this thesis and in the Table 1.1.

The thesis by Duzcu (2006) mainly gives dominant attention to the physical and social outcomes and the planning process. (Duzcu 2006) only details that importance of analyze of the the properties, potentials, strengths and problems in the site before implementing a project and improving the quality of the built environment as a physical criteria to access good URP. However, Doyduk (2008) mentions only ecological items, such as informing society about ecological issues, creating sustainable development by considering equity, livability, citizen loyalty and protection of the environment by sustaining usage of natural recourses.

While reaching good URPs, in Table 3.7, the column developed by the author about the criteria for planning process emphasize sustaining public participation,

consistency between aims and result of the project, arranging meeting to deepen the confidence in state and sustaining collaboration among actors to solve especially financial problems related to homeowners and tenants, as important.

Table 3.7. “Good” URPs according to the Graduate Theses in Turkey
(Source: Adapted from Duzcu 2006, Doyduk 2008 and Özden 2002)

Field of Criteria	Actions for Realizing the Criteria (developed by the author)	Thesis 1: “Success Criteria of the Conservation-Led Regeneration Projects”	Thesis 2: “Criteria Measures For Renewal Models”	Thesis 3: Criteria For Successful Projects
PHYSICAL CRITERIA	1- Evaluating site properties	1- Dealing with physical constraints and potential of the site	1-(-)	1-(-)
	2- Improving quality of the built environment	2- Improving quality and image of the area with urban design	2-(-)	2-(-)
	3-	3- Preserving historical and cultural heritage	3-	3-
ECONOMIC CRITERIA	1- Using economic potentials of the site a- redundant lands and historical building stock. b- indigenous economic activities(traditional jobs...) c- training of unemployed, unskilled residents	1- Keeping and developing indigenous economic activities(traditional jobs...) in the site - Attracting new firms and economic activities into the area by using redundant lands and historical building stock. - Providing training and education opportunities for the residents to develop skills of inhabitants and to create job for unemployed people.	1-(-)	1-(-)
	2- Sustain housing subsidies to dwellers	2-(-)	2-Make legal regulations and encouragements of inhabitants for renewal	2-(-)
	3- Control speculation		3-Prevent changes in ownership pattern -Reduce speculation in land and housing	

(cont. on next page)

Table 3.7. cont.

SOCIAL CRITERIA	1- Keeping the local community in the site a- non-gentrification	1- Non-gentrification, preventing dislocation of dwellers from site	1-Sustaining integration of people with city	1-(-)
	2- Responding needs for: a- health and education services b- Safety on the site	2- Improving health services in the site by providing clinics, health education courses for young, improving education opportunities, creating safer environments(reducing crime rates) - Responding to community needs and problems regarding community health and education	2-Reduce poverty	2-(-)
	3- Taking into account of the properties of the social structure of the communities	3-(-)	3-Local governments should consider all groups(tenants, owners, tradesmen) in the field of the process of URP	3-(-)
	4- Making legal arrangements to solve problems(ownership, property) related to URPs	4-(-)	4-(-)	4- Ownership/property should be solved - During the contractual and control process of the project a group of participants should be take place ,an urban act should be put into execution which involves all planning activities, URPs
ECOLOGICAL CRITERIA	1-Increasing awareness on ecological issues	1-(-)	1-Giving information to the society related to ecological issues	1-(-)
	2-Supporting sustainable development based on: a-environmental protection b- equality c- livability d- citizen loyalty	2-(-)	2-Creating sustainable development which includes equity, livability and citizen loyalty -Enhance environmental protection and the sustainable use of natural resources	2-(-)

(cont. on next page)

Table 3.7. cont.

PLANNING PROCESS CRITERIA	1-Developing a planning approach	1-Planning according to the idea of “compact city”	1- Planning process should follow a “strategic approach” in an interdisciplinary way.	1- Developing Strategic planning approach
	2-Improving decision making process	2- Sustaining partnership with key actors and agencies in the local labour market to achieve public participation.	2- Making preliminary research of the area - Collaboration among actors for financing (incl. owners & tenants) - Sustaining public participation - Sustaining consistency between aims and results of the Project - Deepening confidence in government and public administration with meetings	2-Sustaining public-private collocations, arranging meetings, conferences to give information to society, founding information bureau, making questionnaires

3.5. An Evaluation: A Final Set of Criteria about “Good” URPs

Both the graduate theses and the EU Guidance on Urban Rehabilitation (2004) pay attention to the criteria about physical outcomes related to improving quality of the built environment and integrating heritage conservation of buildings to modern life much more than the selected international charters and scholarly works do.

Meanwhile, economic criteria include creating new job opportunities for dwellers and providing building subsidies for rehabilitation of houses to inhabitants to own or rent a house with affordable costs and promoting international funds for URPs and finally, sustaining multi-functional economic activities (avoiding from single use) to create vital urban sites.

Charters are international agreements of countries over specific topics related to all human being and its environment. Therefore, in the evaluation set, charters focus on social and ecological issues. Under the social criteria, there is a certain attention on providing basic services, facilities, shelter for all and easing of inequalities. Only the

international charters mention the criteria for minimizing rural migration by developing the services and facilities as successful solutions of URPs. Moreover, international charters, EU Guidance and scholarly works underline the importance of respect for cultural diversity and living style of all.

All reference texts in (Table 3.8.) accept ecological criteria, such as protecting biodiversity and promoting energy efficient technology as an indicator for good URPs.

Table 3.8. An Evaluation of All of the Sets of Works about “Good” URPs.
(Developed by the Author)

Sources	Graduate Theses	International Charters	EU Guidance on Urban Rehabilitation	Scholarly Works	
PLANNING OUTCOME	PHYSICAL	1-Evaluating site properties	1-(-)	1-(-)	
		2-Improving quality of the built environment	2-Improving the living standards in the built environment	2-Improving human environment and quality of life for all	2-Improving physical urban environment
		3-Preserving historical and cultural heritage	3-Promoting historical and cultural heritage	3-Integrating heritage conservation	3-(-)
		4-(-)	4-(-)	4-Improving housing stock for low income groups	4-(-)
	ECONOMIC	1-Using economic potentials of the site a- redundant lands and historical building stock. b- indigenous economic activities(traditional jobs...) c- training of unemployed, unskilled residents	1-Creating new jobs	1-Using potential of natural and cultural heritage in economy	1-(-)
		2-Sustaining housing subsidies to dwellers	2-Financing shelter provision	2-Providing building subsidies for rehabilitating of houses	2-
		3-Controlling land speculation and changes in ownership pattern	3-(-)	3-(-)	3-(-)

(cont. on next page)

Table 3.8. cont.

PLANNING OUTCOME	ECONOMIC	4-(-)	4- Promote funds through global relationships	4-(-)	4-(-) Creating funding for URP programs
		5-(-)	5-(-)	5-Sustaining multi-functional economic activities in urban areas	5-(-)
	SOCIAL	1- Keeping the local community in the site a- non-gentrification	1-(-)	1-(-)	1-(-)
		2- Responding needs for: a- health and education services b- Safety on the site c-Eradicating poverty	2-Providing basic facilities and shelter	2-Protecting and providing basic needs	2-Providing housing for all
		3-	3- Giving priority to marginal groups when providing basic services, gender equity	3-(-)	3-Easing of inequalities
		4-(-)	4-Minimizing rural to urban migration	4-(-)	4-(-)
		5-(-)	5-Protecting cultural identity of the society	5-Respecting for cultural diversity	5-Respecting living style of all
	ECOLOGICAL	1-Increasing awareness about ecological issues	1-(-)	1-(-)	1-(-)
		2-Supporting sustainable development	2- a-protecting biodiversity, b-promoting energy efficient technology	2-making URPs a prime instrument of sustainable development	2-Preventing urban expansion by providing finance to shelter provision
		3-(-)	3) Sustaining international collaborations for natural conservation	3-(-)	3-(-)
		4-Developing legal tools to protect environment			

(cont. on next page)

Table 3.8. cont.

CRITERIA FOR PLANNING PROCESS	1-Developing a strategy for URPs	1-Determining new planning approach	1-Making URP as an integral part of the urban policies	1-Developing projects with comprehensive, strategic planning approach
	2-Improving decision making process	2-Sustaining participation and partnership	2-Providing access to decision making process, public participation	2-Improving decision making process.
	3-(-)	3-(-)	3- Integrating all local public authorities in decision making (dedicated and consistent)	3-(-)
	4-(-)	4-(-)	4-Developing a technical operational team	4-(-)
	5-(-)	5-(-)	5-Developing appropriate legal instrument	5-Legal arrangements related to urban renewal
	6-(-)	6-(-)	6-Respecting time-table of the projects	6-(-)
	7-(-)	7-(-)	7-(-)	7-Developing access to information and knowledge

In conclusion, the evaluation table of all sets of various kinds of references (Table 3.8.) points out that the criteria under the planning process is much more dominant than criteria about planning outcomes. This important indicator shows how steps and criteria for planning processes are effective to develop good URPs.

3.6. The Set of Criteria for Good URPs

The Table 3.9 shows the final set of criteria for good URPs that this thesis developed based on my comparison of scholarly works, international charters, EU Guidance and also graduate theses.

Table 3.9. A Final Set of Criteria for “Good” URPs

FIELD OF CRITERIA		SET OF CRITERIA
PLANNING OUTCOME	PHYSICAL	<ol style="list-style-type: none"> 1. Identifying and evaluating site properties (physical, economic, cultural) 2. Improving living standards in the built environment 3. Promoting and integrating heritage conservation in modern life 4. Improving quality of housing stock for low income groups 5. Reviving urban design
	ECONOMIC	<ol style="list-style-type: none"> 1. Using economic potentials of the site <ol style="list-style-type: none"> a) Indigenous economic activities such as traditional jobs b) redundant lands and historical building stock c) training of unemployed or unskilled workers on site 2. creating new job 3. financing shelter provision 4. Controlling changes in ownership pattern and land speculation for residential stability 5. Developing multi-functional economic activities in urban areas 6. Promoting funds and economic international relationships
	SOCIAL	<ol style="list-style-type: none"> 1. Providing shelter, health services and education opportunities 2. Eradicating rural poverty 3. Giving priority to marginal groups for access to basic services, 4. Sustaining gender equity 5. Minimizing rural to urban migration 6. Protecting cultural identity and respecting living style of all 7. Taking into account of social ties
	ECOLOGICAL	<ol style="list-style-type: none"> 1. Increasing public awareness on ecological issues 2. Supporting sustainable development <ol style="list-style-type: none"> a. protecting biodiversity, b. promoting energy efficient technology 3. Sustaining international collaboration for natural conservation 4. Developing legal tools to protect environment
PLANNING PROCESS	<ol style="list-style-type: none"> 1. Developing a planning approach 2. Improving decision making process 3. Having a dedicated and consistent public authorities 4. Organizing a technical –operational team to provide back-up 5. Arranging appropriate legal instruments 6. Taking into account of the time factor 7. Developing access to information and knowledge about projects 	

CHAPTER 4

THE CASE STUDY CONTEXT: KADIFEKALE (KONAK) URBAN RENEWAL PROJECT

This chapter focuses on the case study subject, “Kadifekale URP,” or KURP as this thesis calls. KURP is planned to implement in the Kadifekale district, a central area of the city of Izmir (Turkey). The chapter describes urbanization process and urban projects in Kadifekale district and details the content of Kadifekale Urban Renewal Project including in the project aims and objectives, project phases and also institutional partners. Finally, it includes information related to new residential area (Uzundere) suggested as the relocation area for the dwellers of the project site in Kadifekale district.

The on-going Kadifekale URP was chosen as the case study of this thesis, because KURP is the biggest one and first example of URP among the number of projects that have been continuing since 2000 in Izmir. It was also an accessible place for me as a master student in Izmir.

KURP area is on the landslide zone that contains nine neighborhoods in Kadifekale district within the boundaries of Konak Municipality in Izmir. About 50 % of the case study site contains squatter housing units. The project area is close to a major highway. It is also near an archeological site which contains an ancient castle called as Kadifekale Castle. However, the study site is not within the archeological site boundaries. The Castle is at the south part of the city at a distance of about 2 km from the shoreline that offers some of the best views of the city of Izmir. The slope of the Kadifekale district differs but it is around 35% (IZTO Report 2005).

For this case study, I gathered information at three main steps. The first step contains literature review from articles, thesis, and web based researches, local and national newspapers about Kadifekale district and also about KURP. I got visual information, such as maps, from both literature survey and Izmir Metropolitan Municipality. In the second step, I had interviews with the Managery of Nationalization, New Settlements and Urban Renewal Department of Izmir Metropolitan Municipality. I also intervieweed muhtars, or headmen, of five out of nine neighborhoods in KURP

area. Because a headman of a neighborhood has an idea about the general opinions of local dwellers and can follow the project process as a local actor. Interviews were done with the headmen of İmariye, Kadifekale, Hasan Özdemir, Kosova and Vezirağa neighborhoods. Moreover, the interviews with the departments of local government related to KURP point out information about the KURP, process and objectives of the project and also views of local authorities about the KURP

In the third step, questionnaires were completed in the site for getting opinions of the dwellers affected by KURP about KURP. Questionnaire technique was executed in 59 different squatter housing units at the case study area with 3 % sampling. The interviews also determine the general ideas about the household, socio-economic structure, and level of participation in the project implementation process. The questionnaires were done with 59 household in the project area of Kadifekale and its environment. Developed questions were focused on having an idea about the living structure of the inhabitants in the landslide zone and measuring their attitude towards KURP. Moreover, the results of questionnaires based on socio-economic structure, family size, building types and quality of the living environment help me to develop a comparison between their living environment in Kadifekale district and the new environment (Uzundere district) where they will be relocated according to KURP. The questionnaires were developed according to five main themes followed: (i) Socio economic structure of the site, (ii) Urban public services and civic services, (iii) Housing characteristics, (iv) Household structures, and (v) Information about involvement in the process of KURP.

The fourth step includes my field observations about KURP area and new residential area (Uzundere) while making comparison of two physical built environments.

4.1. The Study Site

The official name of the study site is “Konak URP.” But in daily usage the project site has been described as “Kadifekale district.” The project is part of Kadifekale district, so in public debates the project is called as “Kadifekale Urban Renewal

Project.” Beginning from this point of view, the following sections define the project name as “Kadifekale Urban Renewal Project,” or briefly KURP.

This part of the study gives information about urbanization process overall in Kadifekale district. Then, it takes into account of the effects of master plans of Izmir since 1920s upto now with KURP, and also makes comparison of KURP with other urban projects in Izmir.

4.1.1. Urbanization Process and Urban Projects in Kadifekale District

Kadifekale district is located on a hill with an ancient castle placed at the top of the same hill. In Roman Empire period the hill and castle was named as “Pagos,” which literally means “hill” (Wikipedia 2008).

Kadifekale, founded by Alexander the Great, became an important harbor city since 3 BC. According to a story, Alexander the Great who was going for hunting on foot to Pagos Mountain, felt asleep under a plane tree and saw a dream that there were two water fairies. Water fairies told him to re-construct Smyrna city on the Pagos hill and settled down the inhabitants of Smyrna there (see Figure 4.2) (IZTO Report 2005). So, a castle was founded on the top of the hill. The Pagos hill also had a strategic importance because the hill was providing an easy control over the harbor. In the reconstruction process of new Smyrna, a stadium, a theater and an agora was also constructed, which still exist in the archeological site area in the boundaries of Konak Municipality (see Figure 4.1).

Kadifekale and its environment had been always an important settlement in Hellenistic, Roman, Byzantine and Ottoman period too because of its geopolitical location.

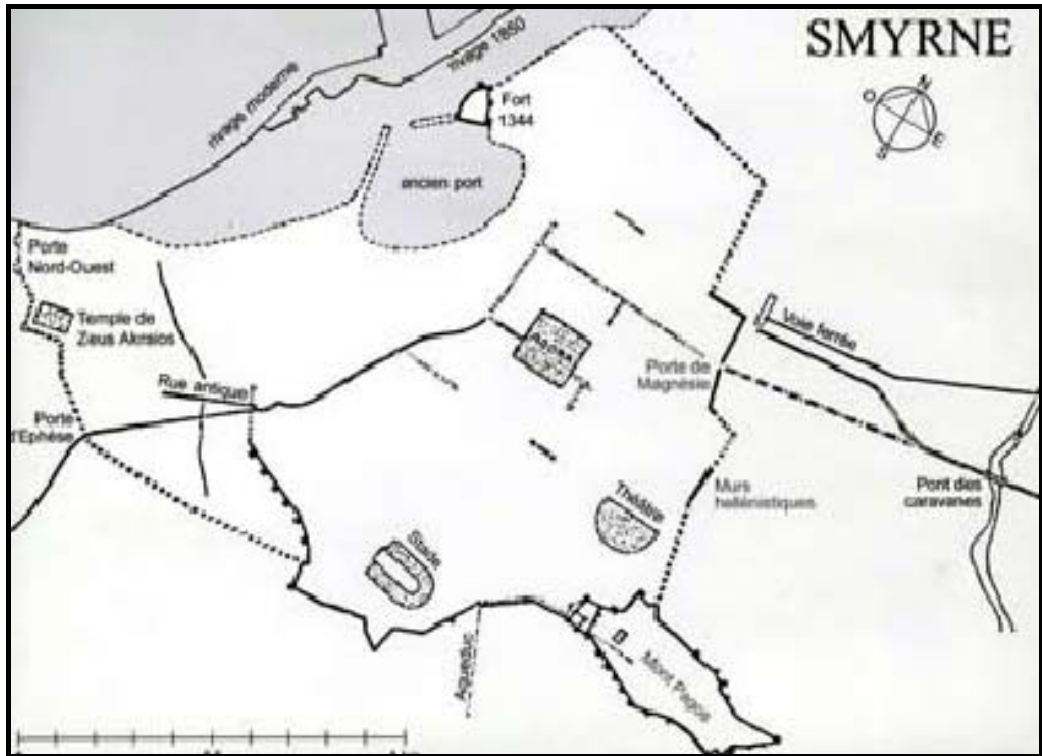


Figure 4.1. Izmir (Smyrne) in Roman Period
(Source: Karayığit 2005)



Figure 4.2. Kadifekale (Pagos) Castle in 1865
(Source: Bluepoint 2009)

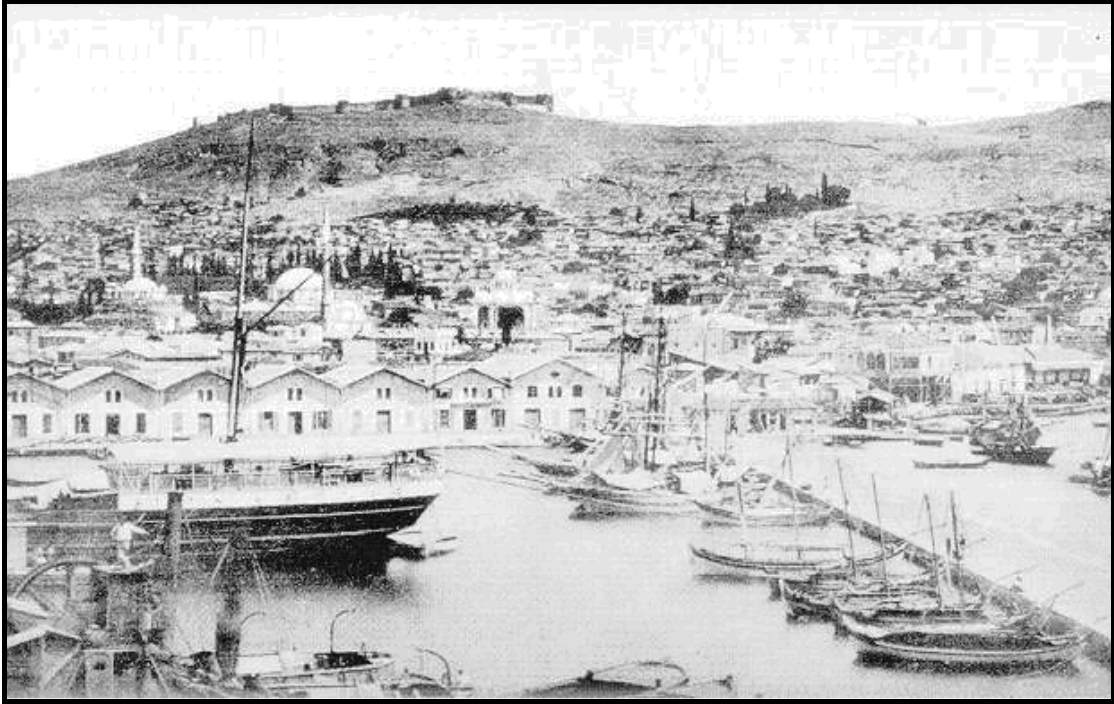


Figure 4.3. At the end of the 19th Century, the Kadifekale castle from Izmir port.
(Source: Bluepoint 2009)

At the beginning of the 20th century during the Ottoman Empire period, migrants who came Izmir after Balkan War started to settle down at the neighborhoods which are named today as Ballıkuyu, Eşrefpaşa and Degirmendere neighborhoods at the Kadifekale district. Moreover, the constructions had been done without getting any reconstruction permission. In the following periods, the number of illegal constructions increased especially around Kadifekale castle (Atay 1998).

