Changing Dynamics Of Urban Renewal : Uzundere (Izmir) Urban Renewal Project

By

Yakup EĞERCİOĞLU

A Dissertation Submitted to the Graduate School In Partial Fulfillment of the Requirements for the Degre of

Master Of Urban Design

**Department: City and Regional Planning
Major: Urban Design**

**Izmir Institute of Technology
Izmir, Turkey**

September, 2001

We approve the thesis of Yakup EĞERCİOĞLU

Date of Signature

....

Assist. Prof. Dr. Erkal SERİM

Supervisor

Department of City and Regional Planning

10.09.2001

....

Prof. Dr. Ahmet EYÜCE

Department of Architecture

10.09.2001

....

Assoc. Prof. Dr. Ziya GENCEL

Department of City and Regional Planning

10.09.2001

....

Prof. Dr. Akın SÜEL

Head of Department

10.09.2001

ACKNOWLEDGEMENT

I would like to thank Assist. Prof. Dr. Erkal Serim for his supervision, help, support and encouragement provided by him during the research.

Special thanks are to all research assistants who help me during the project.

Finally, I would like to thank my family for their help and support.

ABSTRACT

The changes in economic, social and political conditions affect the urban life continuously. Because of changing urban dynamics, planners have had to reevaluate their professional approach. After the First World War, the concept of urban renewal was first considered by planners agenda. But, the aims, organization and management models have changed by the time. Today the parts of the cities, both in developed and developing countries have to faced the renewal process as a result of spatial organizations. Therefore, urban renewal has become one of the most important problems of the local authorities and planners. The aim of the thesis is to search the dynamics of urban renewal project as a tool for creating urban renewal policies, locality and public participation principles. In order to do that, beside a detailed focus on Uzundere (Izmir) Urban Renewal Project, urban renewal examples from different countries and Turkey were examined. The methodology used in the thesis research is composed of literature and Internet surveys and interpretations based on past experiences.

Key Words: The Processes of Change and Transformation
                    Urban Renewal Policies
                    Public Participation
                    Public-Private Partnerships
                    Organizations (Development Corporations)

ÖZ

Ekonomik, sosyal ve politik değişim süreci kentlerdeki yaşamı sürekli olarak etkilemektedir. Değişen kent dinamikleri içinde planlamanın da yeniden degerlendirilmesi ve gözden geçirilmesi ihtiyacı dogmuştur. Kentsel yenileme Birinci Dünya Savaşı'nın ardından kent plancısının güncesinde yer almaya başlamıştır. Fakat zaman içersinde amaçları, organizasyon ve yönetim modelleri degişime ugramıştır. Günümüzde ise, gelişmiş ve gelişmekte olan ülkelerin büyüyen kentleri içinde kalan alanlar yeni mekansal dağılımlar sonucu bir yenileme süreci ile yüz yüze kalmaktadır. Bu durum kentsel yenilemeyi yerel yönetimlerin ve plancıların en önemli problemlerinden birisi haline getirmektedir. Bu çalışmanın amacı kentsel yenileme projelerinin dinamiklerini araştırmak ve bunların bize yenileme politikaları, yerellik ve halk katılımı ilkeleri geliştirmek adına neler kazandırabilecegini araştırmaktadır. Bunu gerçekleştirebilmek için dünyadan ve Türkiye'den pek çok farklı yenileme projeleri incelenmiştir. Tez araştırmasında kullanılan yöntemin, literatür ve internet araştırmalarından ve geçmiş deneyimlere temellendirilmiş yorumlamalardan oluştuğunu söylemek mümkündür.

Anahtar Kelimeler: Kentsel Çevrelerde Değişim ve Dönüşüm Süreçleri

Kentsel Yenileme Politikaları

Katılım

Kamu-Özel Sektör Ortaklığı

Organizasyonlar (Geliştirme Kurumları)

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

Chapter 1.   INTRODUCTION

Urban Renewal can be described briefly as; the plan, process and program through which the environmental quality of large derelict areas, is upgraded through rehabilitation, conservation and redevelopment, according to new layouts in comprehensive plans prepared for the purpose.

In the course of time, especially since the industrial revolution that modern city planning discipline appears, urban renewal models had been seen as an effective tool for solving urban decay problems.

Cities had experienced a rapid change process in the second half of the 19th century. Because of the industrial revolution, cities had acquired new forms. Especially in Britain, this transformation had been experienced very remarkably. The need for the new arrangements and regulations had been appeared with the new location of the industrial establishments and their facilities because of the rapid industrialization.

This new land use type - industrial plants - had needed a large amount of labor force. At that period, the only possible work force group seemed to be the traditional agricultural work force. At the beginning for attracting this mass target, high salaries had been paid to them and for their accommodation. Dormitories, housing blocks had been constructed next to these factories. But later on, the competitive market, the need for maximization of the benefit and minimization of the costs, had caused the decrease of the salaries of the workers, quality of their living environment and conditions, and also increase in the working hours.

By the reasons of the economic measures and increasing labor demand, the density of the labor dormitories and tenement houses enlarged. And that surely caused deep dilapidation and sanitary problems. After a while in the large industrialized cities serious sanitary and infrastructure problems had been

observed. As a result of these; comprehensive prevention measures had been applied in Britain and a few years later same problems and solutions had started to be observed in the other industrialized European countries.

In 1914; Henry Ford had found and applied a new production model in his factory. In this model, he introduced his "five dollar, eight hour a day" as a payment for workers manning the automated car assembly line he had established. And according to most authors the symbolic initiation date of Fordism was 1914. *(Harvey, 1989b)*

Before the World War II Fordism only developed in the United States. After the war a lot of Fordist type of industries developed in Europe. By the solution of the proper configuration and deployment problem of state powers in 1945, Fordism became a characteristic regime of accumulation of modernism. *(Gökbulut, 1995)*

At the post war era, reevaluation and renovation of the American and European cities came to the agenda, mainly because of the two important facts such as, changing production type and the damages of the war.

1950s were the years that restoration, rehabilitation and the construction tools had been used very effectively to recover the wounds of the damaged and dilapidated cities and their parts. Urban renewal methods had been applied especially to the city parts that were containing historical values and also the ones that could not keep in step with the fordist mode of production. Until 1970s, urban renewal had been seen as a tool to redevelop the dilapidated urban parts by the slum clearance instrument. In Europe many tenement houses, which were the bad heritages of the industrial revolution, had been pulled down with the slum clearance programs. In the USA, those slum clearance programs called "Negro removal" by the African and Hispanic Americans.

In the 1950s with the modernism movement, the roots of the modern urban planning was settled down. In 1950s and 60s, mathematical models and quantitative planning techniques were used efficiently in the urban planning field. 1950s were the years that urban planning discipline had primarily interested in the issues of improving the physical structures of the city, redevelopment, construction, improving living standards, centralization, government investments and informing the public about the plans and the investments.

At the fist half of the 1960s, the predominant focus of the urban planning discipline had started to skip to the social issues from the physical ones. At the renewal matters, rehabilitation had gained remarkable importance. Other issues were improvement of the social services, planning power sharing and at the planning level governments had started to care public consultation. At the second half of the 1960s, the predominant focus of the urban planning had started to skip to the more political issues. Decentralization was another new issue of this period. Public decision making had become the sufficient planning matter. In addition, in 1960s rational planning had become a wide spread-planning model.

In 1970s, a new urban renewal model, called soft urban renewal, applied in Kreuzberg Germany to decrease the protests of the inhabitants. This new approach was considering inhabitants and was preferring rehabilitation and conservation tools instead of the slum clearance. Also more than physical aspects were cared and tried to be developed.

By the mid-1960s and early 1970s the signs of the serious problems within Fordism started to be seen. Those problems came from the rigidity of Fordism, such as; Rigidity in labor markets, labor allocation and in labor contacts. The strike waves occurred in 1968-72. Big labor, big capital and big government increasingly appeared as dysfunctional. A severe crisis occurred in 1973, by the effect of OPEC's decisions to raise oil prices, and the Arab decision to embargo oil exports to the West in the 1973 Arab-Israeli War. This changed the relative cost of energy

inputs and bankruptcy of many segments of economy occurred. The technical bankruptcy of New York City, which has the one of the largest public budgets in the world, was illustrative of the seriousness of the problem. At the same time corporations found themselves in an unusable excess capacity. This forced them into a period of rationalization, restructuring and intensification. The sharp recession of 1973 stocked the capitalist World and the 1970s and 1980s have consequently been troubled periods of economic restructuring and social political readjustments.

Since 1973, the existing production systems of advanced countries came into a restructuring period. A total reaction to modernism has occurred. Current restructuring entails a transition from Fordist mode of economic organization towards a Post-Fordist mode of production characterized by flexible accumulation.

At the late 1970s and 1980s, operating structural, strategic and incremantalist planning, urban projects and urban design projects which took their origins from the post-positivist discourse had come to the agenda, instead of the rational comprehensive planning which took its origin from the modernist discourse. At that period topics such as market economy, political, physical and social aspects of the cities were considered as the primarily important issues. In the urban renewal field conservation had been the most common application. Governments had started to cutback the loans and subsidies and only small awards had been available. New private sector based do it yourself models for investments had enhanced to be popular.

By the changes in the late 1970s, cities started to change and as consequence of the new urban problems, urban planning discipline and the role of the urban planners started to moderate. Moreover, the most important reasons of this urban change were;

- Post-Modernism and its implications on the urban processes,
- Globalization and its impacts upon urban areas,
- The process of economic restructuring and its effects on urban context,
- Technological improvements.

Those radical changes caused cities and their parts whether to follow these changes or became dilapidated. Especially the most sensitive urban parts were the inner cities, old fordist type production unit sites, and lower income group housing zones. Those sites were reevaluated again in 1980s and revitalization processes were set. Through the public and private partnership new urban projects had started.

Large-scale redevelopment had found necessary to accommodate major changes in the economic functions of cities. Recent expanding and evolving sectors such as business and financial services, retailing, tourism, and leisure, for example, have different property and locational requirements compared with traditional urban land uses, which may not be easily accommodated through piecemeal development. The "mega projects" in most US cities are sometimes considered to being indicative of these new forms of development. They include major conference, hotel, and exhibition centers, integrated offices complexes, high technology business parks, fashionable shopping malls, and multi purpose leisure centers. They have some examples of these in Britain in recent years, including the large retail and leisure centers.

Market economy and globalization have become the primary topics in 1980s and 1990s and entreprenual approaches have started to be observed in the city management. Privatization and decentralization concepts were set stable primary parts in the urban planning discipline.

In recent years, urban regeneration have become a crucial concern in urban planning and design studies that interested economic, cultural, technological and physical point of view.

At the table below, periods, favorite urban renewal areas, and location of the dwelling, industry and commercial land-uses are given;

PERIODS	FAVORITE URBAN RENEWAL ZONES	LOCATION OF DWELLING	LOCATION OF INDUSTRY	LOCATION OF COMMERCE
1850-1938 industrial revolution period	Rebuilding, slum clearance and rehabilitation of the industrial and industry related accommodation units	Downtown and inner-city	Downtown and inner-city	Downtown and inner-city
1938-1960 post-war period	Renewal of the demolished and dilapidated sites of the war	Downtown and inner-city	Downtown and inner-city	Downtown and inner-city
1914-1974 modernist period	Decaying urban centers, and industrial facilities that could not updated with new fordist production mode	Urban fringes and suburbs	Urban fringes, suburbs and 3rd world countries	Urban fringes and suburbs
1974-2000 post-modernist period	Decaying urban centers, and industrial facilities and trade that could not updated with new post fordist production mode	Downtown and inner-city	Downtown and inner-city	Downtown and inner-city

Current changes in production systems, spatial organizations and planning profession caused a new planning approach to become more effectively in use. That is called Urban Renewal. Those changes in production systems, spatial organizations, planning profession, also theory and practices of Urban Renewal approaches in Turkey, mainly in Ankara and Izmir (Uzundere) will be examined

below. This thesis examines the existing and past large scale urban renewal approaches, policies and cases around the world.

Chapter 2. CHANGING SPATIAL ORGANISATIONS

Along with the shifting in the production type from traditional to fordist, the industrial cities had been transformed into the modern cities.

The Industrial City; was accepted as the product of a particular form of economic organization that emerged in the 19th century based around factory production and competitive capitalism. The limits of prevailing levels of production and of distribution technology, modes of work organization and capital mobilization, and contemporary values about social life and welfare have great importance on formation of the industrial city. The industrial city also provided a range of business and financial services for an economy organized on a regional basis, in addition to providing a focus for work and consumption.

The Modern City; has emerged through rebuilding of the industrial city. In this process, a strong role was assumed through the provision of public housing, transport and welfare facilities, and regulation of the private sector by planning controls. Mass production manufacturing moved to the suburbs while downtown offices spouted new growth; automobile, trucks, and telephone took the place of rail, water, and telegraph as the dominant modes of moving people, goods and information. A new spatial division of Labor emerged between cities. This situation was related to the functional division between production and administration within national enterprises that superseded those previously organized on a regional basis. At the same time there existed a close relationship between the corporate hierarchy and the urban hierarchy.

The Post-Modern City; The widespread economic and political dislocation of the late 1970s and the early 1980s has challenged the certainty of this modern city and the urban system. These dynamics could cause the emergence of a Post-Modern City. The post-modern debate over urban system and city structure includes;

- Wholesale displacement to Third World Countries of suburban mass production industries followed by inner city re-industrialization based upon the adoption of new flexible production technologies, just in time inventory and delivery systems, and a new division of labor between large firms and small firms;
- The growing importance of the city based functions of design and fashion in highly segmented but global markets;
- The transformation of urban cultural and leisure activities from past times to economic enterprises;
- The rediscovery of the quality of the built environment and a sense of place and their incorporation into images which shape individual and corporate investment and location decisions;
- The growing importance of the media and audio visual industries in creating and marketing these images of place;
- The emerging role of information and communication technologies in supporting processes of organizational restructuring associated with the globalization of production and distribution;
- The commodification of information;
- The undermining of national urban hierarchies.

While these dynamics are operating world wide, the particular forms emerging are being shaped by the historically specific circumstances of individual cities set within the particular national economic and cultural context. Public policies designed to assist the process of structural economic change and cope with any socially undesirable side effects are beginning to address the threats and opportunities arising from this highly fluid situation. *(Kovancı, P. 1996)*

By the changes in the late 1970s cities started to change. The most important reasons of this urban change were;
- Post-Modernism and its implications on the urban processes,
- Globalisation and its impacts upon urban areas,
- The process of economic restructuring and its effects on urban context,

9

```
┌─────────────────────────────────────────────────────────────┐
│  THE PROCESS AND DYNAMICS EXPERIENCED IN THE GLOBAL SCENE     │
└─────────────────────────────────────────────────────────────┘

┌──────────────┐  ┌──────────────┐  ┌──────────────┐  ┌──────────────┐
│ The process of│  │              │  │ Technological│  │     Post     │
│   Economic   │  │Globalization │  │ Improvements │  │   Modernism  │
│ Restructuring│  │              │  │              │  │              │
└──────────────┘  └──────────────┘  └──────────────┘  └──────────────┘

┌──────────────────┐              ┌──────────────────┐
│ Changes in Aspects│              │ Changes in The Urban│
│ And Possibilities of│            │   Planning and the │
│   Urban Problems │              │   Role of Planner  │
└──────────────────┘              └──────────────────┘

              ┌──────────────────────────┐
              │       URBAN   RENEWAL     │
              └──────────────────────────┘
```
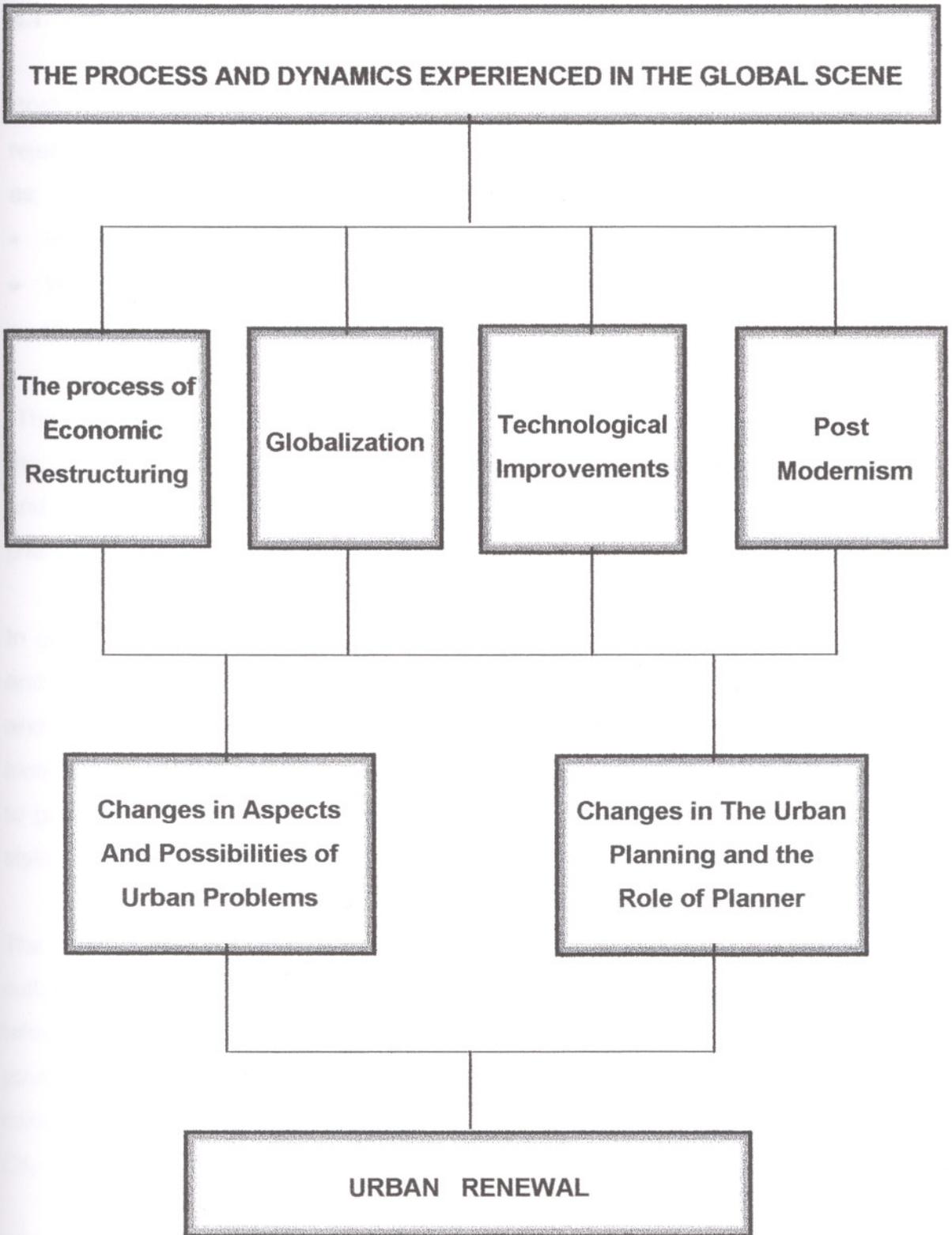
Table 2.1. The Processes and Dynamics Behind Urban Renewal.
(Kovancı, P. 1996)

2.1. Post-Modernism

Post-Modernism can be considered as the end of modern utopianism: the rejection of totality and welfare capitalism. These rejections can be summarized as;

- Whether in the large-scale solutions favored by comprehensive planning,
- Whether in the aesthetic of standardization favored by modern architecture,
- Whether in trends towards economic concentration,

"The modernists see space as something to be shaped for social purposes and the post-modernists see, on the other hand, space as something independent and autonomous, to be shaped according to aesthetic aims and principles". *(Harvey, D. 1989, p.44 London)*

In other words; Post-Modernism signifies; a break with the idea that planning and development should focus on large scale, technologically rational, austere and functionally efficient international style design and that vernacular traditions local history, and specialized spatial designs ranging from functions of intimacy to grand spectacle should be approached with a much greater eclecticism of style. *(Healey, P. 1992, London)*

The post-modernism has been fundamentally anticipated in the metropolitan cultures of the last twenty years; among the electronic signifiers of cinema, television and video; in recording studios and record players; in fashion and youth styles; in all those sounds, images and diverse histories that are daily mixed, recycled and scratched together and that is called The Contemporary City.

"The post-modern city is a deliberate mutation engendered by a bureaucratic state and corporate civil society. The seeds of post-modernism were planted by the state sponsored urban renewal schemes of the 1960s and cities no longer

11

grow organically as a result of public-private corporations". *(Dear, MJ. 1986, p.367)*

In post-modernism, the city as a whole can be considered as a "product of capitalism". The post-modern city and its expressions on urban form are basically to appropriate or restore designated meaning through processes of social and spatial differentiation. According to these differentiations, major themes in urban forms are "more diversity", "more emphasis" and "mixed land uses".