4.1.2. Kadifekale District in the Master Plans of Izmir since 1920s

This part identifies urban planning decisions related to Kadifekale district during the evaluation of master plans in Izmir and then, gives information about the urban projects in Izmir.

Urban transformation processes are existed in Izmir with master plans and especially with urban projects in the last decades. The planning practice of Izmir after

the foundation of Republic of Turkey was based on the aim of releasing the effects of War of Independence and of creating modern, healthy and ordered built environment.

For this aim, the Danger and Prost Plan was put into execution in 1925 and revised by the municipality staff in 1933. Danger and Prost Plan offered afforestation on the hillside of Kadifekale Castle. But plan decisions had not been applied on time effectively (Atay 1998) (see Figure 4.4).

Although the Municipality decided to create a green axis between the sea and Kadifekale as an extension of the Five Years Development Program in 1941, this goal could not implemented in the following years because of new constructions narrowed down the existing green spaces (Kaya 2002).

After the World War II, as a result of rapid urbanization attempts from rural areas to big cities, new plans were approved to respond new demands and to guide developments in Izmir. Between the years of 1939–1948, the squatter areas, such as 2nd Kadriye, Gürçeşme, Boğaziçi, Gültepe and Ferahlı neighborhoods were emerged

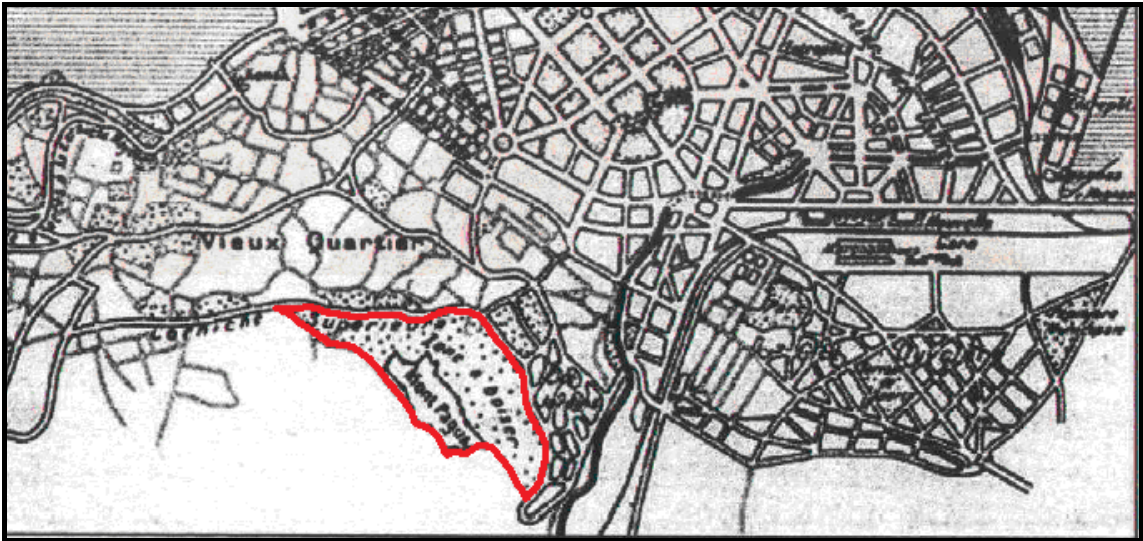


Figure 4.4. The area determined with red line shows the afforestation area on the hillside of Kadifekale in Danger and Prost plan, 1924 (Source: Memduh Say, İjyien Bakımından Izmir Şehri, Bilgi Matbaası, Izmir, 1941 quoted in Koç 2001, p.57)

After WW II, Le Corbusier Plan for Izmir in 1949 was a schematic proposal with 1/20000 scale. It suggested demolishing ruins within the central parts of the city. The plan had not been realized, because the municipality decided that the plan was

impractical. In 1951, a competition for the plan project of Izmir was put by the Izmir Municipality. Moreover, in the proposed plan of Le Corbusier, a new residential area that is named as shortly H7 was offered between the Konak district and Kadifekale Castle (Kaya 2002).

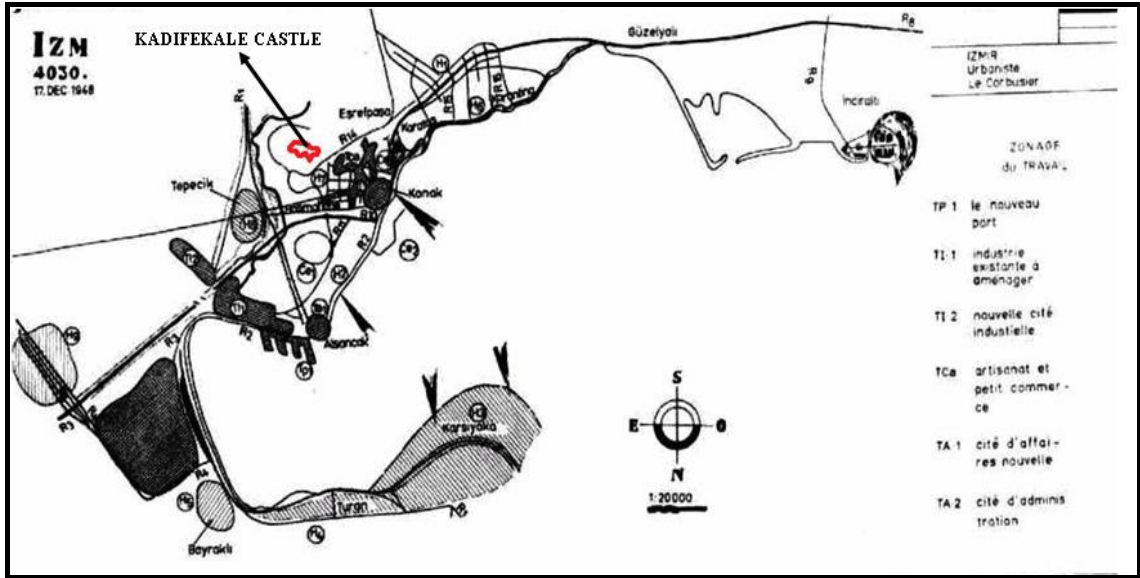


Figure 4.5. The Plan of Le Corbusier in 1949 at 1/20000
(Source: Kaya 2002)

The 1950s were important period for big Turkish cities, as urbanization process by rural migration got faster and a new plan was needed for Izmir. An international competition was arranged for the new plan of Izmir in 1951. The plan by Kemal Aru, Gündüz Özdeş and Emin Canpolat won the competition and the plan was approved in 1955 (Koç 2001).

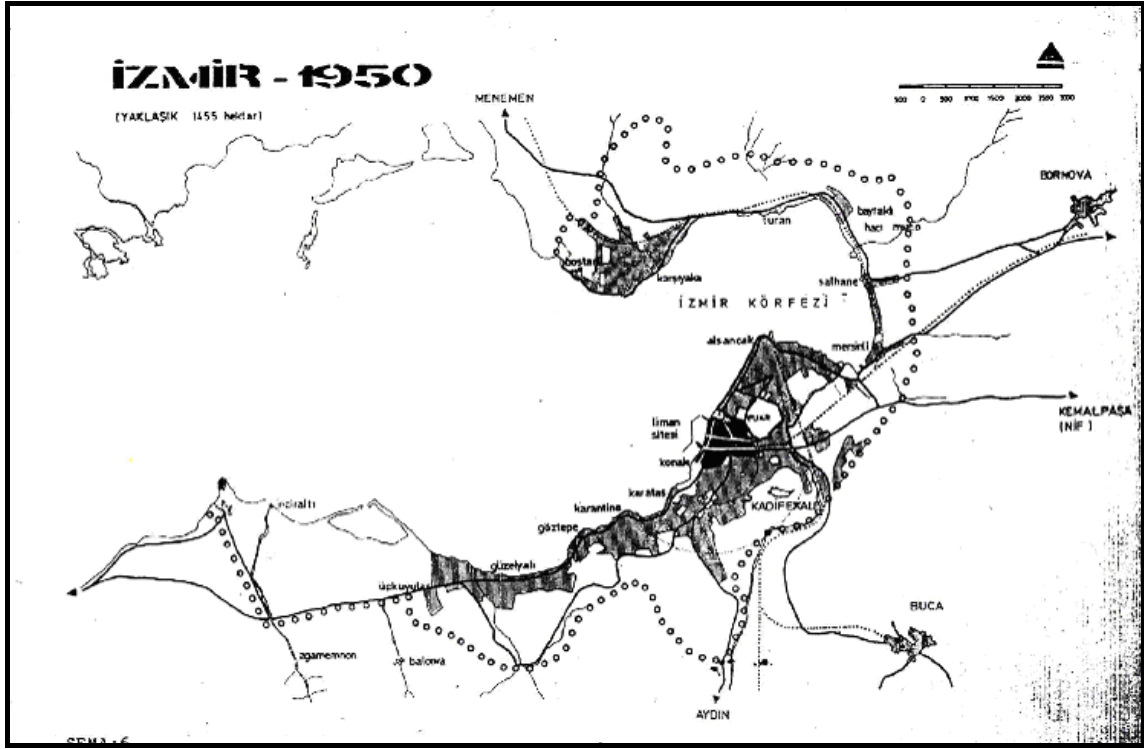


Figure 4.6. Expansion of residential areas in Izmir in 1950
(Source: Canpolat Emin quoted in Altınçekiç 1987)

After 1950, Kadifekale became a densely populated area because both legal and illegal buildings were taken place there. 1st Kadriye part of the Kadifekale project area today Yeşildere, 2nd Kadriye, İstiklal, Cumhuriyet, Gültepe, Ferahlı, Zeytinlik, Naldöken, Kuruçay and Boğaziçi neighborhoods became densely populated squatter areas (Kaya 2002).

The plan of Kemal Aru, Gündüz Özdeş and Emin Canpolat was not efficient for the expansion of Izmir as a result of rapid urbanization (Koç 2001).

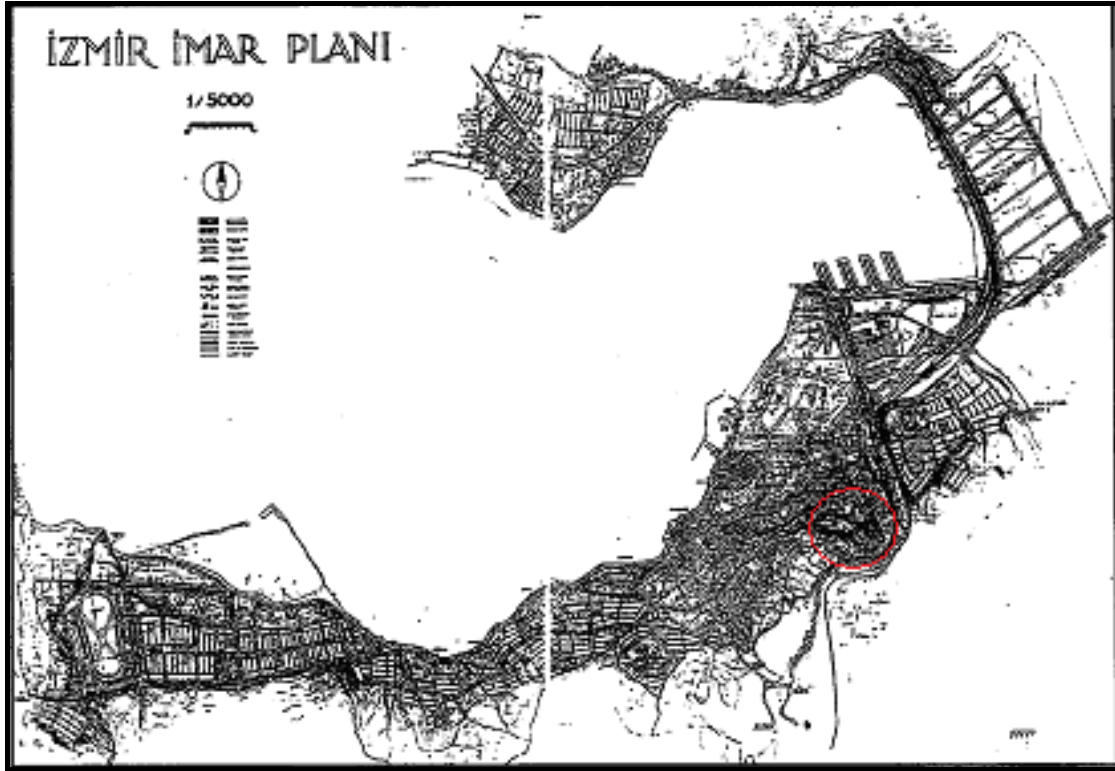


Figure 4.7. The plan of K. Aru, E. Canpolat and G. Özdeş in 1952 (Source: İzmir Şehri Milletlerarası İmar planı Müsabakası Juri Raporu, Arkitekt, 1952, quoted in Koç 2001)

In 1960, the plan by Albert Bodmer was taken into account of the squatter districts and “proposed to combine small lots of municipality properties and offers rehabilitation program for squatter district” (Kaya 2002, p.142).

In 1972, the Metropolitan Planning Office completed the plan of Izmir that was approved in 1973 and revised in 1978. Then in 1989, the plan of Metropolitan Municipality was approved. The main decision about Kadifekale district in the master plan of Metropolitan Planning Office in 1973 suggested the clearance of bad annexes from Kadifekale district (Kaya 2002).

The area of KURP then was determined as a landslide zone in 1978 (Izmir Metropolitan Municipality, Kentsel Donüşüm 2008). Although it banned constructing buildings in this boundary, the area covered with squatter houses since 1950s as a result of rapid urbanization. Up to now, squatter housing areas continue their illegal existence and public improvement amnesty applications. During the period between 1962 -2005, multiple numbers of reports about the geological conditions of Izmir had been prepared. Then with the Council of Ministers’ decision in 1978, 1981, 1998 and then in 2003, the

KURP area was defined as a “disaster prone area.” Finally, the Metropolitan Municipality took a decision to expropriate the housing units in the project area on the 20th of July 2006 (Izmir Metropolitan Municipality, Kentsel Donüşüm 2008).

The Strategic Plan of Izmir Metropolitan Municipality was completed and approved in 2006. Then in the following year Master Plan for Metropolitan Region of Izmir (İzmir Kentsel Bölge Nazım İmar Planı) at 1/25000 scale which was approved in 16th of March in 2007 (No: 01.315). In the plan KURP area is designed as a recreational area (R) and its surroundings is targetted as urban renewal areas (Y) (see Figure 4.8)



Figure 4.8. Master Plan for Metropolitan Region of Izmir (İzmir Kentsel Bölge Nazım İmar Planı) at 1/25000 scale (Source: Izmir Metropolitan Municipality)

The legal arrangements, such as The Act 5018 (Public Economical Management Control Law), The Law of Greater City Municipalities (No: 5216), the Municipality Act (No: 5393) and the Bank of Provinces Act (No: 5302) (Special Country Management Law) also made the preparation of a strategic plan for Izmir necessary. Especially, since

the approval of the Municipality Act (No: 5393) in 2005, municipalities have been in charge of making their strategic plans within a year (Gelişim 2008). One of the aims of the Strategic Plan of Izmir for the periods 2006–2017 is to renew substandard and illegal squatter housing areas.

According to the IZTO Report (2005), almost 50 % of the project area in Kadifekale district had become a squatter area where generally immigrants from the east regions of Turkey had settled down in (see Figure 4.9).

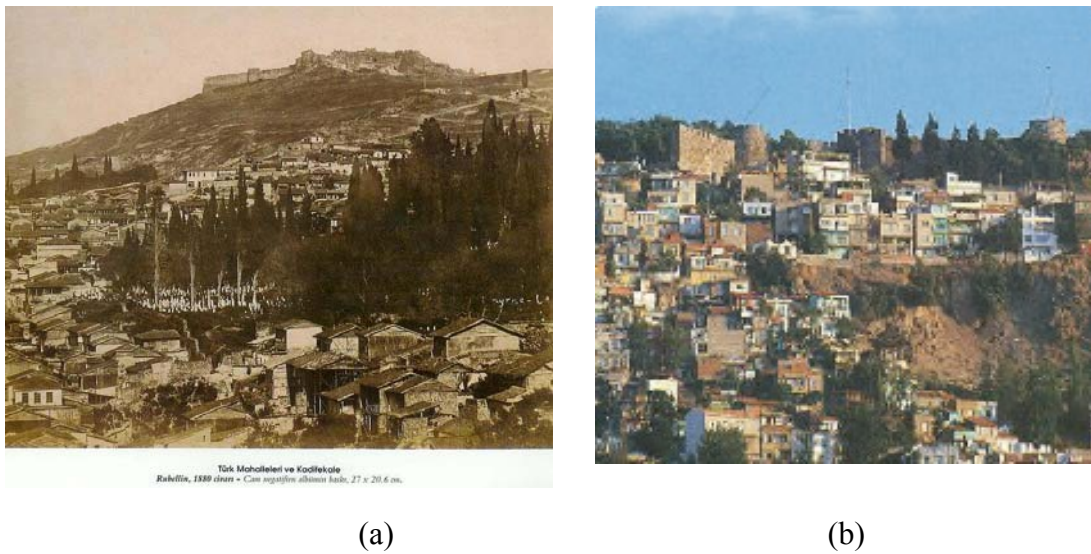


Figure 4.9. a) View from Kadifekale in 1880s , b)View from Kadifekale today
(Source: wowTurkey 2009)

4.1.3. KURP in Comparison to Other Urban Projects in Izmir in 2000s

This part of the chapter defines the KURP area in Kadifekale district, explains the properties of KURP, and the similarities and distinctions of KURP from other projects by project size, location and reasons.

According to the special problems for different URP areas, there are various reasons of municipalities for URPs in Izmir. The first reason is evacuation (dispersal) of landslide area. This reason is valid only for Kadifekale. The second reason includes transforming informal housing areas into formal statue (All except İnciraltı). The third

reason is creating prestige zones for international fairs, which is valid for only İnciraltı (Izmir Metropolitan Municipality, Projeler 2008).



Figure 4.10. Dominant URPs in the boundaries of Izmir Metropolitan Municipality (Source: Chamber of City Planners of Izmir)

Yalı neighborhood in Karşıyaka district exists closer to the prestigious residential areas, such as Mavişehir with high income groups. Although the main aim of the urban project in Yalı neighborhood is expressed as creating livable environments, there are more healthy urban environments for the inhabitants. Sekmen (2007) expressed that it is an allocation project which offers relocation of inhabitants in Örnekköy to remove the scenery of the squatter houses near Mavişehir (Sekmen 2007). URP in Yalı neighborhood is developed with the partnership of Karşıyaka Municipality, Izmir Metropolitan Municipality and TOKI (Housing Development and Administration of Turkey). In the scope of the project, 808 housing units were constructed in Örnekköy (Izmir Metropolitan Municipality, Projeler 2008).

Ege neighborhood in Kahramanlar district contains old and poor quality building stocks. The main aim of the Izmir Metropolitan Municipality is to develop an urban redevelopment project in Ege neighborhood for 655 household. To apply this project Izmir Metropolitan Municipality decided to construct 280 housing unit in Kuruçeşme

district to sustain shelter in a certain period for half of the inhabitants in the process of construction of buildings in Ege neighborhood (Izmir Metropolitan Municipality, Projeler 2008).

Güzeltepe neighborhood in Çigli district is under the risk of flood. In 1995 more than 60 people died as a result of the flood, whereas low standard residential areas were located near the stream (IHA 2009). It was observed that mass housing units are under construction for the inhabitants in Kuruçeşme which is far away from the stream area but closer to Güzeltepe neighborhood.

Kuruçeşme neighborhood in Buca district is also in the scope of URPs. The reason for URP in Kuruçeşme is to remove the squatter housing stock there. The local authorities cannot manage to apply the project, because inhabitants of Kuruçeşme neighborhood are against to the URP (Eğilmez Burcu, Planlama org 2009).

Among the projects that are mentioned so far, KURP is the biggest URP in Izmir that has been taking place since 2006. Moreover, the project area is closer to the city centre. The project area contains low quality housing stock. The project deploys URP strategies such as urban redevelopment, urban relocation and urban rehabilitation.

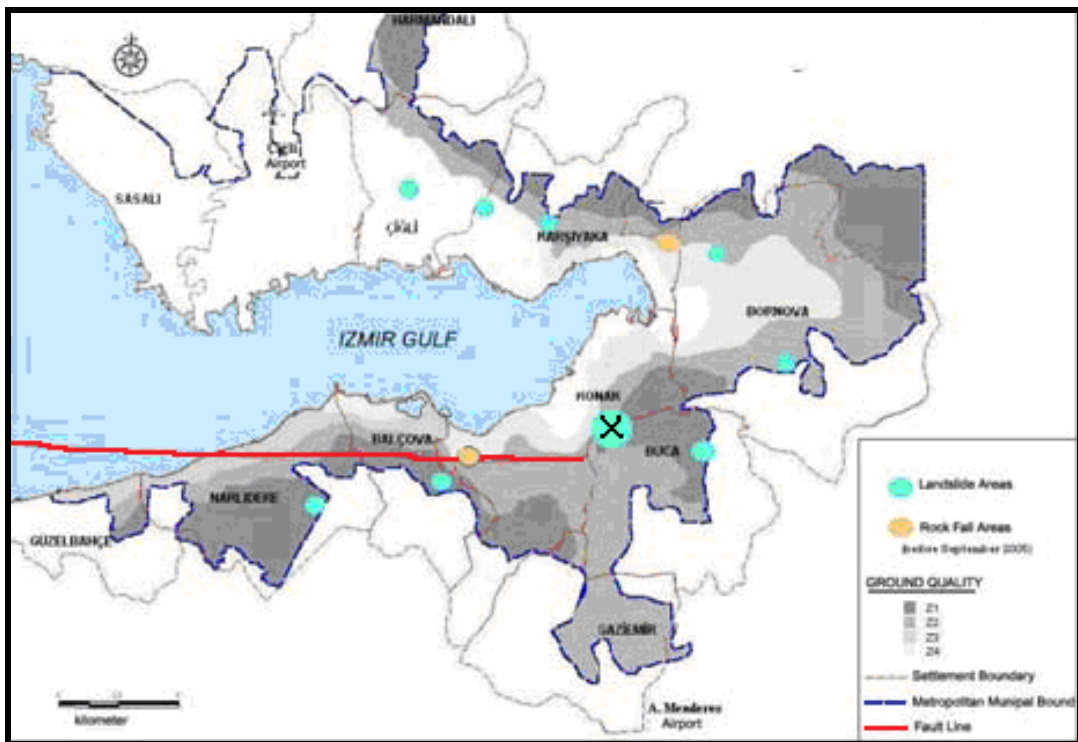


Figure 4.11. Landslide and Rock fall areas of Izmir Metropolitan Area (Source: Kutluca and Özdemir 2006)

There are 14 region in the boundaries of Izmir Metropolitan Municipality that were determined in urban rehabilitation and urban renewal program at the plan scale of 1/25000 (Izmir Metropolitan Municipality achieves, 2006) (Figure 4.12).

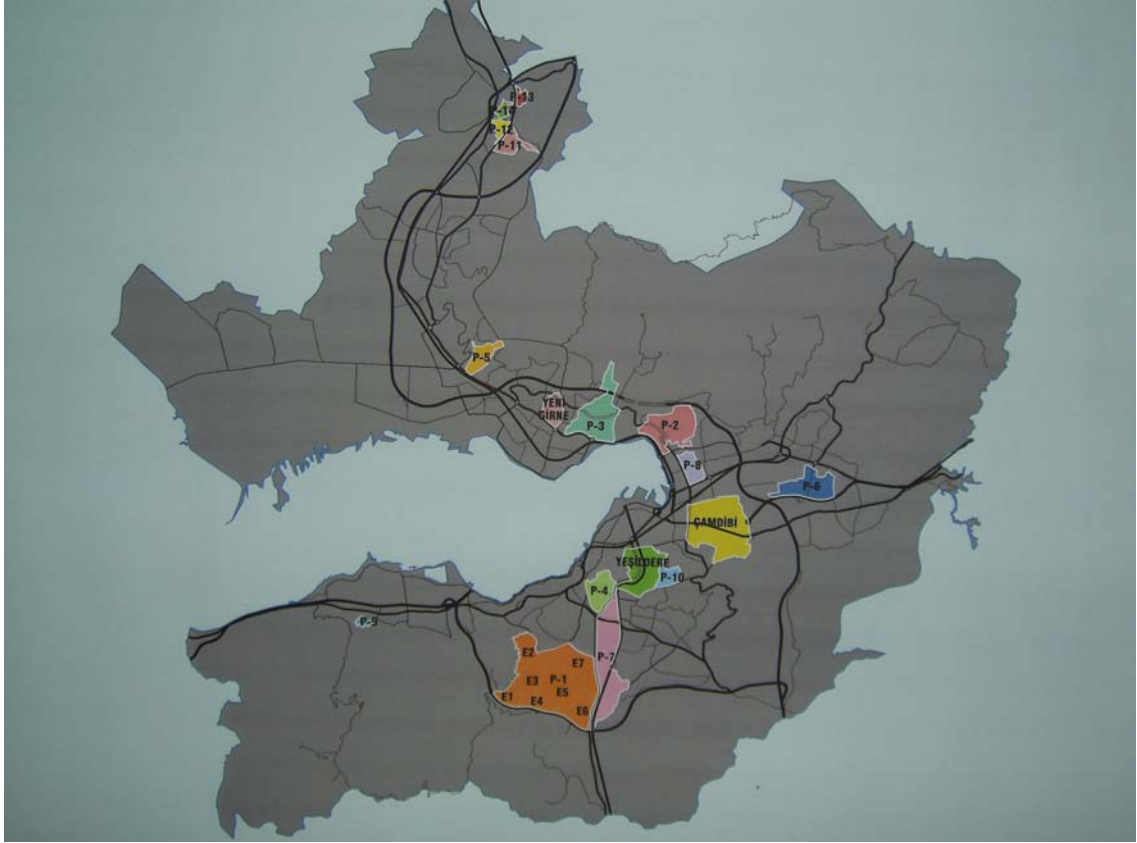


Figure 4.12. Fourteen Urban Renewal and Rehabilitation Areas are identified with a different color in the agenda of Izmir Metropolitan Municipality (Source: Izmir Metropolitan Municipality, Yeni Yerleşmeler ve Kentsel dönüşüm Şube Müdürlüğü, 2006).

Although there are five URP areas which are larger than KURP area in terms of size, KURP is the most recent and the biggest URP that has already take place.

Moreover, the location of the KURP area serves lots of potentials for tourism sector. The neighborhoods in the field of KURP are around the Kadifekale Castle which is also closer to and has a strategic relation with the other archeological sites—such as agora, antique theatre, stadium and Kemeraltı Urban Conservation Area and Konak central business district (see Figure 4.13).

Table 4.1. Distribution of urban renewal and rehabilitation program areas of Izmir Metropolitan Municipality among neighborhoods (Source: Izmir Metropolitan Municipality, Yeni Yerleşmeler ve Kentsel dönüşüm Şube Müdürlüğü).

Name of the Districts under the urban renewal and rehabilitation program of Izmir Metropolitan Municipality	Total program area (ha)
P1: Cennetçeşme, Uzundere, Aktepe, Emrez and Peker neighborhood	1207 ha
P2: Bayraklı, Çiçek, Alparslan, Cengizhan, M.Erener neighborhood	310 ha
P3: Yamanlar, Gümüşpala, Emek neighborhoods	347 ha
P4: Kadifekale, İmariye neighborhoods	165 ha
P5: Güzeltepe, Şirintepe neighborhoods	120 ha
P6: Mevlana, Doğanlar neighborhoods	237 ha
P7: Karabağlar, Uğurmumcu, Akıncılar, Seyhan neighborhoods	510 ha
P8: Adalet, Mansuroğlu neighborhoods	107 ha
P9: Atatürk ,2 nd İnönü neighborhoods	24 ha
P10: Gültepe, 26 Agustos neighborhoods	81,5 ha
P11: Asarlık-1 neighborhood	93,4 ha
P12: Asarlık-2 neighborhoods	42.1 ha
P13: Asarlık-3neighborhood	27,2 ha
P14: Menemen district	30,6 ha

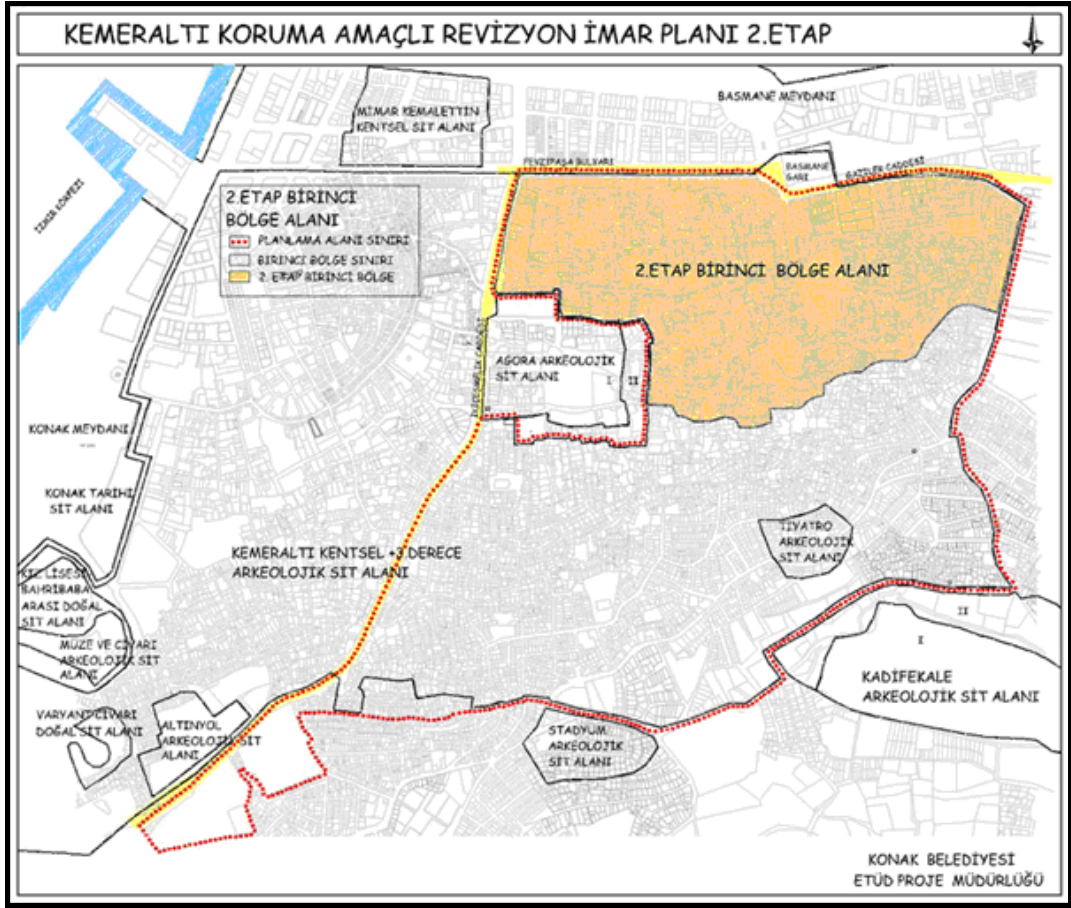


Figure 4.13. Second Stage of the Revision Plan for Conservation (Conservation Plan)
(Source: Konak Municipality 2009)

4.2. Kadifekale Urban Renewal Project

This section details the reasons for the emergency of KURP, identifies the aim and objectives of the project and then gives information about my field observations on the study site.

KURP area is about 48 hectares. It contains parts of nine neighborhoods--Kadifekale, Imariye, Kosova, Altay, 1st Kadriye, Hasan Özdemir, 19 Mayıs, Vezirağa and Yeşildere--in Kadifekale district. As a whole, it only includes one neighborhood (Imariye) (See, Figure 14). The 50% percentage of the housing stock in the project area is squatter housing (Karayığit 2005). According to the visual map in the Figure 4, the project area is a dense urban texture and there is not any green area in the site.



Figure 4.14. Quarters in the Field of Kadifekale Urban Transformation Project
(Source: Izmir Metropolitan Municipality 2008)

Local authorities suggest various reasons for developing and implementing KURP. First of all, KURP area was announced a disaster prone area with the risk of landslide area in 1978. To take into account of the security of citizens, Izmir Metropolitan Municipality gives priority to improve the disaster prone areas.

The Head of the New Settlements and Urban Renewal Department of Izmir Metropolitan Municipality said that the project could not have been applied for 30 years since 1978 because of financial problems. He related that “the local governments have been in charged to obtain secure environments for inhabitants and in a possible hazardous landslide; the authorities are accused of not getting enough precautions.”



(a)



(b)



(c)



(d)

Figure 4.15. Views from Vezirağa and İmariye districts a) Landslide area b) Demolished house c) Landslide effect on squatter housing unit d) View from a street in Hasan Özdemir District.

With such concerns, KURP took first place in the agenda of Izmir Metropolitan Municipality among 14 programs. Secondly, a half of the total numbers of houses in the project area are squatter housing units, or *gecekondu*, with poor residential qualities and low structural quality (Karayığit 2005).

Personal observations were done both in KURP area and the new residential area in Uzundere. Also, interviews with headmen and questionnaires with dwellers in the site were done during the second phase of the study. My field study observations based on the project area develop on two main topics. The first topic explains the physical characteristics of the site. The second one focuses on socio-economic structure of the current dwellers on the site.

The physical characteristics of the KURP can be defined as followed. There were demolished houses in various parts of the study site (see Figure 4.15). Moreover, I saw landslide effects on the walls of some houses. The street structure was composed of narrow axis, stairs, and no sidewalks.

Local commercial activities have been existed on the site, such as handcrafts like carpets and bags. The carpets are sold inside the castle to visitors. Mussel production is also an important economic activity for families. Street-peddler sell these mussels. Local economy also depends on certain commercial activities like groceries and tailor shops. Except a police station there were no services, such as banks or post offices on the site. There were not any open spaces like parks, sport areas, bazaar, and square vice versa. A closed health care centre and a demolished school were seen during the field survey. Moreover it was observed that the social ties of inhabitants were so strong. The doors of the homes were directly opening to the street, which was sustaining direct communication among the neighbors.

The second step of environmental monitoring consists of the new residential area (Uzundere). As of 2009, in Uzundere the construction of mass housing units has been finished but the socio-cultural facilities are still under construction. The new residential area is located in the peripheries of Izmir. The area is far away from the city centre. There is not any economic, social or recreational vitality in Uzundere environment except small scale substandard housing units which were one or two storey. However, the new residential area suggests a high leve of population density supported by high rise mass housing units, which can increase the urban sprawl and urban traffic. Thirdly, negative perceptions of inhabitants outside the KURP site tell that the project area is a potential “crime area” with “drug dealers” (IZTO 2005).