2.2. Globalization

Globalization has emerged as an increasingly important phenomenon from different social, economic, cultural and technological point of views. This importance comes from the various processes with the advance of technological innovations, improvements in communications and transportation technologies, internationalization of markets, transnationalisation of corporate competition. The expansion of global communication networks and the increase in international exchange have led to one important process, which is "the disappearance and collapse of the physical barriers between countries". Mobile capital has overcome the borders of the nation-states. According to Harvey's (1989) statements, this "movement of capital and people across the world" is called as "time-space compression". *(Kovancı, P. 1996)*.

There are also some different ideas about the Globalization, as the process of corporations moving their money, factories and products around the planet at ever more rapid rates of speed in search of cheaper labor and raw materials and governments willing to ignore or abandon consumer, labor and environmental protection laws. As an ideology, it is largely unfettered by ethical or moral considerations.

With the high mobility of capital across the world, the local availability of material resources, local differences in entrepreneurship, specific and technical know-how, social attitudes, strategies of ruling elite's have taken more important place in investment decisions of the capital.

In this context, due to the importance of elimination of spatial barriers attributed to different spaces, cities start to attract more capital and people through the organization of spectacular urban spaces. "Differentiation within the various places and competition in order to attract capital investment" become two important processes in cities. As a natural result, a distinctive image for cities takes a much more important place within the processes.

In fact, the major impacts on urban forms take their roots from these three issues; "the internationalization of investment", "production" and "consumption". For example, market driven patterns related with the standardization and differentiation concepts can also be observed in urban spaces. *(Zunkin, S.1988, p.431)*

In order to attract investment, anew issue of "city marketing" has emerged by which cities are able to improve their positions among other cities in a competitive environment.

The formation of larger but loosely integrated associations also occurs on an international scale. Large economic blocs, such as the North American, the Japanese, and the European are emerging; subcontracting to firms in different nations is spreading, as is international ownership of corporations; labor unions are becoming international; and financial markets are becoming interdependent. Political institutions are increasingly global as well. "Important agreements are made not by individual nation-states but by bodies such as the International Energy Commission, International Monetary Fund (IMF), NATO, European

Community, or OPEC. And attention is shifting from the rights of citizens within a given state to global human rights". *(Bartos, J. 1996, p.307)*

2.3. The Process Of Economic Restructuring

Economic restructuring refers to the economic changes and transformations whose results can be shown both in economic and social life.

After 1970s, capitalism had experienced a number of significant changes. For instance, the success of the boom in mid 1960s was accepted to be an obstacle for further advance. Due to the improvements in transportation and communication, a wider geographic market within the range of any industrial plants was experienced. Expanding industrialization and economic development of peripheral areas were the two important factors in the market spreading. In addition, new sources of inputs and reduced level of differentiation in cost, quality and availability of most of the input from one place to another had emerged by the help of internalization of markets and production. This situation creates the trends, which were experimented by firms to look for new and more distant markets.

In the 1980s, the increased competition was experiences between cities for mobile investment of many forms. As compared to cities have become more autonomous and more dynamic. They started to have increasing performance in transnational ways because of competence for mobile capital, employment, institutions and events. Cities have begun to create a distinctive image for themselves with the effects of all the means of competitive environment and image construction. The growth of multinational enterprises with wide-range geographical perspective also intensified this competitive environment. However in the last two decades, one of the important issues in this perspective was to find the profitable and effective projects to absorb excess capital because a considerable proportion of the surplus has belonged to the speculative place construction.

The process of restructuring (including economic, political and social restructuring) has also produced changes in the built environment for both growing and declining cities. The important effects on the everyday life of urban residents especially refer to the economically and socially marginalised inner city residents.

2.4. Technological Improvements

Technology has always been accepted as an important factor in urban development, and changes in technology over time have brought their impacts on urban development and form. These concerns are both at the metropolitan level and within a built area because the city with its all parts and its all sectors is known as a single whole and of course all changes, transformations and developments have greater effects on all parts of the city.

New technologies have been used mainly to organize the production of goods and services in comparatively small production sites and without undue strain on the environment. So the people who work and live nearby are able to spend their (growing) leisure time mainly in the vicinity of their homes or make use of the extensive social and cultural facilities available. The city center sees itself as the main junction in a wide network of neighborhoods, and this is also evident in the architecture. The urban dominants are shopping, cultural events or just to serve as meeting places. The inhabitants of this city find it quite natural for these areas to be reserved for pedestrians, cyclist, and local public transport. *(Schafer, K.T. 1988, London)*

The knowledge technologies, such as the computer, are playing a decisive role in shaping post-industrial organizations. There are technologies that play a similar role with respect to post-modern culture. They are primarily "nonverbal" and include visual media such as television, aural media such as radio, and the nascent technology of virtual reality. *(Bartos, J. 1996)*

15

Chapter 3.   CHANGING PLANNING PROFESSION

The changing patterns of production continually affect the city life. Its built environment office buildings, houses, factories, railroads etc. can fall into ruin or take on new uses as a result of technological innovations and large scale economic shifts that can occur. These also bring new location patterns, so that the change in urban planning profession is inevitable. So the post-modern planning gain importance. Post-Modern planning has a kind of partial planning. According to post-modern planners space in the city can not be planned since it has an self existence . So the post-modernism don't attempt to plan the city. Instead, they talked about the arrangement of dispersed parts of city with aesthetic anxieties.

The comprehensive plan lost its dominance several decades ago. End-state planning the preparation of a comprehensive plan intended to guide the community's future development is no longer fashionable within the profession. Planners lost some faith in their ability to predict long term. In this light, comprehensive planning comes to seem less important and immediate problem management more important, in other words tactics become more popular than strategies. On the other way, some scholars argued that during the 1970s, the struggle with the concept of comprehensive planning intensified as comprehensive plans were given a new relevance which springs from the introduction of flexible zoning techniques. *(Gokbulut, O. 1995)*

The deficiencies in the comprehensive planning have caused planners to look for operational alternatives. One of them was Strategy Planning Approach. Different than the comprehensive planning, strategic planning has a great value of implementation. The strategic planning emerged in the late 1970s as a focus of local planning including transportation, health, environmental, and other functional planning areas both in region and city scale. However, its roots originated in the private sector. This was an attempt of growing and changing

16

corporations when they need to plan effectively for and manage their futures, when the future itself appeared increasingly uncertain.

ASPECT \ PERIOD	1950s	1960s	1970s	1980s
FOCUS	physical	social	political	economical	integrative
PHYSICAL	Re-development	Re-habilitation		Self - renewal	prevention
SOCIAL	Living - standards	Social-services		Indivisual realism	Mutual care
ECONOMIC	Government investment	Intencetive Schemes (formal)			Informal economy
GOVERN-MENT	Centralism	Power sharing	De-centralized		Small wards
PUBLIC	Information	Consultation	Decision making		Do it yourself

Table 3.1. Changing in General Focus and the Pattern of Change Within Particular Aspects of Renewal *(Litchfield, D. 1984 p.103)*

"Till the 1980s strategic planning and public planning worked separately from each other. However, in the 1980s some scholars came up with a solution that

the corporate strategic planning model has applicability for public planning and visa versa". *(Bryson, J. p.77, 1986)*

The basic idea behind the strategic planning is; Planning is about influencing change and market demand in a way, which maximizes those objectives, chosen by the community. The case for strategic planning stands or falls by its ability to provide clear, firm and understandable guidance on the pattern of development and the related investment. It should help priorities to be set and conflicts to be resolved. *(Gilfoyle, A. 1983)*

The strategic planning is far different from the comprehensive planning. The strategic planning is more flexible, and leads planning to search out controversies, which are invariably, fascinating, troublesome and political. There is not a unique solution. It is much more dependent on sharing experiences and weighing many factors in the balance.

Policy planning is a step, which developed after the strategic planning approach. In Policy planning, planning can not be separated from politics and holds out the possibility of bringing together policy and operational perspective at local level. This makes planners work in multi disciplinary teams serving the needs of particular areas of the authority. Policy planning views policy process as a kind of game involving conflict, negotiation and compromise between different interest groups. This is a kind of challenge to local democracy. Policy planning require some local organizations which extend the autonomy of local decision making structures (area comities, area teams, etc.). In a policy planning approach these are seen as tools for strengthening local learning and political decision making at area level.

	MODERNISM	POST-MODERNISM
Period	1970s	1980s
Production Pattern	Fordism	Post-Fordism
The Definition City	The City an as Object; as Mass Housing	The city as landscape As an expression of social diversity
Times in Urban Design	Form Follow Functions; Lower Densities; day and sunlight , functional Zoning, mixed houses and flats.	More Emphasis on Local Conditions, more Diversity, mixed Land Uses.
City Plans	Comprehensive	Structure Strategic
Themes in Planning	Redevelopment of Slums, controlled expansion through suburbs, new towns and green belts	Urban Renewal and Regeneration Containment
Decision Making in Planning	Planners for Public interest	Local Conditions, public participation
Role of Planner	Technician	Mediator, Negotiator
Planning Ideology	Instrumental	Communicative

Table 3.2 Changing Production Patterns and Urban Planning Concepts. *(Gokbulut, O. 1995).*

The Main Characteristics of Urban Problem	The Reaction of the Market Process	
	Market- Critical	Market-led
Areas with Economic Liveliness Vigorous market, simple urban problems	REGULATIVE PLANNING Importance of Public Interest Regulative/controlling planning	TREND PLANNING Decisions in accordance with market forces
Marginal Areas Areas where the urban problems became dense, potential market interests.	Popular Planning The effectiveness of local people on planning by participation and corporation	Leverage Planning Implementation by Private Entrepreneurs in semi-public organizations; large infrastructure projects by public finance.
Social-Economic and Physical decay areas Comprehensive urban problems and stable market.	Public Investment Planning Planning with public finance.	Private Management Planning Planning implementation Management by private sector and non profit organizations.

Table 3.3. British Planning Styles After 1980. *(Gokbulut, O. 1995)*

These changes in the planning approach bring two new and so important concepts such as "decentralization" and "privatization" in planning.

While the comprehensive plan loses its dominance in planning profession, urban projects, urban design, public-private partnership, and public participation gain more importance. Also, the planners' role in the planning started to change. In the classical modern planning city planners were seen as technicians, whereas current developments put them in a coordinator position. Instead of being technicians planners became nearer to social sciences.

Instead of making grand visions, planners gain a role that emphasizes flexibility and adaptiveness such as the new planning approach. This makes them involved in daily politics. They are now more interested in matters as conflict management, bureaucratic and political decision making, or the imperatives of private property development. The gap between administrators and planners also narrowed. Planners are being more a part of the administrative apparatus of land development and a facilitator of community economic development.

Chapter 4.   ESSENCE OF URBAN RENEWAL

Urban renewal has been of growing importance for two decades. Redevelopment of the existing urban fabric occurred so lots of cities in the world experienced. This means the redistribution of resources occurred in urban life. Especially, there are different definitions for urban renewal. It is necessary therefore to clearly identify what is meant by urban renewal.

Urban renewal refers to a deliberate effort to change the urban environment through planned, large-scale adjustment of existing city areas to present and future requirements for urban living and working. It extends to non-residential as well as residential land uses. The process involves the re-planning and rehabilitation of areas which are threatened by blight or are to be preserved because of their historical setting and cultural values all in the framework of an over-all plan for a city's development. Urban renewal is a physical change or change in the use or intensity of use of land buildings. That is inevitable outcome of the action of economic and social forces upon urban areas. *(Gokbulut, O. 1995)*.

The end of the millennium we are in is bringing new policy directions and new dominant ideas for urban people and new technological developments for the problems and solutions in order to make urban environment livable because cities are always in a process of change. In this era cities are competing for getting more capital and the cities and their parts are transforming rapidly. That transformation if not under control by the urban policies, most of the time those cities are under the threat of urban decay. The failure of appropriate urban policies and management has led to; uncontrolled land-use change, piecemeal redevelopment, inadequate and deteriorating infrastructure, physical and social decay.

In 1980s urban renewal issue started to spread by the public flagship projects. After the USA, UK experienced the urban decay and tried to attract private sector to the urban renewal programs. Especially emphasis was given to the stimulation of commercial confidence and environmental transformation through property development.

In 1990s; reclamation of derelict land, assembly of sites for redevelopment, and development of the land itself in partnership with the private sector, had gained a great importance. Also, policy and mechanisms are aimed at physical development and financial investment. The urban renewal process is both complex and lengthy, with large scale funding essential to pump prime redevelopment. *(Berry, J. 1993, London)*

Most of the renewal processes social benefits took their place against the economic benefits; here the balancer is the urban politics. With the right policies, it is possible to make an equitable urban renewal. If not, the social price may be very high, and the economic benefits that have so far been achieved may be lost.

The focus of interest has been on urban renewal in housing areas. The need of improvement in physical standard is pressing, there is a rich, cultural heritage involved, the pressure of land use is high due to the central location of the area.

Urban renewal is part of a general process, by which the human environment is continually transformed and social capital is accumulated in urban areas as well as in non-urban areas. In general, urban renewal comprises 3 kinds of activity: These are; redevelopment, rehabilitation, conservation. They are explained below.

```
┌─────────────────────────┐
│   URBAN  DEVELOPMENT     │
│      LEGISLATION         │
└─────────────────────────┘
            │
┌─────────────────────────┐
│        PLANNING          │
└─────────────────────────┘
            │
┌─────────────────────────────────────────────┐
│              IMPLEMENTATION                  │
│                                              │
│ Urban renewal programs are generally         │
│ undertaken by public authorities or local    │
│ government / private partnerships.           │
└─────────────────────────────────────────────┘
            │
   ┌────────┼────────┐
┌──────┐ ┌──────┐ ┌──────┐
│  R   │ │  R   │ │  C   │
│  E   │ │  E   │ │  O   │
│  D   │ │  H   │ │  N   │
│  E   │ │  A   │ │  S   │
│  V   │ │  B   │ │  E   │
│  E   │ │  I   │ │  R   │
│  L   │ │  L   │ │  V   │
│  O   │ │  I   │ │  A   │
│  P   │ │  T   │ │  T   │
│  M   │ │  A   │ │  I   │
│  E   │ │  T   │ │  O   │
│  N   │ │  I   │ │  N   │
│  T   │ │  O   │ └──────┘
└──────┘ │  N   │
         └──────┘
```
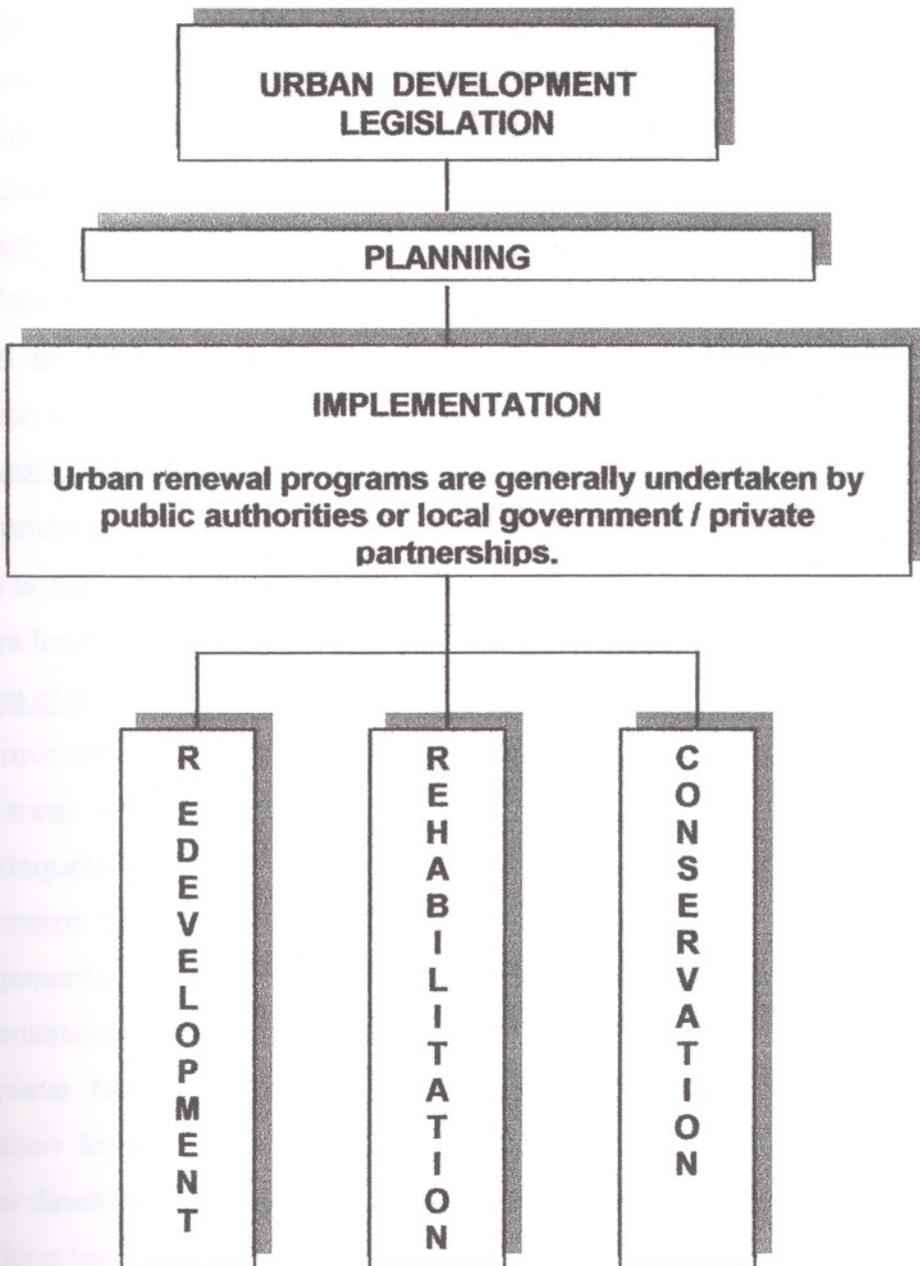
Table 4.1. The Process and Dynamics Behind Urban Renewal.

First of all, basic concepts about the Urban Renewal phenomenon has been given
in this chapter below.

25

"Urban Renewal" the plan, process and program through which the environmental quality of large derelict areas, is upgraded through rehabilitation, conservation and redevelopment, according to new layouts in comprehensive plans prepared for the purpose.

"Salient features of urban renewal"

- it is relatively large-scale;
- it aims at improving the overall urban environment rather than just the provision of specific facilities or the replacement of individual buildings;
- it normally involves properties in fragmented ownership. A degree of Government participation, including resumption, is usually involved;
- it aims at achieving comprehensive planning gains; and
- it incurs financial costs and a degree of social disruption.

"Objectives of urban renewal"

- to improve the urban environment and urban layout by replacing old and run-down areas with new development which is properly planned and provided with adequate transport and other infrastructure and community facilities;
- to minimize the problems of social disruption by ensuring that adequate arrangements are made for re-housing of domestic tenants and compensation of business tenants;
- to achieve better utilization of land in the urban area by thinning out population from over-crowded areas and making land available to meet various development needs including housing; and
- in the long term, to avoid major problems of urban decay.

"Urban renewal area" means a slum area or a blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project.

"Urban renewal plan" means a plan, as it exists from time to time, for an urban renewal project, which plan:

1. Must conform to the general plan for the municipality as a whole,
2. Must be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

"Urban renewal project" may include undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan. Such undertakings and activities may include:

1. Acquisition of a slum area or a blighted area or portion thereof.
2. Demolition and removal of buildings and improvements.
3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area.
4. Disposition of any property acquired in the urban renewal area, including sale, initial leasing or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan.
6. Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthy, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or

otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

"Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or non-residential, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

"Blighted area" means an area which, by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.

"Blighted area" also can be described as an area which is characterized by one or more of the following factors:

1. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill

health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:

a) Defective design and character of physical construction.

b) Faulty arrangement of the interior and spacing of buildings.

c) Overcrowding.

d) Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.

e) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

2. An economic dislocation, deterioration or disuse, resulting from faulty planning.

3. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

4. The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.

5. The existence of inadequate streets, open spaces and utilities.

6. The existence of lots or other areas which may be submerged.

7. Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

8. A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

9. A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

"Redevelopment" means the planning, development, re-planning, redesign, clearance, reconstruction or rehabilitation, or any combination of these, of all or part of a redevelopment area, and the provision of such residential, commercial,

industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including:

a) Recreational and other facilities appurtenant thereto.

b) The alteration, improvement, modernization, reconstruction or rehabilitation, or any combination thereof, of existing structures in a redevelopment area.

c) Provision for uses involving open space, such as:

1. Streets and other public grounds;

2. Space around buildings, structures and improvements;

3. Improvements of recreational areas; and

4. Improvement of other public grounds.

d) The re-planning, redesign or original development of undeveloped areas where:

1. The areas are stagnant or used improperly because of defective or inadequate layouts of streets, faulty layouts of lots in relation to size, shape, accessibility or usefulness, or for other causes; or

2. The areas require replanning and assembly of land for reclamation or development in the interest of the general welfare because of widely scattered ownership, tax delinquency or other reasons.