In my interview with the headman of Altay neighborhood, he told that “KURP is a project that aims spreading the inhabitants in the KURP area around.” However, all headmen whom I had interviewed said that the project has been done because of the risk of landslide in the area. Along with, the headman of Kadifekale added that historical heritage that serves an important potential to the site and squatter housing units were other reasons for project.

Out of my questionnaires with 59 household, 57 of them answered the question related to the ownership pattern. The majority of the households are owner-occupants of their homes (Table 4.2.). Meanwhile, it seems that the households mostly came from out of the city of Izmir. 77 % (45 out of 59) of the survey population home country is

Mardin while only 7% of them came from Izmir. The rest's home country is various-- Istanbul, Diyarbakır, Konya, Urfa, Arnavutluk and Syria (see Figure 4.16).

Table 4.2 Ownership Pattern (57 out of 59 households answer the question)

	Owner-occupant	Tenant
Home	38	14
Shop	3	2

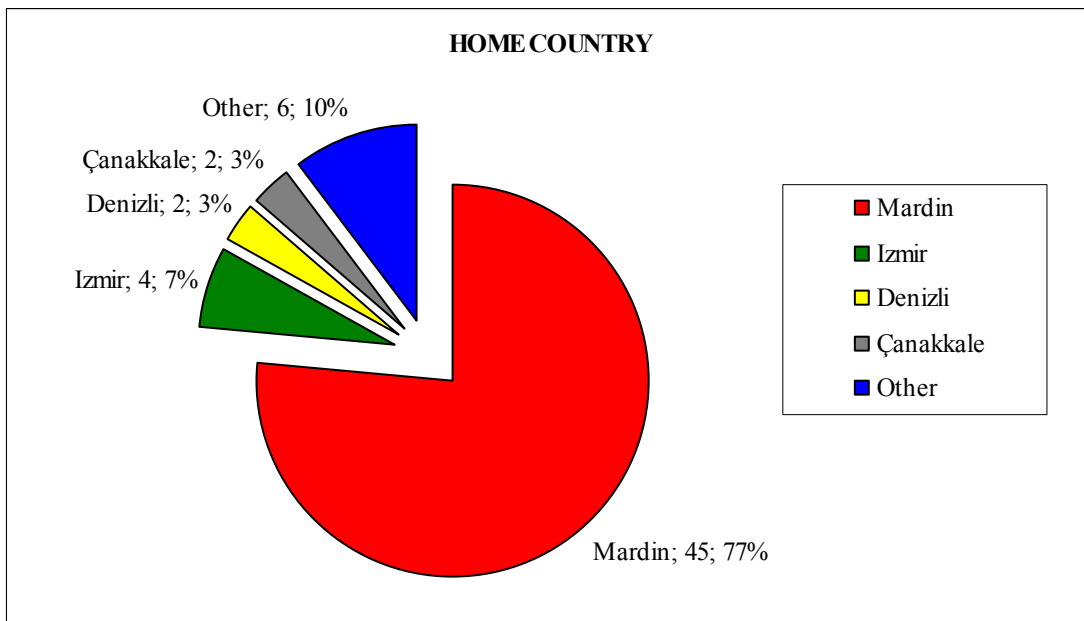


Figure 4.16. Home Country of Household Heads

The result of the questionnaires points out that the majority of the survey population has a low level of education. The 54% of the household heads are graduated from primary school, 23% were illiterate, and 16% continued the secondary school and only 7% were graduated from university (Figure 4.17.). Meanwhile, the **job profiles** of the dwellers are also low in terms of social security and they are generally working in marginal jobs such as street seller, textile vice versa (Karayığit 2005).

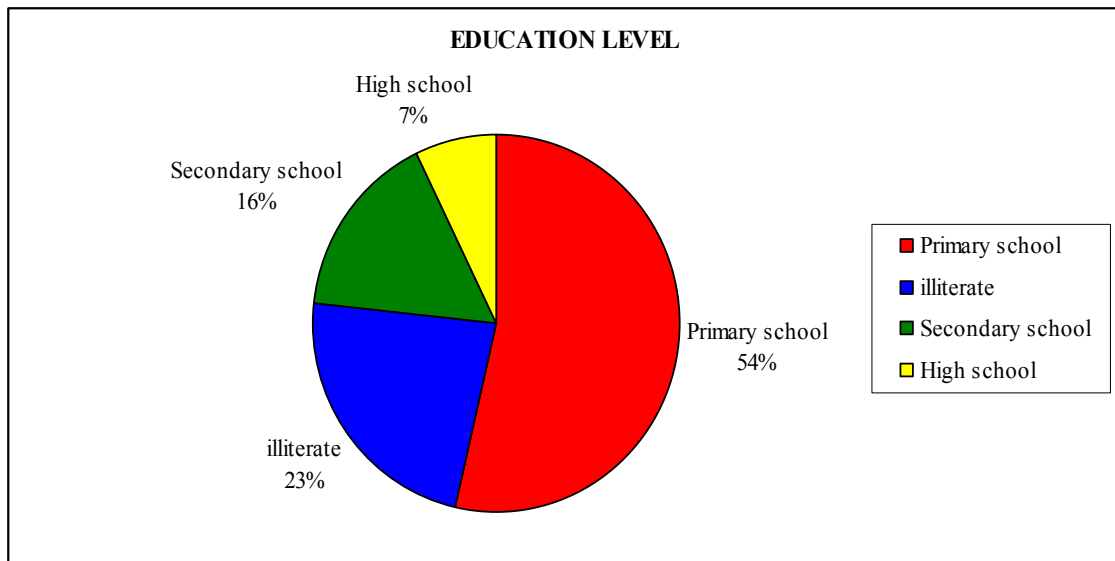


Figure 4.17. Education level

Furthermore, according to the Report of Izmir Chamber of Commerce in 2005, which includes a study related to the socio-economic structure of 4 (Kadifekale, İmariye, Altay and Kosova) neighborhood area which are at the scope of Kadifekale URP, the half of the residential areas in each neighborhood are squatter housing. The average family size of neighborhoods is as followed; Kadifekale; 3.2, İmariye; 4.3, Kosova; 4 and in Altay; 5.4.

Most of the population had immigrated from east and southern east part of Turkey and most of the dwellers' home country is Mardin. There is nor a (school, health care centre) neither a park in the boundaries of 4 neighborhood. The inhabitants' jobs in the Kadifekale district are street seller (mussel seller/ carpet), (see Figure 4.18 and 4.19) workers, and grocers, taxi drivers, retired vice versa.



Figure 4.18. Picture of a street seller
(Source: Karayığit 2005)



Figure 4.19. Woman in traditional clothes
selling carpets that were
produced by her inside the
Kaifekale Castle
(Source: Karayığit 2005)

In the Report of Izmir Chamber of Commerce the main problems in the site are determined as; inadequate urban public (health, education, cultural) and civic services (parks, recreational areas vice versa), security problem in neighborhoods and schools, standard infrastructure, difficulties in accessibility to public transportation because of the long waiting time intervals.

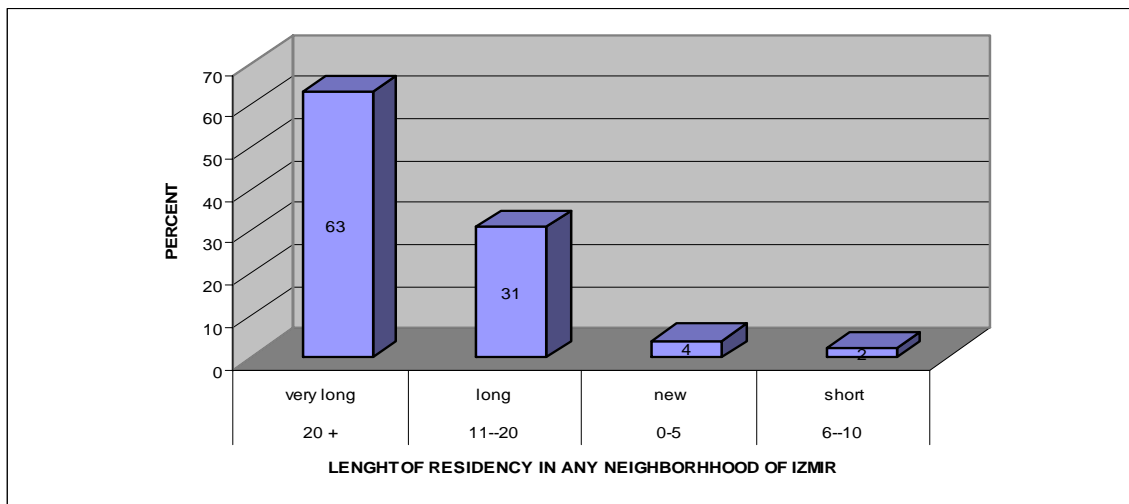


Figure 4.20. Rates of Length of Residency in any neighborhood of the city of Izmir

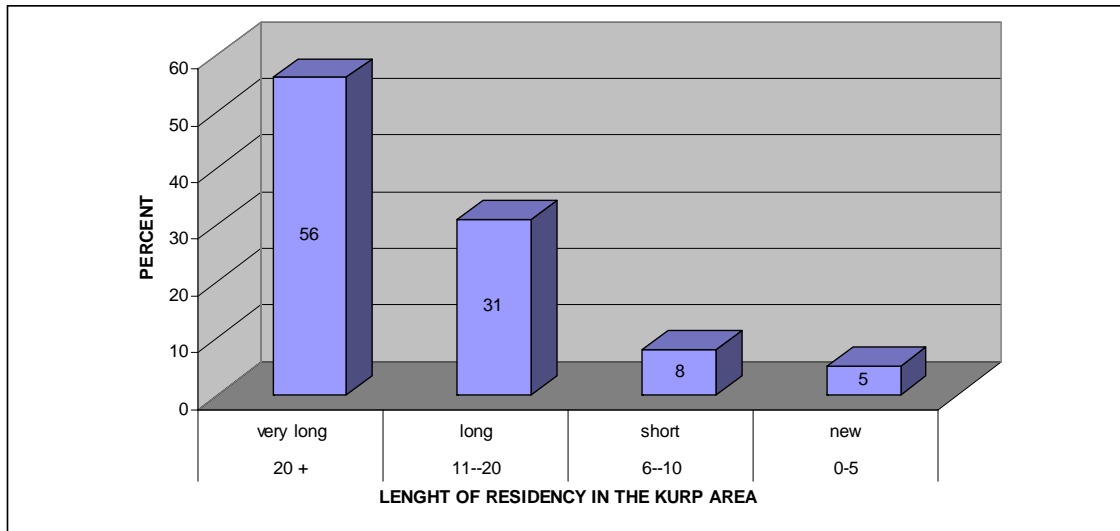


Figure 4.21. Rates of Length of Residency in the KURP area

In terms of the length of residential occupancy in the area, nearly 63 % of the participants have been living in the city of Izmir more than 20 years, that is, for very long term (Figure 4.20). Furthermore, the Figure 4.21 shows that 56 % of the households have been living in the KURP area more than 20 years. The majority of the household accepts the KURP area as a temporary residential area.

The reasons for migrating to Izmir vary among the surveyed dwellers. Most of them said that they came to Izmir to find a job (62 %). The other reasons are getting married (15 %), education (2%) and social problems related to special social –political structure of the eastern part of Turkey. Meanwhile, the reasons for choosing the neighborhood in Kadifekale district vary among the surveyed dwellers too. The main reasons for locating at the KURP area are family and blood relation relations, affordable and low cost housing and short distance existing between their houses and offices. This fact shows that the social ties among residents are strong and the income level also shapes the preferences. In addition to that, the project area reflects the rural ties and identity of residents.

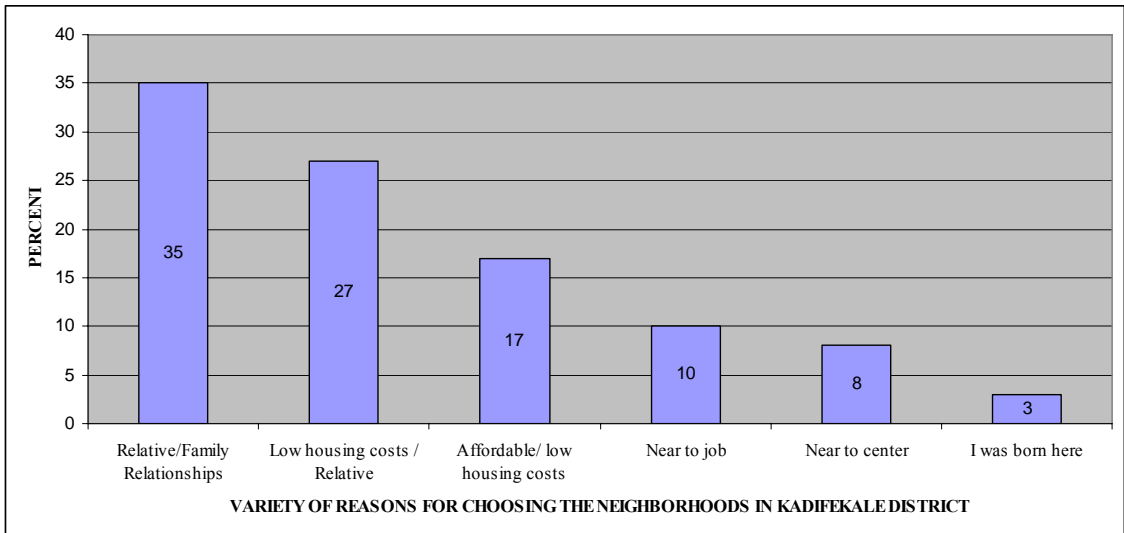


Figure 4.22. Variety of Reasons for choosing the neighborhoods in Kadifekale district

According to my questionnaires in KURP area, the average number of rooms of homes are generally (3+1) or (2+1). Moreover, the sizes of the rooms are between 100-109 square meters.

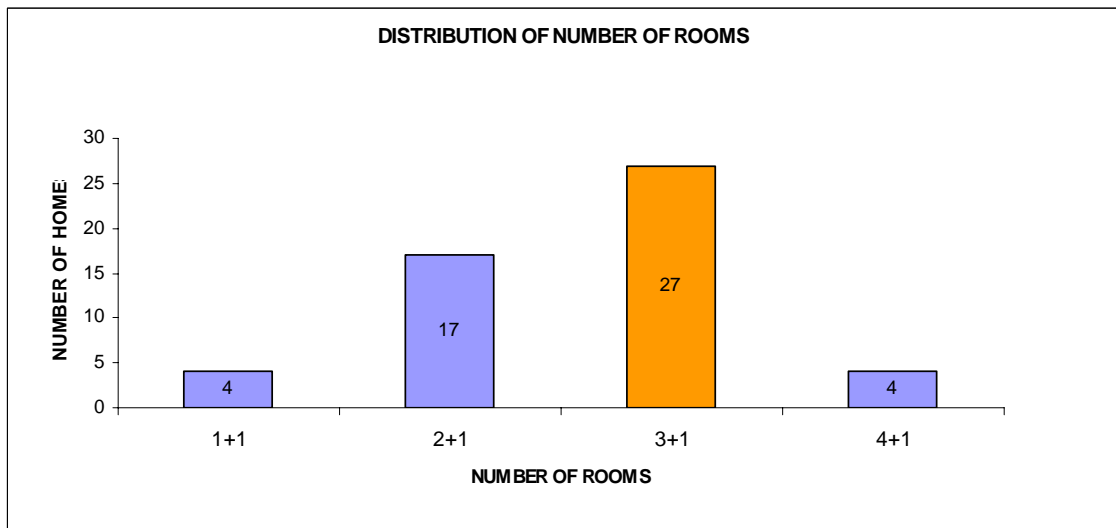


Figure 4.23. Distribution of number of rooms

The household structure in terms of size, local mobility and access to local services differ among the dwellers. According to the survey results, the household sizes of families in the project area are mostly larger than 6 people. Inhabitants prefer going to their jobs on foot. More than half of the households make their shopping from local shops in their neighborhood; and the rest prefers shopping areas close to their neighborhood.

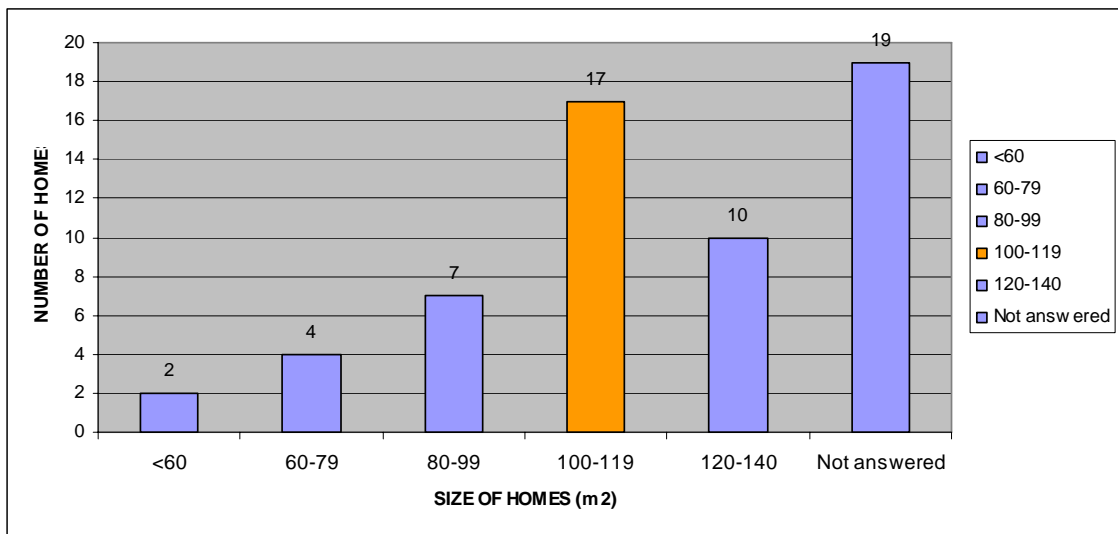


Figure 4.24. Distribution of size of homes

During the site survey, I observed that there is not any socio-cultural area except a primary school in the project area. Furthermore, a closed healthcare centre and a demolished school area were observed during the site survey.

4.2.1. Aim of the KURP

Based on the agreements among the public authorities namely, Housing Development Administration of Turkey (TOKI) the Konak Local Municipality and the Izmir Metropolitan Municipality the process of KURP was started (Izmir Metropolitan Municipality, Kentsel Donüşüm 2008) and depending on Master Plan for Metropolitan

Region of Izmir (2007), the project area planned as a recreational area on 46 ha and a “disaster prone area” (see Figure 4.8).