"Redevelopment" does not exclude the continuance of existing buildings or uses whose demolition and rebuilding or change of use are not deemed essential to the redevelopment and rehabilitation of the area.

"Rehabilitation" A term used especially in housing policy, for the repair and improvement of existing structurally sound property to a standard compatible with modern requirements of health and amenity.

Rehabilitation, is the redressing of conditions and the provision of infrastructure with adverse effects on land use in the area. It is implemented in areas where there is a tendency for loosing original function and haphazard growth of physical stock, creating unhealthy and dense environments. Therefore the basic

objective of rehabilitation is to preserve the characters of urban fabric and of activity pattern.

It is applicable to areas in which some degree of loss of original function is making itself seriously felt. It consists of:

a. Administrative measures controlling the use of the land and of the buildings. Removal of individual buildings and uses tend to cause deterioration of buildings.

b. Removal of individual buildings and uses that tend to cause deterioration of buildings.

c. Correction of conditions that have an adverse effect on the appropriate uses of land and buildings in the area, etc.

"Conservation" the need for conservation occurs particularly in old and historical sites of cities. Preservation of urban fabric and buildings showing basic characteristics of specific historical era or architectural quality have announced conservation policies. Keeping the original urban and architectural elements as a cultural heritage necessitates conservation, restoration, restitution activities rather than renewal of physical stock.

Conservation of the built environment may protect individual buildings of architectural or historic merit from destruction.

Conservation of the built environment;

- may maintain representative areas of our economic and social history.
- may protect individual buildings of architectural or historic merit.
- may also encourage the purposeful use of old buildings as part of a plan to enhance the quality of the environment.

It is applicable to areas generally suited to their function and of sound quality. Consists of;

a. Required maintenance of good physical condition of buildings.
b. Prevention of overcrowding of the occupancy of residential buildings.
c. Density limitations
d. Zoning regulations, etc.

"Gentrification" The inner city has always been a landscape of change, driven in different directions by fluctuating capital flows, social restructuring, and new cultural tastes. These changes manifest themselves on the housing stock and in the social character of the inner city. The phenomenon of gentrification is one such force of change that has recently become a major issue for urban areas. This term was introduced to describe the immigration of middle class people and their capital to downtown housing areas that had reviously been occupied by poor or lower class people. It represents a profound change for the inner city, since the new wave of gentrifiers is transforming old, declining housing stock into a revitalized living environment. But also causing great economic and social problems to the people who are from lower class and had to leave.

"Partnership" Today the local public sector entrepreneurship has been one of the essential tools for urban growth and revitalization. Indeed city governments (United States, Europe) have become more entrepreneurial in order to attract private investments.
In recent years, two distinct and separate literature have imerged on issues of urban entrepreneuralism. Some of the authorities advocate the advantages and successes of local public-private partnership.

In United States, according to the President's National Urban Policy Report in 1982, "state and local governments have primary responsibility for making their urban areas attractive to private investors". (US Department of Housing and Urban Development, 1982: Quated from Leitner and Garner, 1983). Forexample, the outpouring of federal dollars, which began with 701 funding in the 1954 Housing Act, has cut both ways. Federal funding has paid for large

scale planning efforts, federal funding requirements have demanded planning as a requirement for funding.

In that sense, federal support encourages the development of synoptic, unifying visions. Urban Development Action Aid Program is one of them and it is argued that this program helps the increase of job facilities. The pursuit of federal funding, however, also encourages an incremental approach. Particular grants focus the planner's attention on particular programs.

Public private partnership in UK, in such a crisis period some local authorities find the solution in public-private partnerships. They made corporations with private sector and learn how to bargain with them. They made city center and central housing districts renovation and improvement projects. In order to realize these programs the central authorities give them a "grant" and special encouragement programs.

After explaining the basic terminology of Urban Renewal phenomenon, we may continue with some case studies for understanding the urban renewal approaches in some countries.

"Urban Design Concept" The Urban Design Projects gain more importance while the comprehensive plan loses its dominance in planning profession. The master plan, or the physical structure plan is the main frame which urban design projects extracted.

There are two basic ideologies that influenced the modern urban design.

- Garden city movement of Ebenezer Howard was the first philosophy that affected the urban design modernism. This movement prefer to accommodate people in row houses, garden apartments and maisonettes.

- The second one is the Charter of Athens which was produced by Le Corbusier and the International Congress of Modern Architecture (CIAM). The basic subject matter of the Charter was the physically design of the cities. But it did not consider the social, economic and political characteristics of the cities.

The basic notions of the charter was high-rise, high-density buildings that were set in open space. Moreover, it required working areas to be separated from the residential areas. Under this circumstances, a lot of housing estates and redevelopment projects were made in socialist and capitalist countries. Whether built on previously undeveloped land or developed land much of these projects were made as replacements for old urban areas in order to demolish unsanitary housing.

However, these two developments have common design principles the both are separated the cars and pedestrians, houses and industries. In other words they separate living places from working places.

However, the early oppositions from the modern times came to these procedures. Jane Jacobs criticized the monotony and the boredom in modern cities. Although technical infrastructure of cities was advanced, crime has been increasing. That urged people to live in homogenous residential areas. That urged people to live in homogenous residential areas. Large scale privatization especially in US caused loss of control. People could not take part in the actions happening in cities.

Modern times disregard the human factor in the urban design. Briefly, it relies on Le Corbusier's "form follows function" principle. However, urban design has to consider human behavior.

Ebenezer Howard
↓
Garden Cities Movement

Regional changes in economic Activity

Le Corbusier and the modern movement

Inter-war Slum-clearance policies

Growth in Owner

Barlow Report

Wartime Growth of socialism

Need for post-war reconstruction

Other wartime reports

Post-war legislation:
Distribution of Industry Act 1945
New Towns Act 1946
Town and Country Planning Act 1947

Concensus : a coalition of interests in favour of town planning and controlling development

Confidence and certanty in urban policy.

Containment of urban sprawl : a major objective.

Late 1940s, Public led post-war reconstruction amid economic conflict

1950s, Political stability and economic growth. Private sector led urban expansion. Complacement

Early 1960s, Emerging issues: conservation; alternatives to slum clearance; the effectiveness of land use planning; traffic in towns.

Table 4.2. Influences on post-war urban renewal thinking and policies.
(Couch, 1990, pp. 31.)

Jacobs and Appleyard (1987) define the problems of moderns urban design as;

- Poor living environment,
- Giantism and loss of control,
- Large-scale privatization and the loss of public life,
- Centrifugal fragmentation,
- Destruction of valued places,
- Placelessness,
- Injustice,
- Rootless professionalism.

Therefore they propose a number of goals;

- Livability,
- Identity and control,
- Access to opportunity,
- Imagination and joy,
- Authenticity and meaning,
- Open communities and public life,
- Self-reliance and justice.

for the future of a good urban environment,

These new urban patterns can be observed form the changing street designs. As the scale of developing has grown, there has been a parallel growth of "self-contained, single-use" developments and an erosion of public street framework.(Owens, 1993).

4.1. Economics of Urban Renewal

There are many different approaches for urban renewal in the world. These approaches change in time. One of the early examples comes from the Europe. In nineteenth century, private sector forced the implementation of the urban

renewal projects. In fact, a lot of urban renewal projects were practiced in city centers. Generally urban renewal projects rests with the local municipality.

Urban renewal project consists of the social and economic forces. This organization is a complex activity. It involves a number of agencies. Four organization is the most important for the implementation of the project.

1. Legal organization
2. Real necessary resources of land, labor and capital
3. Sufficient political and community support
4. Appropriate organizational structure

Urban renewal takes place under different economic and social conditions. And it consists of agencies; central government departments and agencies, local governments, construction firms, public private partnerships and users. Many groups and organizations consist of different goals. Some group want quality in the physical environment, another group want maximum benefit. Because of this characteristics the urban renewal project have organic organization.

Now, the most important factor of the urban renewal project is the participation of private sector. Urban renewal and redevelopment project initiated with the government action till the 1970s.

4.2. Public Participation

Now, most of the urban renewal projects give priority to participation. The major objectives of urban renewal are :

- to improve the urban environment and urban layout by replacing old and run-down areas with new development which is properly planned and provided with adequate transport and other infrastructure and community facilities;

- to minimize the problems of social disruption by ensuring that adequate arrangements are made for re-housing of domestic tenants and compensation of business tenants;
- to achieve better utilization of land in the urban area by thinning out population from over-crowded areas and making land available to meet various development needs including housing; and
- in the long term, to avoid major problems of urban decay.

Participation would reduce owners' resistance to redevelopment and enable them to join in the outcome of the redevelopment project. However, where lots are in fragmented ownership, it is difficult to persuade a large number of owners to agree to redevelop and on the terms on which redevelopment should be carried out.

Nevertheless, urban renewal program should offer the option whenever practicable, particularly to owners of single lots capable of separate redevelopment and to those who are financially and in other respects capable of participating.

4.3. The Problems of Urban Renewal

First problem, The increasing dilapidation of parts of the urban area. Many land lots are in multiple ownership. To assemble individual properties into lots capable of comprehensive redevelopment, numerous separate legal interests have to be acquired first. This is difficult and sometimes impossible. The problem may be further complicated by the existence of defective titles and untraceable owners.

Second problem, urban redevelopment necessitates relocation of residents and businesses, resulting in high financial and social costs. The need to improve the

urban environment, relieve overcrowding, upgrade infrastructure and raise housing standards

Third problem, there is a popular belief that redevelopment must be highly profitable. This may have been the case in the past, but is no longer hue today. The value of redeveloped properties may not cover redevelopment costs, particularly when there is little or no increase, or even a reduction in development density after redevelopment. The problem is increasing as many low-rise buildings have already been redeveloped and obsolete medium-rise buildings present fewer opportunities for plot ratio gain and are more difficult and expensive to acquire.

Most critics of urban renewal have emphasized its failure to recognize the human ingredients in the activity. In an urban renewal program the housing of lower quality would be replaced by better structures. After reconstruction housing area would be improved and the housing conditions of the lower-income families. And then two conditions occur:

1. The demand for the new units came from families have vacated households or from families who would have moved in any event.
2. The dwelling units released by the families who were induced to move became available to lower-income households who in turn were drawn into the market and released their homes to still a lower income group. This process continued until finally the families originally displaced were served by dwelling units equal in number.