The aims of the project includes to relocate the local inhabitants into “safer, modern, and livable places” to remove all squatter housing units within those naturally risky areas, and to create jobs depending on job structure of the majority of inhabitants such as constructing mussel production centre in Uzundere and obtaining socio- cultural services (Izmir Metropolitan Municipality, Kentsel Donüşüm 2008).

4.2.2. Phases of the Project

There are three phases of the project. The time schedule of Izmir metropolitan Municipality for the whole project is 3 years.

The phases of KURP can be categorized as below:

- 1st phase: site survey- agreements with dwellers,
- 2nd phase: demolishing-clearance of the site,
- 3rd phase: relocation-redesign of the site.

The first phrase of the project includes decision about expropriation for landslide area, preliminary search of the technical teams and experts of Izmir Metropolitan Municipality and Konak Municipality based on characteristics of the houses and foundation of a new department, namely the “New Settlements and Urban Based Transformation Section Management” and a communication centre in Izmir Metropolitan Municipality to organize the project implementation process successfully. It is also a preparation period of municipalities before physical applications, such as demolition of buildings is made. The City Council of Izmir Metropolitan Municipality firstly took a decision numbered 01-264 to start expropriation in the site in 20.07.2006. Then a new department, “New Settlements and Urban Based Transformation Section Management,” was founded and has been in charge for developing programs related to urban projects and investments. 3080 housing units will be produced at the end of the project and 2156 of them will be given to citizens who are living in landslide areas in Ballıkuyu - Yeşildere – Kadifekale. Izmir Metropolitan Municipality will buy 924 housing units to use in other URPs for exchange (Izmir Metropolitan Municipality,

Kentsel Donüşüm 2008). Moreover, an information centre about KURP is opened to get into touch with the inhabitants in Kadifekale district (Akdağ 2009).

Akdağ (2005) explains the mission of the communication centre as followed;

- Informing the inhabitants of disaster prone area about KURP and giving information related to the housing units in the new residential area (Uzundere),
- Arranging trips to new residential area,
- Collecting essential documents such as title-deeds to determine the number of inhabitants, who have rights to become a homeowner in Uzundere,
- Nearly 20.000 people lives in 1968 squatter housing units in landslide areas in Konak district will move to the new houses in the area of Uzundere that have been constructing by the Housing Development Administration (TOKI) of Turkey.
- Sustaining inhabitants' reliance on municipality by giving sincere answers to inhabitants to reduce the speculations about the project,
- Informing that after their allocation from Kadifekale district, the area is going to be a recreational area, rater than a housing area

Table 4.3. Distribution of number of housing units according to types of stories
(Source: Akdağ 2009)

Number of Storey	Number of housing units
1	822
2	774
3	325
4	41
5	5
6	1
Total	1968

Site survey of the technical teams of Izmir Metropolitan and Konak Municipality in the KURP area focused on determining housing characteristics related

to construction types, sizes of the housing units (m2), number of stories vice versa. Local governments firstly started to do their researches based on the housing units for the project in Kadifekale district to determine the expropriation money for housing units (see Table 4.3 and Table 4.4).

Technical team observations for socio-economic structure of the case study site points out that, generally the population of the site contains immigrants who have low incomes. “Mussel production” is an extensive marginal sector in the site. The biggest problem in the site is damaging the physical and constructional structure of buildings and low urban, environmental quality (Akdağ 2009).

Table 4.4. Distribution of building types according to number and area (m2)
(Source: Akdağ 2009)

	ADET	ALAN
İşyeri	217	8.385
Depo	-	2.918
Kömürlük	-	12.414
Mutfak	-	557
Tuvalet	-	704
Harabe	53	-
Garaj	-	74
Cami	2	201
Trafo	2	56
Tarihi Bina	4	448
Mescit	1	370
Sağlık Ocağı	1	-
Betonarme Bina	748	
Yığma Bina	1213	
Kâgir Bina	7	
Arsa	162	
Toplam bina	1968	

A detailed socio-economic research had not been done in the KURP area yet. (Interview with the head of the New Settlements and Urban Renewal Department)

The second phase of the project includes the demolition of the housing units whose owner reaches a consensus with Izmir Metropolitan Municipality by accepting

the expropriation money. In parallel with this implementation, the construction of mass housing buildings in the new residential area has just started. The third phase of the project includes the relocation of homeowners from KURP area to Uzundere site and the design of the landslide area as a recreational area.

Today, only the first phase of the project concluded. The second phase of the project is continuing. Because some inhabitants cannot have come to an agreement with Izmir Metropolitan Municipality based on the level of expropriation money and they apply to law courts. According to head of (New Settlements and Urban Renewal Department), they have achieved at coming to an agreement rate with 70-80 % of inhabitants at the project site. He also expressed that the project is an expropriation project.

4.2.3. Institutional Partners of the Project

The partners of KURP are the Housing Development Administration of Turkey (TOKI), Konak Municipality and also Izmir Metropolitan Municipality. Their roles and responsibilities in project are as followed:

- 1- TOKI – Project developer
- 2- Konak Municipality and Izmir Metropolitan Municipality- Decision Makers- project managers

A protocol was signed between TOKI, Izmir Metropolitan Municipality and Konak Municipality to apply the KURP. TOKI is the developer of the project and property owner of the new residential area; Uzundere. Konak Municipality involved in the protocol because the Kadifekale district (KURP area) locates under the administrative boundaries /responsibility of Konak Municipality and Izmir Metropolitan Municipality a institutional partner of the KURP as project manager obtains financial resources for the project.

4.2.3.1. The Housing Development Administration of Turkey (TOKI)

TOKI was established under the Office of Prime Minister in 1984. The aim of TOKI is sustaining the housing needs of Turkey, producing mass housing units especially for low and middle income groups, developing programs and investing capital for this purposes.

At KURP, TOKI is the project operator. It has collaboration with 5 construction firms (Akdağ 2009).

4.2.3.2. Konak Municipality and Izmir Metropolitan Municipality

Especially, before the local elections in 2004, the practices and discussions of the urban projects are placed as the main part of the public discourses via media.

Increasing land costs in the city center and the competition among the local authorizes have increased popularity of URPs. These projects also became a prestige factor for local authorities. Therefore, local governments of Izmir also have prepared plans and have developed strategies to apply urban projects such as KURP since 2005.

Konak Municipality and Izmir Metropolitan Municipality were also the dominant decision makers and project managers at KURP. A communication department was founded under Izmir Metropolitan Municipality to give information to the dwellers about the project. Meeting were arranged to sustain consensus with dwellers (Akdağ 2009).

4.2.4. Relocation Area (Uzundere)

In the scope of the KURP, a new residential area was planned in Uzundere district to relocate the inhabitants of KURP area. The new residential area is located closer to the Aydın-Çeşme highway. Moreover, “Olympic Village”, “Uzundere Urban

Renewal Area”, an on-going “Uzundere Recreational Project Area” which have been prepared by Konak Municipality of Izmir and “Gaziemir Freetrade Area” are located close to this new residential area. The slope of the Uzundere district is between 35-40 percentages (Akdağ 2009).

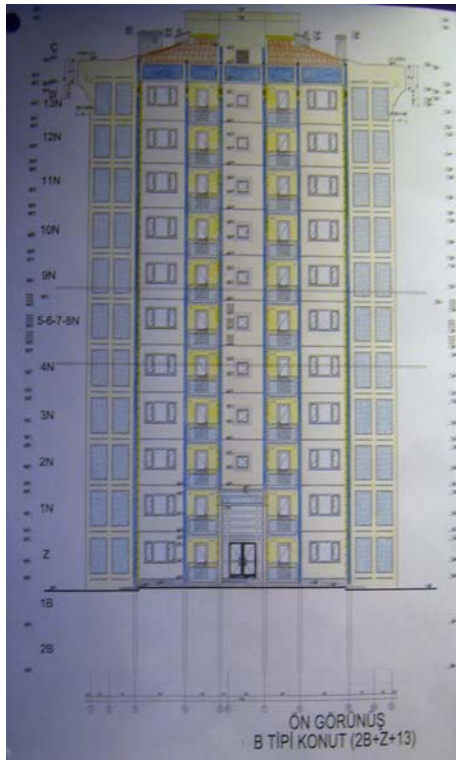
The property of the new residential area belongs to TOKI. The total area of the new residential area is 469,425 square meter (nearly 47 ha.). The constructions in the new residential area were developed in 4 stages with the collaboration of Housing Development Administration of Turkey (TOKI) with 5 construction firm (Akdağ 2009). The distance between the new residential area and the commercial district of the city (Konak) is 9 km. (See, Figure 7) The residents of Uzundere can access to Konak within 30-35 minutes by using main transportation lines. Multi-storey mass housing units are offered to the people who are living in the districts of Kadifekale in the field of the project (See, Figure 4.26 and Figure 4.27.) (Akdağ 2009). The construction of a hospital with 8 storey, a bazaar area, sport areas, commercial areas, a primary and secondary school, a mosque, a police station have been continuing in the Uzundere project area.



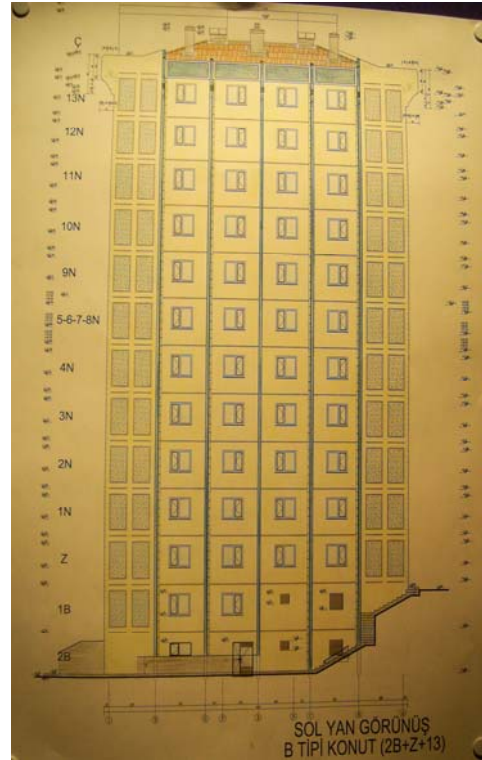
Figure 4.25 The Map shows the project area and the new residential area (Uzundere) (Source: Izmir Metropolitan Municipality)

Table 4.5. Housing types in New Residential Area in Uzundere
(Source: Akdağ 2009)

Housing types in New Residential Area in Uzundere		
Types of the buildings	Square meters of a flat	Number of produced housing
B (2+1)	75.06	560
B2 (2+1)	94.91	840
C (3+1)	120.18	644
F (2+1)	94.60	112
TOTAL		2156

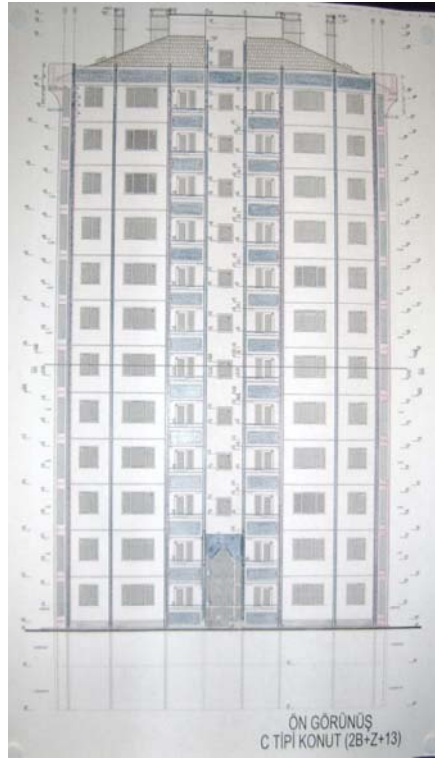


a)

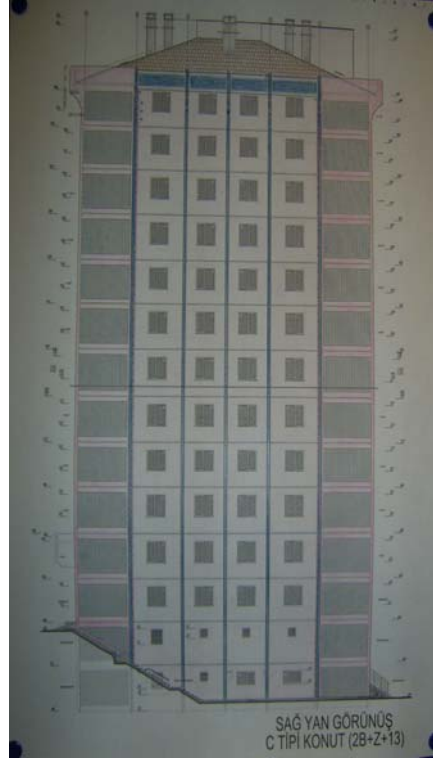


b)

Figure 4.26. Type one (B), a) Front View of B block, b) Left view of B blocks
(Source: Izmir Metropolitan Municipality)



a)



b)

Figure 4.27. Type two (C) ,a)Front View b)Left view of C blocks
(Source: Izmir Metropolitan Municipality)

CHAPTER 5

EVALUATION OF THE KURP

This chapter evaluates whether KURP is a good urban renewal project, based on the set of criteria developed in the Chapter Three. The set of criteria about good URPs has two groups: one of them is about the planning outcomes (physical, economic, social and ecological) and the other one is about the planning processes. While evaluating KURP according to this set of criteria, I use the data that I gathered with my interviews with municipal authorities and headmen in the project area, as well as the results of the questionnaire with a group of households in KURP area.

5.1. Evaluation of the Planning Outcomes and Planning Process of the KURP

This part details the objectives under two main topics. These are planning outcome and planning process criteria in the set of criteria table. Table 5.1 shows my evaluation in relation to the KURP according to the determined final set of criteria which was developed from scholarly books, articles, working papers, the related International Charters, the European Union (EU) Guidance on Urban Rehabilitation (2004), the graduate thesis in the Turkish universities. The meanings of the symbols in Table 5.1 are as followed (+), *means that the criteria were implemented/done in the KURP*, (-) *suggests the opposite meaning of (+)*. However, (+) *points out that the criteria was approved partially, not enough to be determined as (+)*. Moreover, (*) *explains that the criteria can not be applied for KURP*; NA (non -applicable).

My evaluation of the KURP in respect to the set of criteria (see Table 5.1) results in twenty-nine items that are relevant to KURP. Twenty two of them relate to the planning outcomes and the rest relates to the planning process. Totally, KURP sustains eight criteria which were “done” that means that these criteria were applied in the scope

of the KURP. However, nine of them within the twenty nine was not completed or considered (“not done”) by KURP, whereas six criteria were done partially. Moreover, the other five items in the Table of the Set of Criteria can not be applied in KURP area.

Table 5.1. Evaluation of KURP According to the Set of Criteria in Table 3.9.
(Source: By Author)

Field of Criteria	SET OF CRITERIA	Symbol	Explanation of the symbol	
PLANNING OUTCOME	PHYSICAL	1. Identifying and evaluating the site properties (physical, economic, cultural)	⊥	1. Done but– only for obtaining expropriation costs for housing units. Urban fabric that holds neighborhood life was not analyzed.
		2. Improving living standards in the built environment	*	2. NA (KURP area is planned as a recreational area)
		3. Promoting and integrating heritage conservation in modern life	*	3. NA
		4. Improving quality of housing stock for low income groups	-	4.
		a) housing maintenance	-	a) Not done
		b) public services and infrastructure	⊥	b) Done but- only recreational area
		5. Revealing urban design	-	5. Not done
	ECONOMIC	1. Using economic potentials of the site	-	1. Not done
		a) Indigenous economic activities		a) Verbal promises, not in the plan
		b) redundant lands and historical building stock		b) NA
		c) training of unemployed or unskilled workers on site		c) Not done

(cont. on next page)

Table 5.1. (cont.)

PLANNING OUTCOME	ECONOMIC	2. Creating new job	⊥	2. Done but-Creating minimum service in recreation area
		3. Financing shelter provision	⊥	3. Done but- Sustaining bank credit to be paid in 10-15 years for only homeowners
		4. Controlling changes in ownership pattern and land speculation for residential stability	+	4. Done –with expropriation but there were also minor worries among dwellers about land speculation
		5. Developing multi-functional economic activities in urban areas.	-	5. Not done –KURP area planned as recreational area.
		6. Promoting funds and economic international relationships.	-	6. Not done
		SOCIAL	1. Providing shelter, health services and education opportunities	+
	2. Eradicating rural poverty		*	2. NA
	3. Giving priority to marginal (women, children, tenants)groups for access to basic services,		⊥	3. Done but-limited access to basic services
	4. Gender equity		*	4. NA
	5. Minimizing rural to urban migration		*	5. NA
	6. Protecting cultural identity and respecting living style of all		-	6. Not done-The local neighborhood life is neglected
	7. Taking into account of social ties		-	7. Not done- The allocation of inhabitants from KURP area

(cont. on next page)

Table 5.1. (cont.)

ECOLOGICAL	1. Increasing public awareness on ecological issues	⊥	1. Done but- indirectly and weakly
	2. Supporting sustainable development	-	2. Not done
	a) protecting biodiversity,		a) NA
	b) promoting energy efficient technology		b) NA
	3. International collaboration for natural conservation	-	3. Not done
	4. Developing legal tools to protect environment	+	4. Done
PLANNING PROCESS	1. Developing a planning approach	+	1. Done-Strategic plan of Izmir Metropolitan Municipality contains KURP
	2. Improving decision making process	⊥	2. Done but- meetings were organized to persuade only homeowners.
	3. Having a dedicated and consistent public authorities	+	3. Done-local authorities' consistence has started the project.
	4. Organizing a technical –operational team to provide back-up	-	4. Not done-the technical team of Izmir Metropolitan Municipality work only in the preliminary phase of the project.
	5. Arranging appropriate legal instruments	+	5. Done- KURP area is announced as a landslide zone in 1978.
	6. Taking into account of the time factor	+	6. Done-Time schedule for the project is 3 years
	7. Developing access to information and knowledge about projects	+	7. Done-An information office/ communication centre was opened

(cont. on next page)

5.1.1. Physical Outcomes

The KURP area has an intensive urban structure with almost one or two storey buildings (see Table 4.3). However, the mass housing blocks in Uzundere relocation area is designed with multi-storey building blocks (14 storey) and open spaces at the site (See, Figure 10). Furthermore, it seems that the numbers of units are more than the planned (See Table 4.26). However, the needs of dwellers are not limited with the number of units.

According to the head of the Urban Renewal and New Settlements Department of Izmir Metropolitan Municipality, no socio-economic research was done in the KURP area before the project started. He also links that the site evaluation was only based on housing structure to determine the expropriation costs. This proves that local authorities had no a detailed analysis of local communities about their living styles, social – economic structural properties that has an important place in the international Charters and EU Guidance (2004). Only in a public meeting related with KURP and as a result of site observations, some general ideas about socio-cultural structure were developed by the local governments.

During my questionnaires and field observations, I saw that the social relations among the neighbors are very strong. The majority of the research population (35 %) told their reason for the preference of Kadifekale district Is their relative and family relations. The human scaled buildings, narrow streets and direct opening doors of houses to streets have also effects over their sense of place. These physical and social situations have also created a spontaneous monitoring system by neighbors. For instance, neighbors could have been taking care of their children who are playing on the street.

5.1.2. Economic Outcomes

KUPR area is a part of Kadifekale district that owns specific economic properties. First of all, the mussel production is the important economic activity with hand made productions. This factor also identifies an important clue.

The site plan of relocation area, Uzundere, determines single uses in the site terms of economic activities such as; shopping centres. Meanwhile, the mayor of Izmir Metropolitan Municipality has declared that a mussel production centre will be founded in the site of Uzundere (Web 2). However, the site plan does not offer any land which gives decisions related with mussel production area and the mussel production centre. Such kind of workplace has not been constructed in Uzundere district yet.

During the project process, the expropriation of houses has taken an important place. Persuading and compromising with the inhabitants of KUPR area is aimed by the local government. Besides, expropriation of money for each household unit is obtained with the condition that the local authorities will give building subsidies for dwellers whose expropriation money is not sufficient to purchase a house in Uzundere or who can not get bank credits for 10 or 15 years credit terms.

The headmen of the Imariye neighborhood says that; “We don’t approve this project because the local government has developed the project without considering the ideas of dwellers. The dwellers have some problems especially related with the level of determined low expropriation money which is about 6.000 -10.000 TL. This money isn’t enough to buy a house in new residential area (Uzundere) or anywhere in Izmir. Therefore, installment plan has been offered to the dwellers while paying it back in 15 years. Most of the people who live in here are the street peddlers that can not afford for paying these costs.”

Moreover, the local governments’ plan for subsidizing the dwellers does not consider tenants and local storeowners. The questionnaires results said that dwellers of the KURP area met with the Izmir Chamber of Commerce and mayor of the Izmir Metropolitan Municipality but nothing has changed”

According to the Head of the Department of Urban Renewal and New Settlements local government reach consensus with more than 50 % of dwellers in the KURP area. Dwellers have no alternative approach except these two choices: accepting

expropriation money to give up their homes or exchanging their home with the new ones in Uzundere” (Head of the Department of Urban Renewal and New Settlements).The dwellers have been suffering from the speculations about landslide that while this factor decreased the costs of the houses. Thus, the level of expropriation money was determined with low costs.

The financial source of expropriation is obtained by the local government and it is not included in any of global finance project.

According to my interviews and questionnaires with the inhabitants who told they can not afford to pay the bank credits with their economic conditions, have been offering an exchange system, they desire owning a house in Uzundere in place of their demolished houses So that, the local governments have been partly sustaining housing subsidies to inhabitants.

According to my questionnaire results, some people believe that the government can not prevent the speculations related to the project. On the one hand, 10 % of the survey population believes that after their reallocation, the project area is not going to transform into a recreational area, but that in the following years the land will be sold to land investors. KURP area has good locational conditions for any investments especially for tourism sector. Local governments is too aware of such potentials of KURP area, as it is in the inner part of the city, but authorities insist on their plans for transforming the area into a recreational area and prevent for new constructions in the future.

5.1.3. Social Outcomes

Does this project provide social identity of the inhabitants in Kadifekale?

One of the headmen I interviewed said that “I wish the apartments in new residential area had been constructed as 3 or 4 stories rather than 16 stories. Because, dwellers have large family sizes.” Although the report of IZTO in 2005 which includes 4 neighborhoods in Kadifekale district in the field of the KURP points out that the average family size of the neighborhoods changes between the interval of 4.1-5.3, my survey results show this number around more than six.

The other important social issue is the location of workplaces and job structure of the inhabitants. According to the survey results and interviews with headmen of the KURP area, many of the neighborhood job opportunities with low income budgets as street vendors, workers in factories are at the city centers. However, the new relocation area is far away from city centre, which will produce an additional cost for families when traveling there.

Although there is not any problem of inhabitants related to their houses with basic infrastructure facilities, such as drainage system and water, they are suffering from inadequate accessibility of public services and facilities like schools, healthcare centers, parks, sport areas and recreational areas in KURP area. However, urban parks, sport areas, a hospital, primary and secondary schools, a bazaar area, shopping centre and parking lots are planned for new relocation area in Uzundere (see figure 5.1). Depending on the improvements at civic areas and also public services, the total life quality of inhabitants will be improved when they move in Uzundere, although employment opportunities and access to workplaces and city center will be limited.

5.1.4. Ecological Outcomes

By planning new residential area at the peripheral areas in the city, the government also encourages urban expansion to Uzundere. The relocation project is offering population density in Uzundere higher than in KURP area, which also means increasing frequency rates of the cars and public transportation systems among long distances (centre to Uzundere). It will cause more air pollution. This factor is not an additional positive input for ecological issues.



Figure 5.1. Site Plan of New Residential Area in Uzundere
(Source: Izmir Metropolitan Municipality)

5.2. Evaluation of the Planning Outcomes of the KURP

Kadifekale Urban Renewal Project will result in allocation of inhabitants of 9 neighborhoods at Kadifekale district. Thus, the perspectives of inhabitants (headmen of neighborhoods, property owners, tenants, tradesmen) towards the project and their participation levels are crucial to solve their problems in the future, to respond their needs in their new settlement and to discuss whether the project is a community based or an exclusive project.

5.2.1. Access to information about KURP

According to the results my survey, it seems that over than 80 % of the households (48 out of 59, 81%) have information about the KURP (Figure 5.2).

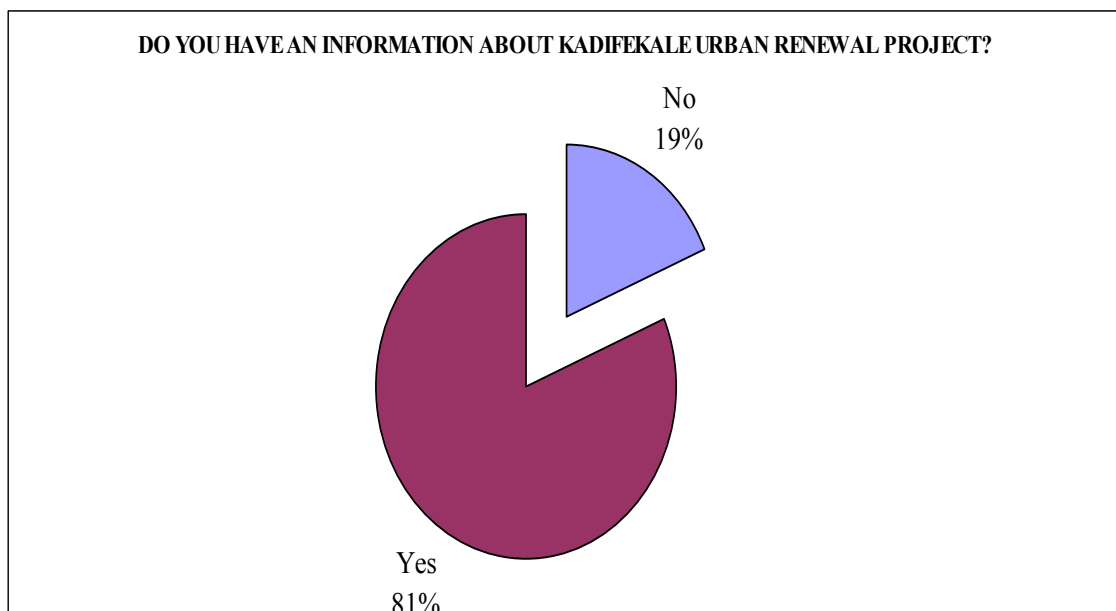


Figure 5.2. Distribution of information level about KURP

There are some negative perceptions about KURP, especially in the way they name it. The survey population call the project as followed; 8 % as “a landslide /disaster project,” 14 % as a “demonstration project,” 10% of them think that the project area is going to be sold to the foreign entrepreneurs, and 20 % of them define the project as “a green area” project and only 6 % of them know its official name (Figure 5.3).

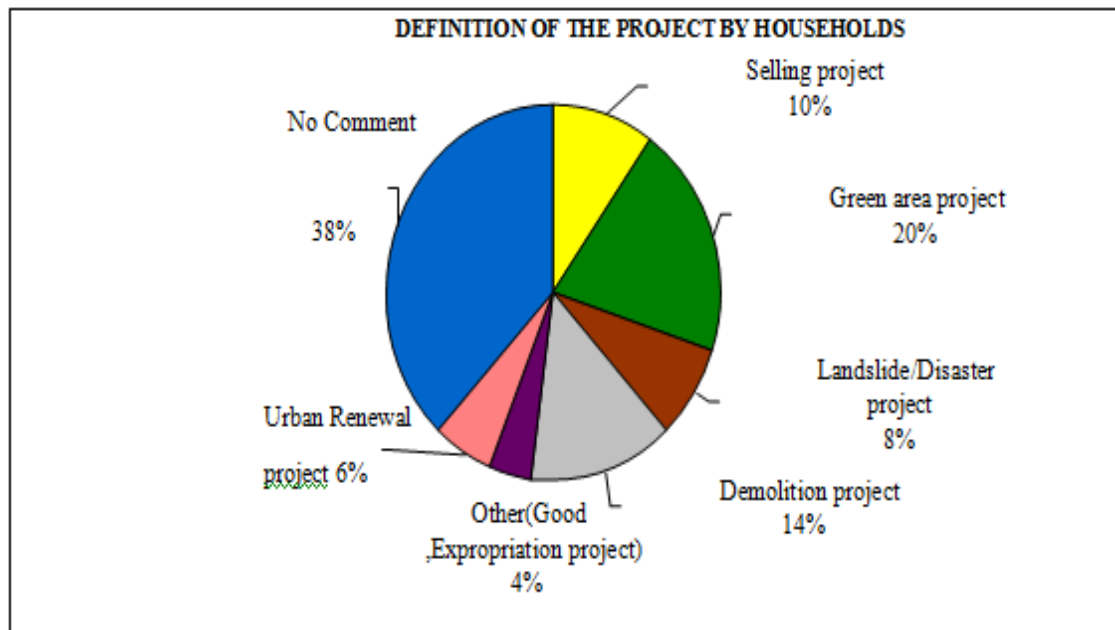


Figure 5.3. Definition of the Project by Households

The majority of households (39 %) have known the project for the last 5 years. When we look at the beginning year (2006) of the project, it seems that before 2006 there was only some brainstorming about KURP, rather than earlier (Figure 5.4).

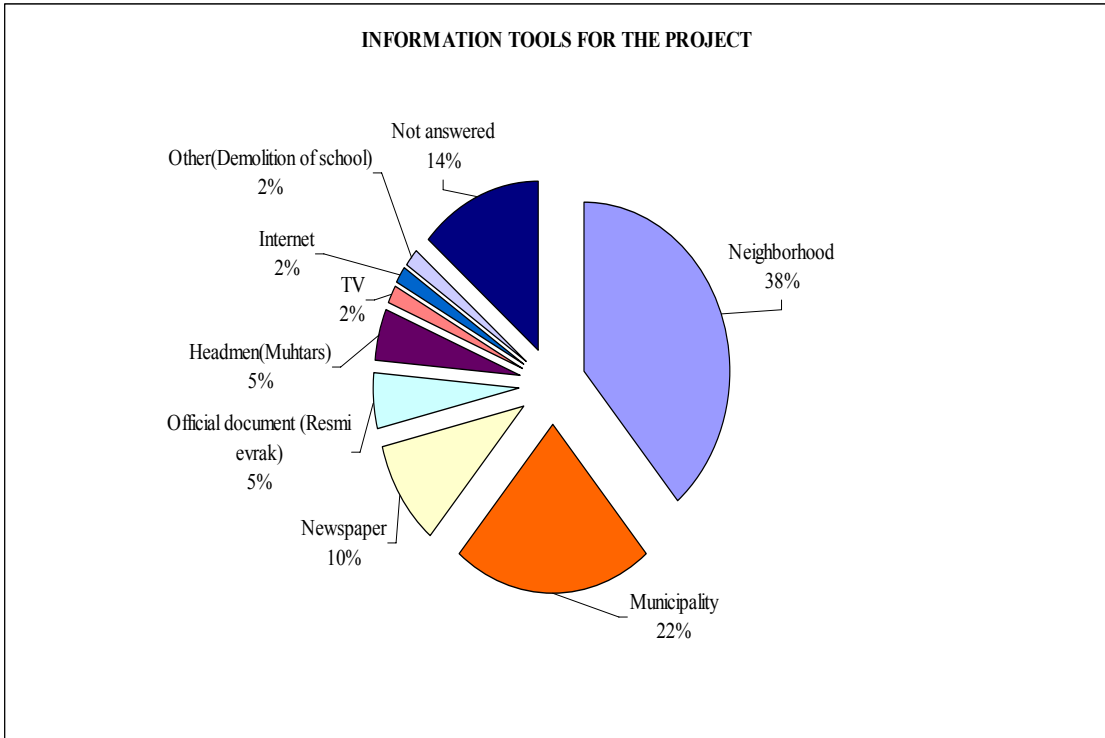


Figure 5.4. Information periods of KURP

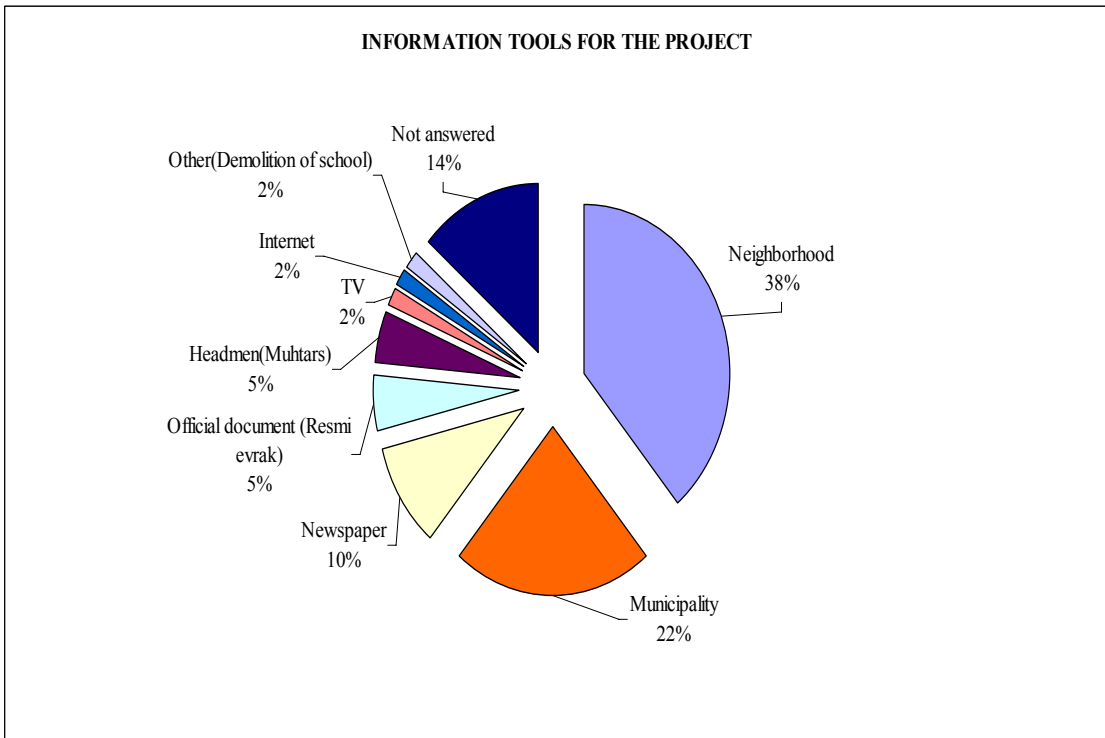


Figure 5.5. Information tools of the project

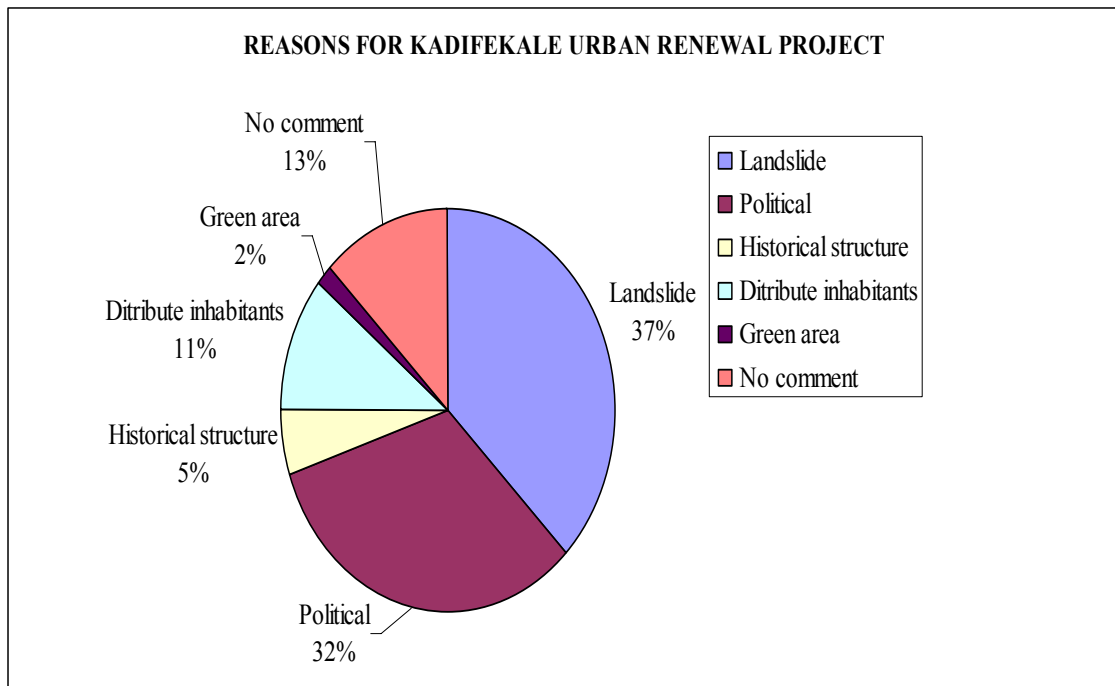


Figure 5.6. Reasons for KURP

According to the households, the main reason for the KURP is the landslide problem (37%) in the project area. However, the inhabitants who haven't seen the effects of landslide on their buildings believe that the area is not a landslide zone. Political reasons (32%) take dominant place after landslide effects. The political views of the inhabitants generally develop around their ethnic identities. Thus, during the interviews some of them determined that the government aims distributing this politic potential (11%). The others opinions suggest the land will be placed as a green area (2%) as it is determined at the plans and historical structure (5 %) of the area will be restored (Figure 5.6).