After explaining the basic terminology of Urban Renewal phenomenon, we may continue with some case studies for understanding the urban renewal approaches in some countries.

Chapter 5. THE PRACTICE OF URBAN RENEWAL–SELECTED EXAMPLES

Our examples show that only the local government action can channel the benefits of growth and the costs of decline in a renewal project. However, the role of the government is far different from the modern times of planning. It is learnt that the state intervention does not permanently solve for capital the problem of dealing with popular demands for a higher standard of living.

Moreover, the renewal action generally takes place in inner parts of the cities. This can be a historical neighborhood, a slum or a CBD. But the common characteristic of them is all the projects initiated by a local government. Furthermore, the renewal process mostly depend upon the spatial displacement of lower-income and minority groups. This relocation process is caused reactions in most of the examples. However, the projects where the community participation realized successfully (like Germany example) these reactions could be minimized.

We see that the definition of target population became an important issue in urban renewal that all of the successful examples have planned for local interest groups. Moreover, huge relocation of poor people create a tension within the city.

In this chapter, Urban renewal approaches of 9 countries from 3 continents with many case studies are given. The countries are; USA from Continent of America, South Korea, Singapore, China and India from Asia and UK, France, Spain and Germany from Europe.

5.1. United States of America

The most significant policy undertaken by a wide range of cities since World War II was that of urban renewal. American urban renewal program began in 1949 as

a deliberate national public policy. This is legalistic shorthand for the provision of the Housing Act of 1949. The landmark 1949 Housing Act enshrined the worthy goal of "a decent home and suitable living environment for every American". Since 1954 urban renewal programs have changed the face of many downtown areas and displaced millions of low-income citizens.

In 1960s urban renewal was abroad in the land. Cities from coast to coast, seized with notions of "progress" and "modernization," were gleefully demolishing their downtown, leveling historic buildings, rooting out their poorest residents. More often than not the displaced were minorities, who bitterly nicknamed the federal program "Negro removal."

The city took advantage of poor people, uneducated people who were actually afraid to stand up for themselves. Those communities were not well-organized. They were poor neighborhoods, but neighborhoods where people knew each other. People helped each other. They were poor, but livable.

To focus the urban renewal Government bodies showed great attention. And tried to canalize great deal of money from their budgets. For instance, Urban Renewal Authority; is an entity that city could use to buy and sell property for development purposes, through profits made on development projects. And also supports financial assistance programs.

Yet the money which came from financial assistance programs, went to demolition experts, to architects and developers and construction workers, to a small army of government bureaucrats and relocaters, and even to slum lords who'd bought up property in the neighborhood. The money did not solve the problems of the poor: It simply moved them out of sight. And in some cases, it impoverished them.

Most of the critics concede the lethal trauma of urban renewal had at least one lasting benefit. It raised consciousness about historic preservation, and led to the formation of the numerous historic districts that today ring the downtown.

The main urban renewal areas were generally the inner city slums or blighted areas. Urban decay is something to do with social way of life. Highly social problems should be solved to overcome the urban and social decay. Practical solutions to costly social problems are;

- To improve public health and curb rising health care costs,
- To boost the economy,
- To improve education,
- To improve public safety,
- To prevent crime, violence and drug abuse,
- To rebuild the inner city, plan and finance urban infrastructure and housing that improve health, reduce crime, and restore a sense of community. The administration would promote the development of non-polluting automobiles and public transportation, human-scale housing that discourages crime and supports neighborhoods in which families can grow and prosper, and the development of more parks and green spaces. *(http://www.natural-law.org/UrbanRenewal.html)*

We have always known how to do urban renewal, but the trick has always been how to do it so that the people who already lived in an area would be able to get equity in the improvements.

The most important criticism of urban renewal is that not thinking about providing jobs to residents but giving the best job opportunities to people outside so unemployment residents may turn to crime and drug traffic. The concentrations of poverty and crime in many of these areas incubates miscreant

behavior and taxes our social fabric. That is way to overcome the social decay, should take the big part of the Urban renewal process.

Another important point is; The geographic realities of metropolitan development have a common characteristic throughout North America. The automobile, federally subsidized transportation infrastructure, and the "American Dream" of the single-family dwelling, have segregated metropolitan populations into low-density commuter suburbs and higher-density communities served by public transportation. The car-full suburb provides residents with their own yards and low-traffic streets and public spaces amenable to children. The car-free high-density neighborhood generally provides pedestrian access to restaurants and shops; is near the city's cultural amenities; and has easy access to public transportation. The streets and public spaces of these neighborhoods are bustling.

So that vision made people leave the inner cities and tend to move to the suburbs. Those places that people left for moving to the suburbs, had been replaced with poor people who could only afford those low rent places, and who had to opt to public transportation.

In general, people of similar social standing live near together. The federal government policies, had forced the African-Americans to remain in ghettos or in public housing projects that were built in ghettos, and ideal American families in the rich suburbs of the country. There was no policy or plan in trying to provide decent living environment and equal housing opportunities.

5.1.1. Lafayette Park, Detroit

Lafayette Park is an example of relocation slums is an inner-city residential development area in USA. There are also good examples of urban renewal implications. Lafayette Park is one of them.

Lafayette Park is a residential redevelopment area carved out of the slum directly adjacent to the CBD in Detroit. The history of clearance and renewal plans for the project is long and complicated. After almost 10 years of delay, construction was begun in accord with a design created by Mies der Rohe. And in 1958, the first structure, a high-rise apartment (Lafayette Pavilion) was opened for occupancy. About a year later, 186 single, low-rise units of the attached row house type were completed. Despite their rather cost, the high rise units were rented promptly; however, most of the single units that were intended for sale to families on a cooperative basis stood empty.

Fig.5.1. Urban Renewal (Detroit)   Fig.5.2. Urban Renewal (Detroit)

A number of years elapse between the first tentative designation of a neighborhood for urban renewal clearance and the loan and grant contract. During this period, neighborhood people wonder about the city's intentions, and rumors circulate. Detroit Housing Commission (DHC) has the task of helping them go. At the time of acquisition, DHC personnel make an inventory of all on-site residents and collect information on their characteristics and housing questions.

A combination of working sessions and community meetings allowed residents to dialogue and express their opinions on the neighborhood planning. "Outsiders" to the neighborhood were also often given walking tours of the area

to obtain a better perspective of the issues at play. DHC organization assisted greatly with technical and design aspects of the revitalization plan.

The Goals:

- To provide a framework for the redevelopment of the area that respects the existing community by bringing the community in as a partner in the development of the plan,
- To provide services, health, cultural and educational, recreational and commercial opportunities that are currently not available and to reinforce those that currently exist and are desirable,
- To support economic development anchored on the existing strengths and successes that community residents, businesses and institutions have achieved,
- To become a desirable place to live.

Fig.5.3. Urban Renewal (Detroit)

Fig.5.4. Urban Renewal (Detroit)

Summary of Lafayette Park:

1. The rental opportunities can be an effective way initially to attract residents to a community where there is a large element of experimentation or uncertainty.
2. The physical features of a dwelling are usually more readily compromised than the social characterics of a neighborhood.

3. The Neighborly interaction is not confined to suburbs or slums, nor is it a consequence of length of residence. It results from certain physical arraignments, together with shared life styles and is intensified by newness and the sense of being united in a common enterprise.

4. The substantial proportions of black residents are accepted if they are of similar socio-economic status and if white residents see little likelihood of the neighborhood becoming predominantly black in the future.

5. The differences in social class are of the most important in residential decisions.

5.1.2. Lowell, Boston

Lowell is a working class town once dominated by the textile industry, and still dominated by mills and canals. Lowell is a town with 100000 people, some 20 miles north of Boston. The key to its transformation was seeing its heritage as an asset and not just a liability. The first improvements to the Main Street were made under the Model Cities program in the 1970s. Pavements and shop fronts have been beautified, with extensive tree planting, landscaped courtyards and car parks, and period street lighting, while shopkeepers have taken up the theme by eliminating clumsy neon signs. These efforts are now being coordinated by a Main Street Coordinator, appointed through the National Trust for Historic Preservation.

Fig.5.5. Aerial view of North End, July, 1958
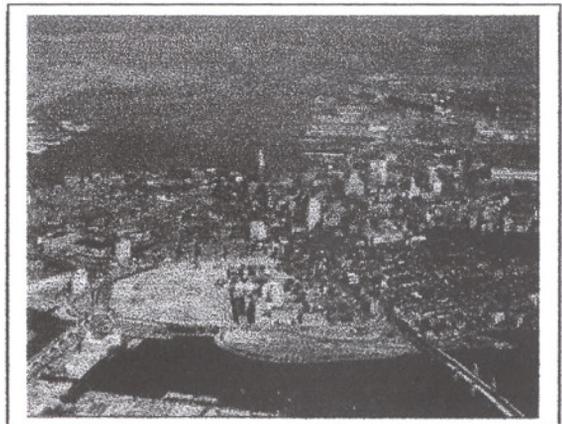
Fig.5.6. Same view, Sept., 1960, completely destroyed.

However, the main innovation in Lowell was the designation of the town as the first National Urban Historical Park in 1978. Now the National Parks Service plays a leading role in stimulating interest in the town, with a government investment of over $40 million. The main facilities are provided in an interpretation center on the ground floor of a 260000 ft^2 mill, whose upper floors have been converted into apartments for elderly. Attractive landscaping with sculpture, fountains and banners, a food hall with seven types of fast food, and artists' galleries, provide a focal point for tourists. From there visitors can take one of six tours run by Rangers, who in the summer are supplemented by students, with riders on a replica trolley car, and a canal boat. Lowell draws some 500000 visitors a year.