As it is mentioned in earlier paragraphs, the project area was determined as a landslide zone in 1978, that is, more than 30 years ago. In the questionnaires to learn about the information level of the inhabitants about this announcement, it is asked whether and if yes; how long the dwellers have known about that their neighborhood is in a landslide zone.

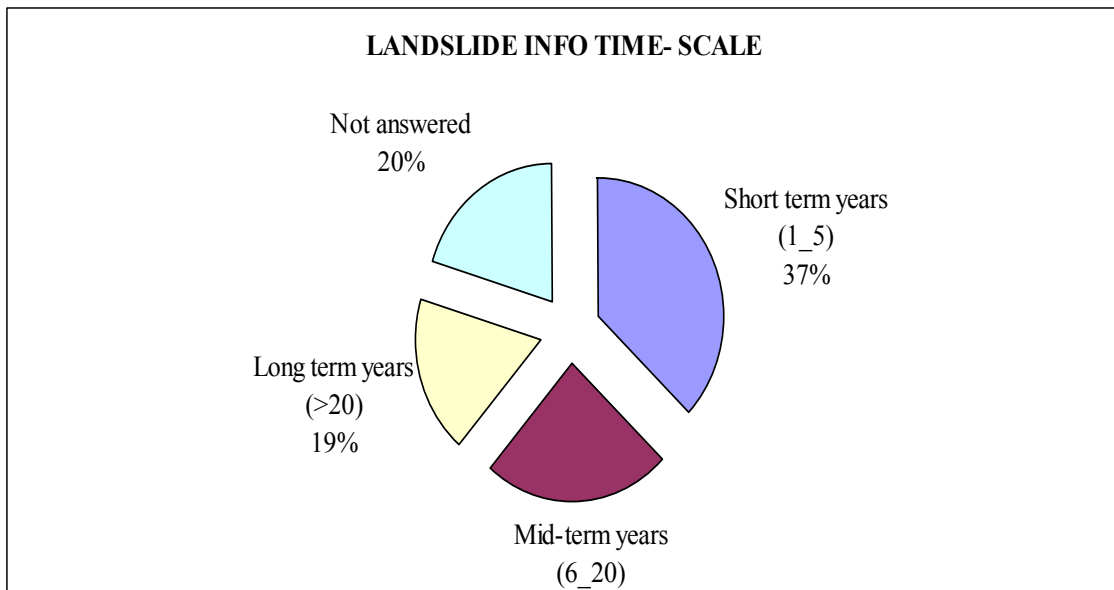


Figure 5.7. Landslide information periods

The result of the research shows that, 19 % of the survey population has known that the area is a landslide zone for more than 20 years and 24 % of them are has known this time period as between 5 and 20 years. To sum up, nearly half of the population settle down the landslide area while considering all the risks with landslide zone (Figure 5.7.)

The landslide effects have been occurred in the project area within various ways. The apparent one is observable with the splits and cracks at the walls of the buildings. Invisible effects of landslide can be lived by the living in that environment. The Figure 5.8 gives some information about the majority of the survey population (39 %) whom define the most effective impact as physical deterioration at the buildings with lack of infrastructure. They said that the municipalities' inadequate precautions increased the landslide effects on housing stock.

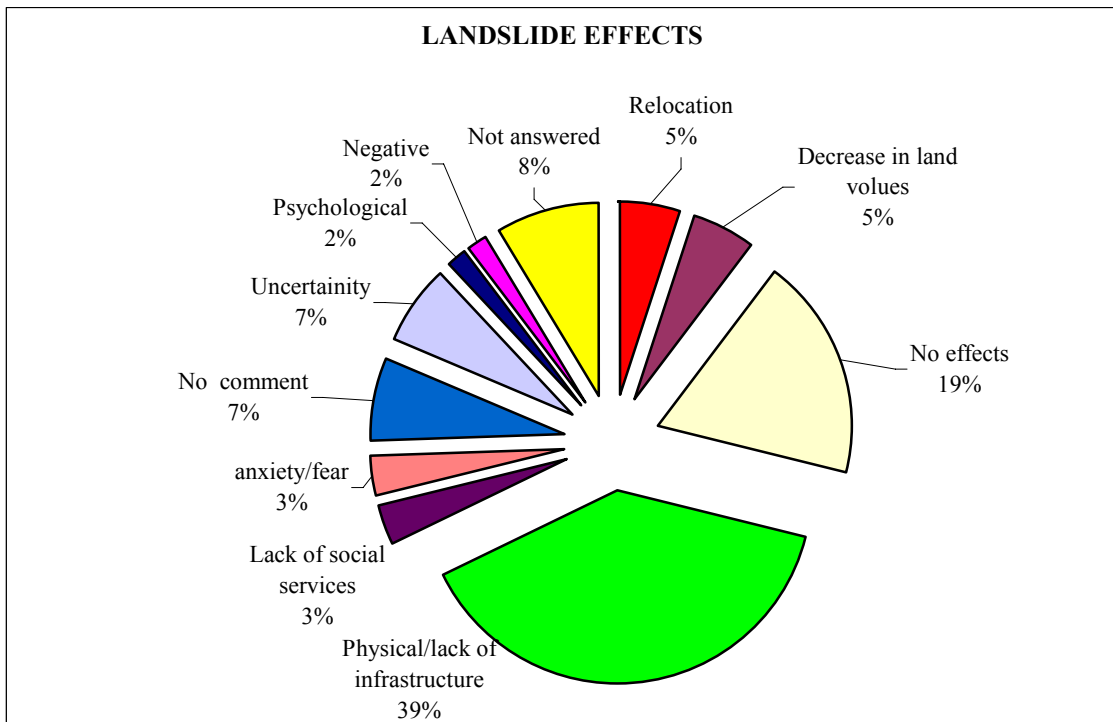


Figure 5.8. Effects of Landslide in the project area

The (Figure 5.9.) shows that more than 60 % of the population is not willing to move to the new residential area (Uzundere).

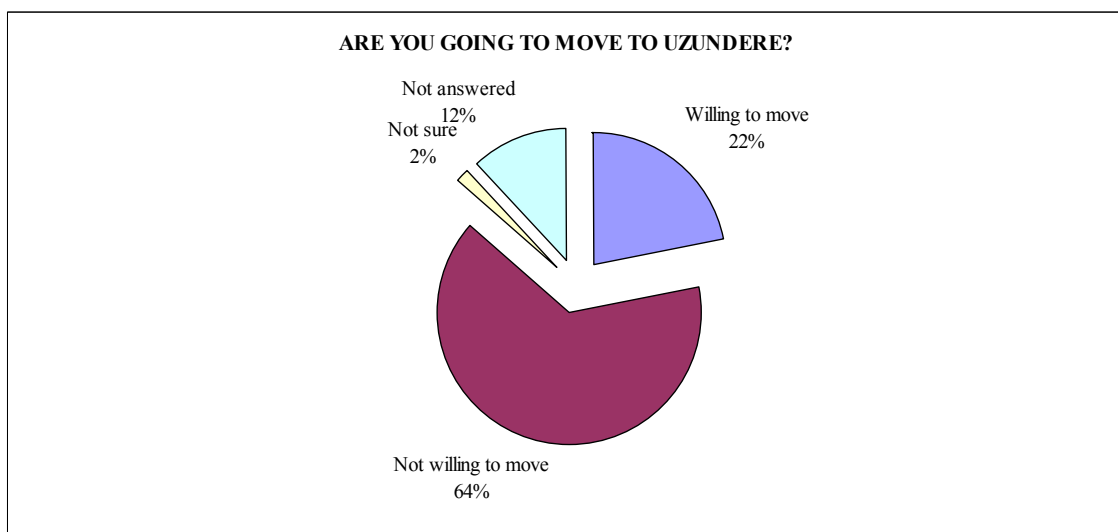


Figure 5.9. Evaluation of preferences of the inhabitants whether they are willing to move to Uzundere

Nearly half of the survey population said that they will have adaptation problems to high rise apartments in Uzundere. Also they stated that they are used to living low density environment and the size of the housing units are not suitable for their family sizes. The other dominant reason is obtained as economic reasons (24 %) and proximity to the city centre (15 %), as the inhabitants generally work in the city center (Konak) and go to their businesses by walking. Also their children go to the nearby schools. They are aware of that an additional cost will be put to their incomes by living in Uzundere.

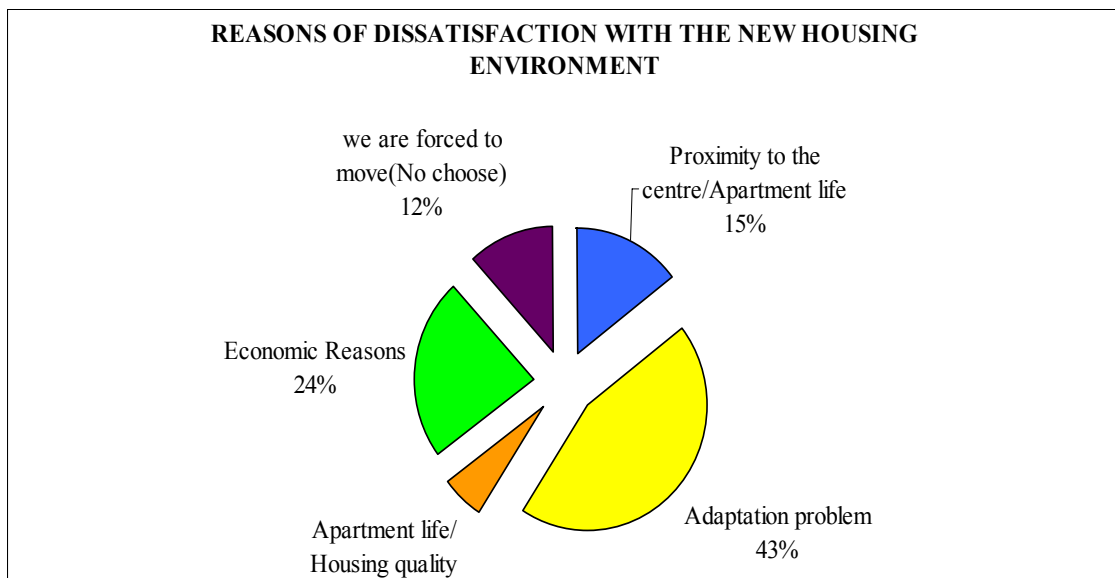


Figure 5.10. Distributions of the reasons of dissatisfaction with the new residential area

When the project implementation process was evaluated, 28 % of the survey population expressed that in the process of the project the opinions of the inhabitant's were not asked by anyone and thus, their ideas did not integrated to the planning process of KURP. Furthermore, in total 46 % of the survey population argued that they have economic losses due to KURP, because they could not get the "realistic value of their homes" as a result of expropriation process. They also expressed that the money that they will take from Izmir Metropolitan Municipality would not afford the costs of the buildings in Uzundere. The rest of the inhabitants complained about that they will leave their social environment and the project process seems undefined. A few amounts of the inhabitants support the project because they want to live in more secure

environments. The perception of the dwellers about the project is generally negative (Figure 5.11).

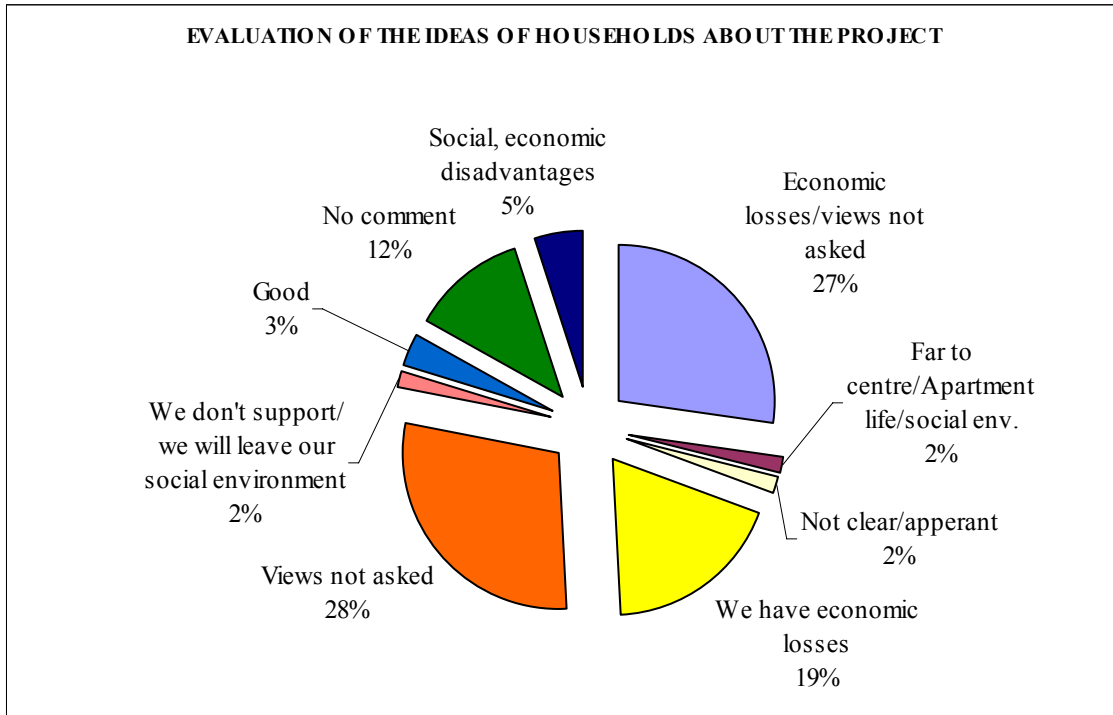


Figure 5.11. Evaluation of the ideas of the households about the project

The information level of survey population was also examined in the scope of the study. More than half of the survey population had not been informed about the project. The rest of them claimed that the inhabitants' opinions were not considered (16%), or the information level is not enough (% 8), and inhabitants were forced to move to new residential area. Only 10 % of the survey population said that they had informed about the project by the municipality (Figure 5.12).

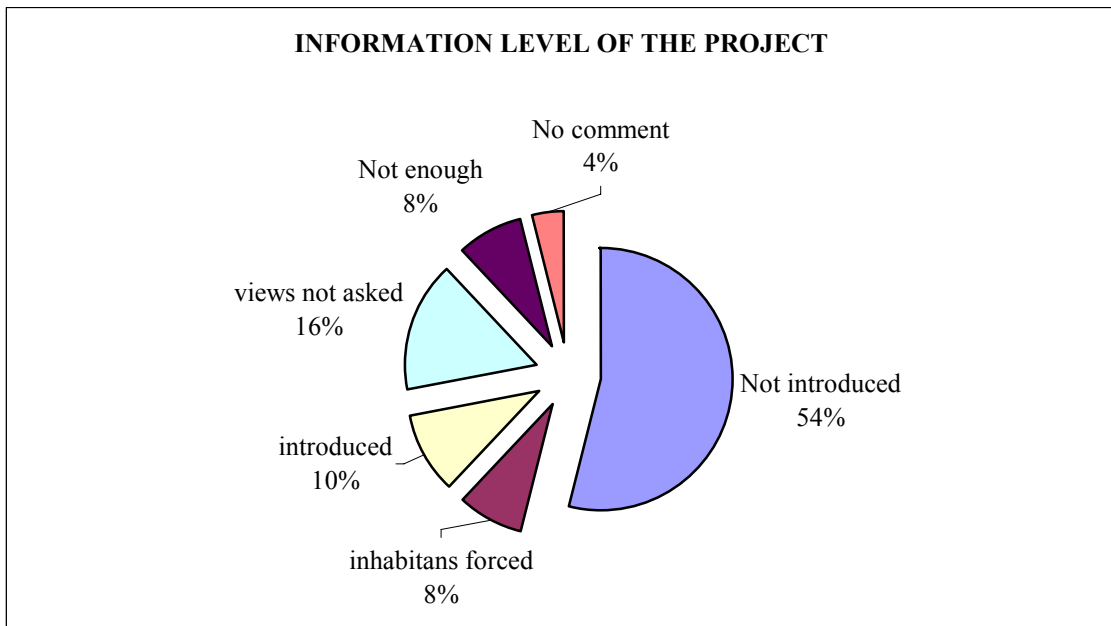


Figure 5.12. Information level of the project

The study survey has approved that KURP was not able to produce satisfactory solutions for the social problems. Also, it seems that during the planning process there was not sufficient attention paid to the community involvement in the process, or a prior study was not done to learn the attitudes of the inhabitants to the project.

5.2.2. Community Involvement in KURP

The results which are shown in Figure 6.27 support the results in Figure 20. The participation level of the households refers to % 36 of the survey population. More than half of the survey population didn't participate the meeting that the Municipality has arranged.

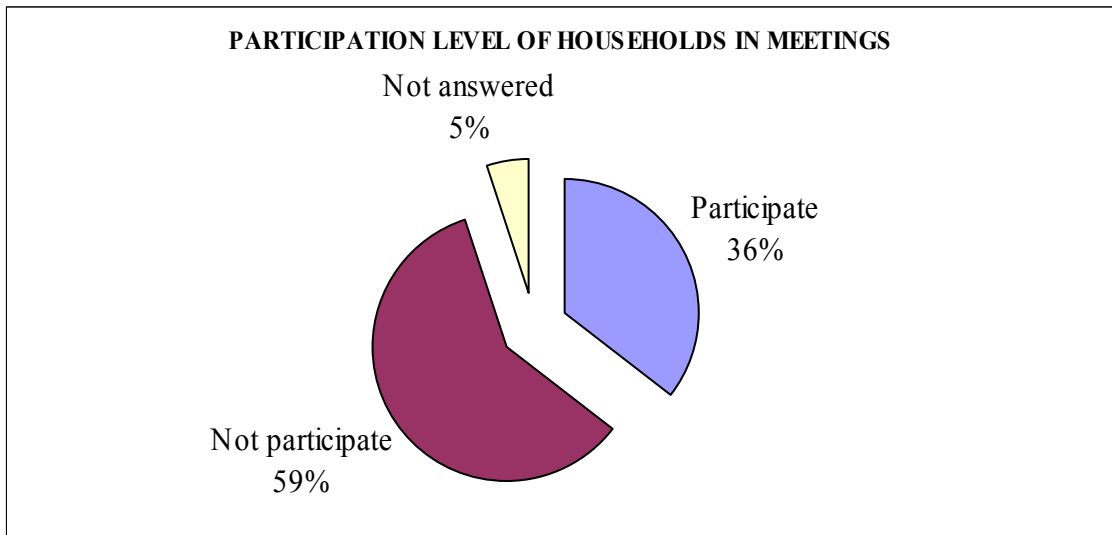


Figure 5.13. Distribution of the Participation level of the Project

To the question of why they did not participate in the information meetings by the municipality, % 29 of the survey population said that they were not informed about the meetings. The rest of them expressed variable reasons, such as that they were angry (12%) and did not believe in the project (9 %), they have found meetings symbolic (15%), they were not suitable (3%) and their parents involved (3 %) to the project. These results prove that most of the populations have negative perceptions towards to the project (Figure 5.13).