Perhaps the greatest achievement has been to persuade the developer of a Hilton Hotel to locate it downtown, by a restored set of locks. The microcomputer firm of Wang assisted by locating their training center opposite. Wang now employs over 15000 people in the town. Both these new built schemes have brought increased activity, and spending power to Downtown. From all investments of $170 million investment the ratio of public investment to private is 1/14. (Falk, N. 1986).
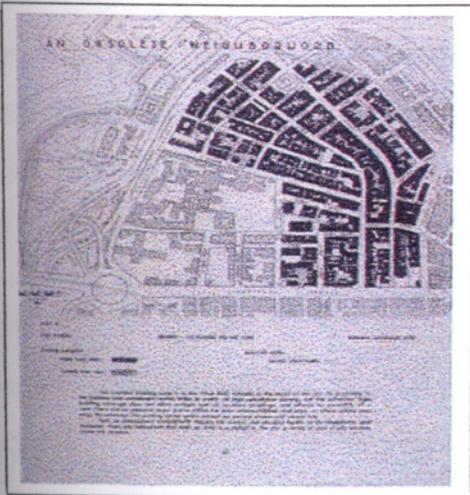
Fig.5.7. Boston City Planning Board's December 1950 Map of "an obsolete neighborhood."
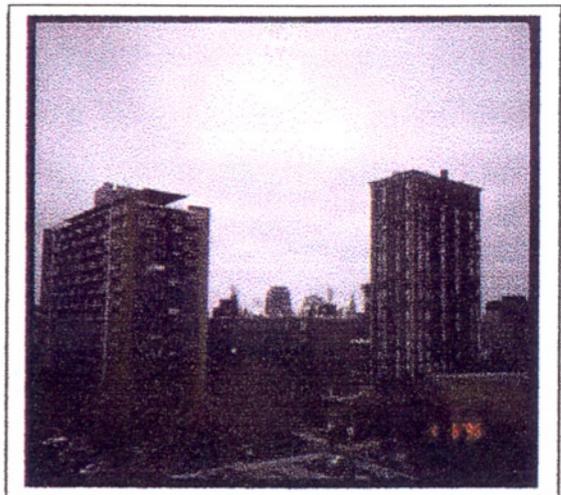
Fig.5.8. These vertical grids, condominiums and apartments, also emerged where once a Community lived.

5.1.3. Las Cruces, New Mexico

Citizens Bank of Las Cruces was the high and lone bidder on the first tract of land offered by the Las Cruces Urban Renewal Agency for redevelopment in January. Gordon Herkenhoff and Associates, engineers; Las Cruces Urban Renewal Agency staff members; city personnel and representatives from Maddox and Horne, engineering firm, met in an effort to finalize street and utility plans for the Downtown Urban Renewal project.

In 1970, The Las Cruces Urban Renewal Agency acquired seven parcels of property within the district during the month of January expending $112,300. This brings the total amount spent for direct purchases of 124 parcels to $2,653,350. A total of 198 plots are to be acquired. Twenty-four are in condemnation, with others being processed for condemnation proceedings.

The Las Cruces Urban Renewal Commissioners approved an Amendatory requesting $3,140,346 in additional grant-in-aid funds from the Federal Government, bringing the total net project cost to $12,455,247. The Amendatory extended the Project one year. Additional funding would provide for street and utility work in the 94 acre Urban Renewal Downtown Project as well as purchasing additional properties that were not included in the original plan. Some properties that were thought to be rehabilitable have been found not to be so and owners desire to sell them.

The City of Las Cruces got another chance at a flood control project financed partly by federal funds. The Mayor received a letter from the Army Corps of Engineers, giving the City the go-ahead with the project, providing it can come up with funds by the end of 1970. The new Corps of Engineers district engineer, indicated that the corps would accept an alternate drainage route.

A recommendation that 500 units of public housing be constructed in Las Cruces by 1972 was made to the City Commission by the Citizens Advisory Committee in February. The statement said its purpose is to call the Commission's attention to the disparity between the need for and availability of public housing for low income families and elderly persons here.

Relocation Department Activities

The objectives of relocation are that:

1. families and individuals displaced by an urban renewal project be provided the full opportunity of occupying housing that is decent safe and and sanitary, is within their financial means is in reasonably available on convenient locations and a non-discriminatory basis.

2. Displacement shall be carried out with a minimum of hardship to site occupants.

These objectives have been foremost in the relocation of displaces within the Las Cruces Urban Renewal Project. The relocation staff, with assistance from the local agencies and real estate personnel, have succeeded in following these **objectives.**

- Approximately 80% of the homes previously located in the downtown project area would not meet city codes as standard dwelling units due primarily to overcrowded conditions.

- Various relocation oriented programs as outlined by HUD provided lower income displaces with necessities which would not have been available otherwise.

- The Replacement Housing Grant has given many owner-occupants up to $5,000.00 which, when added to the acquisition price of their previous home has helped in the purchase of suitable housing.

49

- Several persons were placed in public housing which has improved their standard of living and lowered their rent expense.

Following is a breakdown of relocation expenditures to date:

• Settlement Costs	$ 42,896
• Families and Individuals Moving and Storage Costs	5,446
• Additional Relocation Payments	7,121
• Replacement Housing Grant	118,275
• Business Moving & Storage	92,305
• Small Business Displacement Payment	132,500
• Direct Property Loss	52,654
TOTAL	$451,197

In the year 1970, the Local Public Agency awarded demolition contracts totaling $24,114. To date the Local Public Agency has awarded demolition contracts in the amount of $38,587. All demolition work by contracts has been accomplished by local contracting forces employing local labor, therefore, retaining money within the area. A total of 229 structures have been removed to date with 33 remaining structures to be demolished. Of the total structures removed 130 were living units.
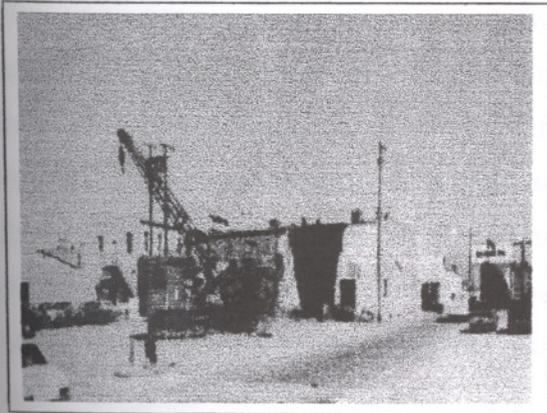

Fig.5.9. Demolition and Site Clearance in progress corner of Main and May.
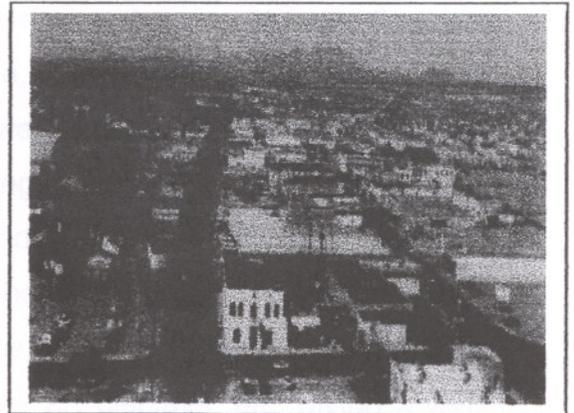
Fig.5.10 Aerial view of Urban Renewal Project Area.

A total of 48 structures for rehabilitation are in the approved Urban Renewal Plan; of this amount 17 jobs have been started and 12 have been completed. Rehabilitation work was accomplished by local contractors whereby monies

spent remained within the local economy. A total of $67,816.00 was obtained for rehabilitation work under the 312 Loan Applications. An additional $185,700.00 has been spent by private individuals towards rehabilitating their structures.

Summary of Project Requirements

The beginning of the new 1970 calendar year brought the entire Urban Renewal Project. Las Cruces and Local Public Agency were consulted regarding the workability of approved Urban Renewal Project to determine that adequate and complete utility systems, traffic patterns, street lighting, off-street public parking, storm drainage systems, police and fire protection systems and an attractive Central Business District would be provided at completion of project.

This review, when completed, indicated that the then existing Urban Renewal Plan did not provide all the requirements necessary for a well-designed, complete and suitable project upon completion.

Main Street was originally planned for a semi-mall with sidewalk canopies and vehicular traffic. The narrow sidewalks and the narrow width of the street planned as semi-mall would cause many problems in the way of traffic flow and appearance establishing an inefficacious area. To overcome this, Main Street from Mountain Avenue to Bowman Street was redesigned to removal of all vehicular traffic and construct a free standing canopy the full width of Main Street and seven blocks in length. This canopy will be constructed whereby 60% will be covered and 40% will be open. The Main Street area under canopy will be rebuilt providing landscaping with trees, shrubs, flowers, fountains, rest areas, areas for concerts, auto or boat shows, art displays, etc. giving a well-balanced restful and enjoyable atmosphere to the Downtown Central Business District.

All streets within the Urban Renewal area, with the exception of streets vacated by the City to be incorporated with redevelopment areas, have been redesigned

to provide wider streets for better traffic flow, better drainage for surface run-off water, to replace old narrow, rough, uneven streets and sidewalks and to allow for new utility systems.
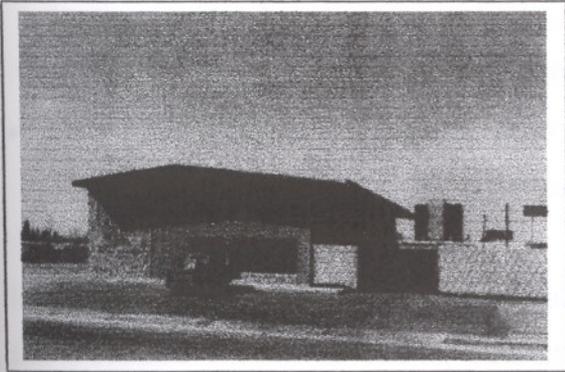
Fig. 5.11. New location Central Plumbing
Supply. Relocation

Fig. 5.12. Construction underway .
Irrigation Lateral.

Contracts have been awarded by the City for the construction of new utility systems and it is planned for Las Cruces Urban Renewal Agency to award contract for all street work and the construction of canopy for Main Street in March, 1971. It is anticipated through phasing of work that street work will be completed by the end of 1972. Another indicator of the general economy of an area is the record of the building permits issued. The following information was secured from the City of Las Cruces:

1970	No. of Permits	$
New Single Family Residences	150	1,857,470
New Multi-Family Residences	9	1,744,576
New Commercial Structures	40	1,738,630
TOTAL 1970 Permits	199	$5,340,676

Urban Renewal in Europe (United Kingdom, France, Spain, Germany)

The Early examples of urban renewal in Europe were executed in the rebuilding of war-damaged cities. The replacement of old buildings by new ones, the conventional form in which cities have always renewed themselves, is in abundant evidence, visible especially in office skyscrapers.

Three main kinds activity which dominated the urban renewal in Europe:

- State-led housing clearance and replacement of buildings;
- A general reduction in inner-city housing and industrial densities which facilitated the takeover of those areas close to the city center by more profitable office and shopping activities;
- Redevelopment of city centers as the density of existing office and shopping areas increased to meet rising demand.