According to my interviews and questionnaires, inhabitants are uncomfortable with related exclusion which is kept by community involvement process.

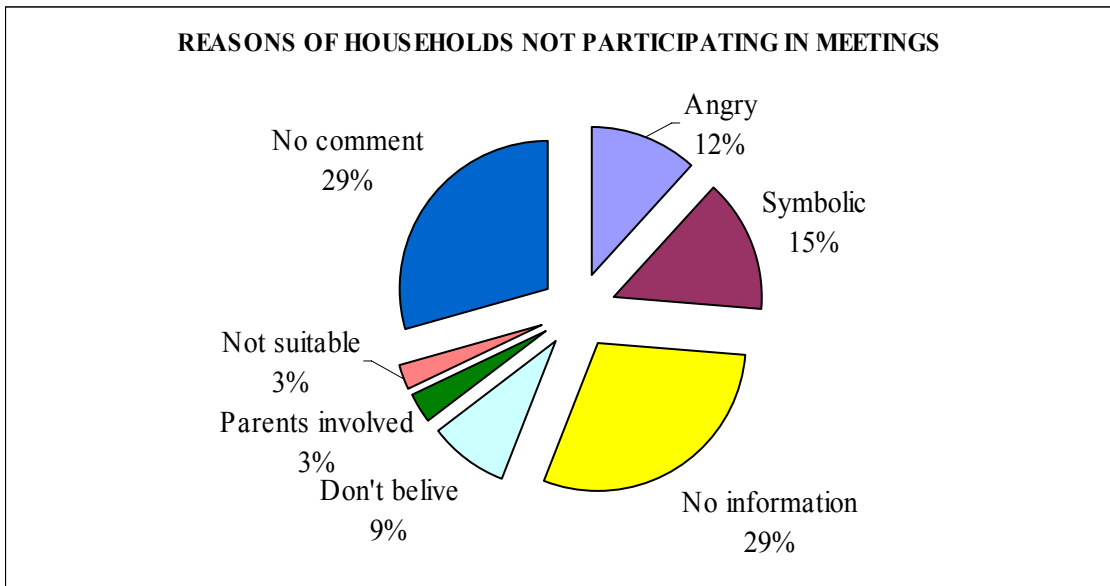


Figure 5.14. Evaluation of community involvement in the project

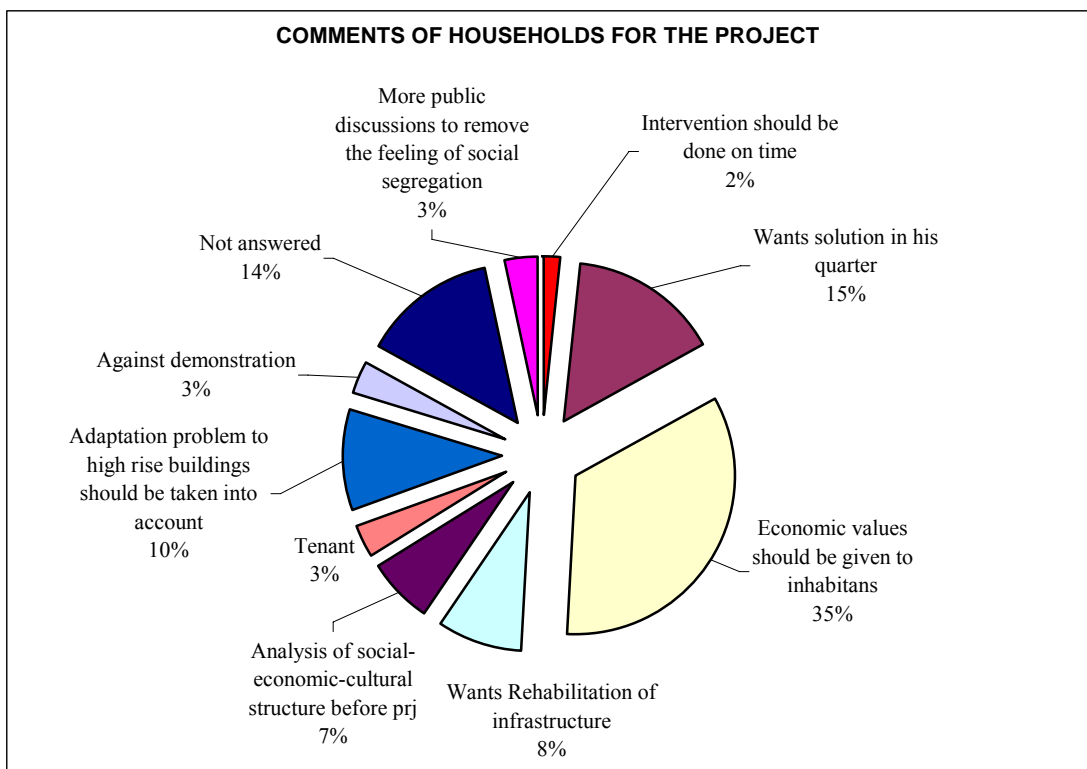


Figure 5.15. Comments, Views of Households for the Project

What should be done to attain a satisfactory solution for the inhabitants in the project area? 35 % of the survey population answered this question by telling that economic values of inhabitants' homes should be returned and more public meetings should be made to remove the feeling of social segregation. Also, 15 % of the population asked a design solution in their quarter and % 8 was against any destruction. The rest of the population mentioned that intervention to the landslide zone should be realized on time (2 %), before allowing the settlement of squatter housing units and then sustaining them urban infrastructure, such as sewage, electricity and water. According to the inhabitants, the vote potential of the squatter housing districts prevented the politicians to apply such kinds of projects up to now (Figure 5.15).

Overall, it can be said that apparently KURP is necessary for the security of inhabitants at the landslide zone, yet the involvement level of community is not found satisfactory.

CHAPTER 6

CONCLUSION

The thesis aimed at developing a set of criteria to evaluate URPs that take crucial place in public discussions for the last two decades. Moreover, the thesis evaluate factors that cause in URP and also URP strategies developed in the historical trajectory of USA-Europe from industrial period and of Turkey, from Republican period to present.

Kadifekale Urban Renewal Project (KURP) is the case of the thesis. It is an ongoing URP in the city of Izmir. KURP develops on two different urban areas. The first area is the Kadifekale district that has existing building stock in landslide zone. The second area is the relocation area in Uzundere. KURP includes various URP strategies, For instance, it has urban clearance that is implemented in the second phase of the project. Also, turning a residential area into a recreational area is an urban transformation strategy which completely changes the urban structure of KURP area. Moreover, releasing the natural hazard risk on inhabitants in the KURP area is an urban rehabilitation strategy. The local government allocates inhabitants from KURP area and relocates them in new residential area in Uzundere. Finally, as a result of the agreement between local authorities and the Housing Development and Administration of Turkey (TOKI), mass housing units were constructed in Uzundere on the vacant urban area that refers to an urban development project. To sum up, various URP strategies, such as urban renewal that contains (clearance, relocation), rehabilitation, redevelopment and urban transformation are parts of KURP

This thesis has developed a set of criteria for “good” URPs based on my review of effective international charters (Agenda 21 (1992), Habitat II (1996) and New Athens Charter (2003)), EU Guidance on Urban Rehabilitation (2004), the scholarly literature (Roberts 2000, Akkar 2006, Lang 2005)) and the graduate theses in Turkish universities (Duzcu 2006, Doyduk 2008 and Özden 2002). The main field of criteria contains planning outcome (physical, economic, social, and environmental) and planning process outcome.

I evaluated whether KURP is a good URP, I used all the criteria defined within this set of criteria listed in Table 3.9. For the criteria of physical outcomes, 3 out of 5 items are applicable for the KURP project (See, Table 5.1 in Chapter 5). and two criteria (about improving quality of housing stock for low income groups and revealing urban design in the KURP) were not applied in the scope of KURP. Although the local authorities had analysis about physical urban structure of the site, this analyze is limited with the examination of number of housing units and their structure to obtain the level of expropriation money.

The application level of economic criteria is much more than the criteria for physical outcomes. Six criteria were detailed for KURP in the Table 5.1. Half of them are not done in the scope of KURP, whereas only two out of six were done partially. These are creating new job potential by using offered recreational area potential and financing shelter by providing bank credit to be paid in 10 and 15 years.

Among the criteria about social outcomes, only the basic services and shelter were sustained. However, majority of the criteria about ecological outcomes are not applicable for KURP.

The local government has an effort to sustain community involvement in the planning process of KURP. Although the solutions mostly support that the criteria for planning process are much more successfully applied than from each group of criteria for planning outcomes, the results of the questionnaires and interviews suggest the opposites. For instance, the inhabitants criticize that the meetings that were arranged by Izmir Metropolitan Municipality were not enough for effective community involvement.

As a result of the assessment of KURP according to the developed set of criteria, KURP is not a good urban project. The suggestions of the thesis focus on that the interventions of URPs in the built environment today not only resulted in physical changes. The physical changes in the built environment have been affecting all social, economic and environmental dimensions in the built environment. So while implementing URPs in the physical built environment the social ties, cultural identities, economic structure of the project area should be also considered.

While developing URPs in the built environment, governments should consider ideally all criteria for both planning outcomes and also planning processes to have good urban projects. As for KURP, inhabitants should be relocated in the housing stocks nearer to their neighborhoods. Local authorities should take into account of the social

ties and increase community involvement levels to remove the misperceptions especially about KURP area and to decrease restless among inhabitant towards KURP. Although the local authorities have some efforts, such as sustaining community involvement in KURP, transforming a landslide area into a recreational area, creating secure environment, the results of the criteria revealed that the government neglected especially the social ties, economic and environmental issues.

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APPENDIX A

QUESTIONNAIRE

Adı:

İşi:

Yaşı:

Mah:

A-Sosyo- Ekonomik Yapı (Kıracı – Mülk Sahibi)

- 1) Kadifekale’de ne zamandan beri ikamet ediyorsunuz?
a) 1-5 yıl b) 6-10 yıl c) 11-20 yıl d) 21 yıl ve üstü
- 2) Nerelisiniz?
- 3) İzmir’e nereden ve ne zaman geldiniz?
a)
- 4) İzmir’e gelme nedenleriniz nelerdir?
a) b) c).....
- 5) İzmir’e geldiğinizde ilk hangi mahalleye yerleştiniz?
a)
- 6) Kadifekale’ye yerleşme nedenleriniz öncelik sırasına göre nelerdir?
a) Ucuz konut
b) İş yerine yakınlık
c) Hemşerilik ilişkisi
d) Diğer...

KONUT

- 7) Oturduğunuz konut kaç odalı? Yaklaşık olarak kaç m²?
a)
- 8) Konutunuz hangi yapı malzemesi kullanılarak yapılmış?
a)
- 9) Konutunuzda banyo ve tuvalet var mı? Konutunuzun için de mi yoksa dışında mı?
- 10) Konutunuz elektrik, su, kanalizasyon var mı? E / H
- 11) Oturduğunuz konutun müştemilat, bahçe gibi ek birimleri var mı?
- 12) Bahçe / müştemilatı ne amaçla kullanıyorsunuz?
- 13) İmkânınız olsa nerede yaşamak istersiniz? Neden?
a) Yine Kadifekale ve çevresinde
- b) Az katlı bir apartman dairesinde.....
- c) Bahçeli müstakil bir evde.....
- d) Çok katlı bir apartman dairesinde.....

HANHALKI

- 14) Evinizde kimlerle yaşıyorsunuz?
a) Aile içi ...(kaç çocuk).....
b) Aile dışı (eş ve çocuklar haricinde).....
- 15) Okul çağında çocuk var mı?
a) Okula hangi vasıtayla gidiyorlar?
- 16) Hane halkı içerisinde kaç kişi çalışıyor?
- 17) Hane içerisinde çalışanlar ne tür işlerde çalışıyorlar?
- 18) Çalışanlar iş yerlerine hangi vasıtayla gidiyorlar?

MAHALLE/ KENT SERVİSLERİ

- 19) Günlük alışverişlerinizi nereden yapıyorsunuz?
a) Çevredeki büyük market ve çarşılarından
b) Mahalle bakkalından

- c) Pazardan
20) Konutunuzun yakın çevresinde yeşil alan (park, rekreasyon alanı...) var mı?
a) Kullanıyor musunuz?
21) Sosyo-kültürel ve hastane/ sağlık ocağı gibi servislere hangi vasıtayla ulaşıyorsunuz?
22) Ulaşımında hangi vasıtaları kullanıyorsunuz?

Mülk Sahibi ise...

- 23) Evinize hangi yolla sahip oldunuz?
a) Satın aldı
b) Kendi yaptırdı
c) Miras yoluyla
24) Ne zaman yaptınız / aldınız?
25) Başka eviniz ve mülkünüz var mı? Varsa, bu mahallede mi?

Kiracı

- 26) Ne zamandır bu konutta oturuyorsunuz?
27) Oturduğunuz konutun kira bedeli nedir?

Esnaf

- 28) Mülk sahibi mi/ Kiracı mı?
29) Ne tür iş yapıyorsunuz?
30) Ne zamandır bu mahalledeyiz?
31) Neden bu mahallede esnaflık yapıyorsunuz?
32) Müşterileriniz bu mahallede mi?

B- Proje İçeriğine Dair Sorular

1) Kadifekale....projesinden haberdar mısınız?

- a) Projeden ne zamandan beri haberdarsınız?
i) 2006 yılından, proje başladığından beri
ii) Bir yıldır
iii) Diğer
b) Projeyi ne vasıtasıyla duydunuz?
i) Gazete
(1) Yerel gazete
(2) Ulusal gazete
ii) Belediye(toplantılarla, bilirkişi ekiplerinden...)
iii) İnternet
iv) Sivil toplum kuruluşları aracılığıyla
v) Komşu vasıtasıyla
vi) Diğer

2) Sizce bu projeye neden ihtiyaç duyuldu?

- i) Heyelan
ii) Gecekondulaşma, çarpık kentleşme
iii) Bölgenin tarihi yönleri
iv) Siyasi
b) Bu proje daha önce de –örneğin, 20 sene öncesinde—yapılabilir miydi?
i)
c) Neden yapılmadı?
i)
ii)

3) Yaşadığınız bölgenin heyelan bölgesi olduğundan haberdar mısınız?

-
a) Haberdarsanız, ne zamandan beri biliyorsunuz?
i)
b) Sizce mahallenin heyelan bölgesinde olması, buradaki yaşamı etkiliyormu? Evetse, Nasıl?
i) *Fiziksel olarak binalarda çatlama olmaları*
ii) *Ekonomik olarak binalarda iyileştirme yapılamadığından ve yapı standartlarının düşük olmasından dolayı konut kiralarının ucuz olması*

- iii) Bölgenin altyapıdan yoksun olması
- iv) Diğer
- v)

4) Bu proje bittiğinde BU MAHALLEDE NELER DEĞİŞECEK?

- a) Heyelan riski altındaki halkın can güvenliğini sağlanacak, insanlar daha modern konutlar ve çağdaş bir çevrede yaşayacak
- b) İnsanların mağdur edildiklerini düşünüyorum ve projeyi inandırıcı bulmuyorum
- c) Projeden etkilenen gruplar projeye dahil edilseydi ve uzlaşma sağlansaydı başarılı bir proje olacaktı
- d) Projeden etkilenen grupların kent merkezi dışına çıkarıldığını düşünüyorum
- e) Bu tip kentsel müdahaleleri doğru bulmuyorum

5) Proje uygulaması sizi ve ailenizi nasıl etkileyebilir? Bu olası etkilerden memnun musunuz?

- i) Mülkümün maddi karşılığını alamadığımı düşünmüyorum
(1) Ne kadar ekonomik kayıba % olarak uğradığınızı düşünüyor sunuz?
- ii) Karar alma sürecinde fikirlerimiz alınmadı. Dışlandık.
- iii) Sosyal çevremden ayrılmak zorunda kaldım
- iv) Diğer

6) Proje bitince Uzunderede'ki konutlara taşınacak mısınız?

- a) Evet
- b) Hayır. Neden?
 - i) Yine aynı çevreden konut kiralayacağım
 - ii) İş yerime yakın yere yerleşeceğim
 - iii) Uzunderede'ki konut ve çevrede yaşayamayacağımı düşünüyorum
 - iv) Diğer

7) Projenin gelişmesi ve uygulanma sürecini nasıl değerlendiriyorsunuz?

- i) Görüşlerimiz alınmadı. Nasıl bir yaşam alanında yaşamak istediğimiz sorulmadı.
- ii) Ekonomik olarak zarara uğradık
- iii) Sosyal yaşam alanımızdan kopmak zorunda kaldık
- iv) Diğer

8) Proje size yeterince tanıtıldı mı? Yeterince bilgilendirildiğinizi düşünüyor musunuz?

- a) Evet. Belediye bilgilendirme toplantıları yaptı, projeyi tanıttı.
- b) İnsanlar mecbur bırakıldı
- c) Toplantılar muhtarlar bazında oldu. Vatandaşın görüşleri ile ilgilenilmedi.
- d) Diğer
- e)

9) Halk toplantılarına katıldınız mı?

- a) Evet
- b) Hayır.
 - i) Toplantıların sembolik olarak yapıldığını düşünüyorum.
 - ii) Toplantılar hakkında bilgim olmadığı için katılamadım
 - iii) Tepkili olduğum için katılmadım.
 - iv) Diğer...

10) Ne yapılıyorsa daha iyi bir sonuca ulaşırdı?

- a) Daha sık toplantılar yapılarak etkilenen grupların endişeleri ve dışlanmışlık duygusu ve tepkiler giderilebilirdi.
- b) Sosyal, kültürel ve ekonomik yapı irdelenerek Uzundere dışında bir alanda projenin uygulanıp uygulanamayacağı değerlendirilebilirdi
- c) Çok katlı yoğun yapılaşma alanlarına taşınacak ailelerin buralara uyum problemi yaşama olasılıkları düşünülmeliydi
- d) Diğer...