In France renewal plans are incorporated within general urban plans. Renewal plans include a detailed social, economic and physical survey of the area and proposals for the new distribution of land uses as well as for the massing and inner-relationship buildings. In Switzerland the degree of integration is similar to that in France, with control of the redevelopment effected by the establishment of building lines, the restriction of the height of buildings and the use of a floor space index. In the United Kingdom, plans for "areas of comprehensive redevelopment" may be included in Development Plans and the proposals shown in some detail as part of the Town Maps for urban areas within the countries, which are the planning authorities.

5.2. United Kingdom

The organization is an important feature for urban renewal project. Britain is a good example to explain this. Buildings come and go, their occupants change, the uses which they accommodate alter, but the urban structure, the layout of streets and public spaces around buildings remains fixed for long periods of time. Change in urban structure occurs only when a massive rebuilding program is under way. Disasters, natural or man-made, provide such an opportunity. In London, restructuring of large parts of the urban fabric followed the disasters of the Great Fire of 1666, and the Blitz of Second World War, and the period of Victorian investment in railways, the Underground and other infrastructures. Big

Bang of 1986 is the generator of another phase of change in the City's fabric, reshaping not just individual buildings but large sites.

Thatcher governments have all but abolish planning since 1979. The idea of bringing private sector into the large scale redevelopment projects has been strongly prompted by the Conservative governments since 1979. The results of this idea was first seen in the establishment of Enterprise Zones and Big Bang. *(Brindley, T. Rydin, Y. Stoker, G.1996)*

Big Bang occurred in October 1986 with deregulation of the Stock Exchange: the removal of fixed commissions, a change in the way in which business is transacted which requires the injection of large capital sums and the removal of restrictions on ownership of brokers and dealers. This has resulted in the entry of newcomers into securities trading. Electronic trading was essential to Big Bang. Telecommunications and wide application of information technology are now fundamental to the operation of the city as screen based trading has taken over from face to face trading.

Deregulation has been accompanied by increased internationalization of the city as securities are increasingly traded on an international basis. The largest US and Japanese investment banks and the others have moved into the City and expanded. British merchant banks have been merging with stockbrokers and jobbers to complete. These changes have significantly increased and altered the demand of City office space. There is growth in demand for space and especially growth in demand for large building suited to the requirements of the bigger investment banks; large floor plans; deep column free space suited for trading floors; high floor to floor height to give adequate space for cables and air conditioning ducts. Much of the City's stock of office space is now obsolete, unable to meet these requirements. Two responses from private developers have followed: pressure to redevelop large sites in the City and its immediate fringe, or escape from the City by redeveloping large sites in the City and its

immediate fringe, or escape from the City by redeveloping large sites as alternative locations for financial companies.

By May 1986, a new local plan was produced radically and overtly aiming to promote office development in the City. Large scale private redevelopment's were increased with this plan.

The Big Bang boom is rapidly changing the layout of the City and its fringe in three ways.

- First, large buildings are being inserted into the existing urban structure wherever possible.
- Second, Big Bang is creating the opportunity of shaping large sites to new design principles.
- Third, internationalization of the City's financial institutions has been followed by internationalization of its property industry.

As a result, the character of inner city policies has been changed radically by the Government, with the main emphasis given the strengthening the role of the private sector of the economy and limiting the role of public sector, particularly that local authorities." With this change has come less direct concern with the social and economic problems of inner city residents, to be replaced by an emphasis on private sector business realizing the commercial potential of unused inner city land. This has been associated with a change in the spatial focus of inner city policies, most clearly seen in a comparison of the "flagships" of inner city policies in the late 1970s and the 1980s". *(Cameron, S. 1992, p.14)*

5.2.1. Glasgow, Scotland

Since the Victorian times Glasgow Eastern Area has provided the base for many heavy and manufacturing industries, but by 1976 it was showing classical signs of inner city deprivation and decay. The economy was suffering and as a result

there were many closures and a substantial loss of jobs for skilled and semi-skilled workers. Slum clearance and redevelopment further disrupted local communities. The population had declined to less than half of the 100000 residents. Many of those left behind suffered unemployment at higher than regional averages and there was also a high proportion of elderly, handicapped and other vulnerable groups. Household incomes were low and sickness and morality rates high.

The Glasgow Eastern Area Renewal Project (GEAR) was launched in May 1976 as a multi agency partnership between a range of public sector organizations, with Scottish Development Agency (SDA) taking on a coordinate role. The aim of the project was nothing less than to bring about the comprehensive social, economic and environmental regeneration of the Glasgow Eastern Area and create conditions for the development of a balanced and thriving community. Six basic objectives was prepared by SDA for Glasgow Eastern Area Renewal Project (GEAR):

- to increase residents' competitiveness in securing employment,
- to arrest economic decline and realize the potential of GEAR as a major employment center,
- to overcome the social disadvantages experienced by residents,
- to improve and maintain environment,
- to stem population decline and engender a better balanced age and social structure,
- to foster residents' commitment and confidence.

Glasgow Eastern Area Renewal Project has also had to bend its priorities to meet the objectives of the Thatcher administration from 1979 onwards. Private sector house holding has been brought into the area on the back of public sector land reclamation and environmental improvement, supported in the early stages by various grants and subsidies. *(Brindley, T. Rydin, Y. Stoker, G. 1996,)*

Fig. 6.13. Demolition of old buildings in the East-End as part of the Glasgow Eastern Area Renewal Project.

Fig. 6.14. New housing is attracting people back to the East-End.

For the Glasgow Eastern Area Renewal Project, a substantial £400 million of public expenditure went on land and property related schemes over the period 1976-86. Nearly two thirds of the total was invested in housing. This helped to rehabilitate and modernize the existing stock and to provide a wider range of new housing opportunities, both for current residents and for people returning to the area from other parts of the city. Additional public expenditure was on environmental improvements such as stone cleaning, street scaping, clearing obsolete buildings, and upgrading derelict and abandoned land. Coordinated with the housing rehabilitation, this went some way towards altering popular perceptions of the East End. It was also one of the factors that attracted private house builders to the area for the first time, making it possible for residents who wanted to buy their own new homes in the district to do so.

Glasgow Eastern Area Renewal Project had a number of other positive effects. There was a definite improvement in housing standards and amenities for most residents as a result of the refurbishment program. Public organizations involved in the project ensured that people were consulted more extensively than is often the case in urban renewal schemes. People on low incomes were not priced out of the area, because the cost of the improvements was met largely by public subsidy and most houses stayed in public (council and housing association) ownership. They were still allocated according to need rather than ability to pay.

A more fundamental limitation was the inability of the project to make much impact on the underlying economic situation. Substantial resources were directed towards housing and physical renewal, but less was done to strengthen the local economy or, more to raise the skills and incomes of local people. Job losses in the area continued after GEAR was established, and at a pace faster even than in the rest of Glasgow. Local unemployment rose continuously during the life time of the project, as it did throughout the city. Recent research has established that GEAR had no noticeable effect on economic decline nor on the employment prospects of local residents. However, a range of grants and incentives, such as LEGUP (Local Enterprise Grants for Urban Projects), have been used to assist business in GEAR.

"Only little efforts was made to recruit and train unemployed local labor. People who were not in a position to look for jobs, such as pensioners, lone parents, sick and disable people, needed improved welfare benefits, which on the whole they did not receive. For these and other low income groups having difficulty affording basic needs such as heating, the better physical environment was a limited achievement. Gentrification has been avoided in much of Glasgow, but has occurred in many improvement areas within more prosperous cities".(Turok, I. 1992, p.361)

The attraction of private sector investment in fields other than housing has been severely limited. Also two points were disappointing; the first is in the provision of shopping facilities, where private sector willingness to invest has been limited, no doubt a reflection of the weak state of the local economy and low income levels in the area. The second is in the field of Transport. (Brindley, T. Rydin, Y. Stoker, G. 1996)

5.2.2. Swansea, Wales

The Lower Swansea Valley, used to be a classic example of industrial dereliction and wasteland. By the 1960s the city's employment base was suffering structural change. The metals industries had closed, also the old North and South Docks had closed, and the surrounding land was largely unused and derelict. In 1961, 800 acres were covered by slag heaps, spoil and derelict works. Revitalization of the city center, Lower Swansea Valley, central area fringe and the seafront in the cornerstone of Swansea's program for regeneration which is following fundamental changes in the local economy. Development is proceeding fast. The central shopping area has been expanded, and new recreation and sports facilities provided. A marina has been built. New housing neighborhoods have been created, and an Enterprise Zone is rapidly developing.

A high standard of design has been realized in most of these projects. The lesson from Swansea is not solely about design solutions, it is about the role of comprehensive planning and implementation in the establishment of major projects and the role they can play in revitalizing the city.

The program has been possible because of the physical opportunities, their recognition and incorporation into a comprehensive regeneration strategy, a political commitment to, and public consensus on that strategy; and because of widespread City Council and ownership and an aggressive and opportunistic approach towards implementation, in particular the use of public resources of land, finance and skill to lever further public and private investment. The city of Swansea also had a marketable product.

Re-use of the derelict core was fundamental to the citywide planning strategy. Plans for the area saw it as an assets of attracting new and consolidating existing, industrial and commercial investment and for encouraging housing and

recreation development. More than this it was seen as an opportunity to reorganize the city's spatial structure to provide a diverse, rich core for the suburban communities, and an opportunity to enhance to overall environmental quality and an character of the city. The aim has been to create something special; such as, five interrelated parks: Enterprise Park, Leisure Park, City Park, Maritime Park and Riverside Park.

Successful revitalization needs based on local needs and opportunities. It requires commitment and also flexibility on details to enable response to new opportunities and changing circumstances. In Swansea the plan has been comprehensive but the implementation opportunistic. All forms of public finance and investment have been sought. Government initiatives have been pursued, partnerships with private sector have been made. There has been a corporate approach.

Lower Swansea Valley has been resorted by a multiple approach carried through by an entrepreneurial city administration. "Swansea has shown that whilst in recent years it has become very fashionable to criticize town planning, a comprehensive but adaptive planning framework is a significant element in the revitalization process".   (Osborne, T. 1986, p.128).

5.3. France

The problem of urban renewal is not new in France. Many regulating orders have been established in the course of centuries to solve this problem. Contradictions of wealth and impoverishment are startlingly clear in major cities. In Paris, the enduring legacy of President Mitterand, lies not in the politics of social reconciliation but in monumental architecture such as the Loure's pyramid of glass by I.M. Pei and the giant office complex, the Grand Arch at La Defense. But sweeping vistas of space and grandiose buildings contrast sharply with severe problems of poor housing and joblessness. Chief victims are vulnerable groups of Parisians. Many are denizens of congested older quarters and low

wage immigrant African, Afro Caribbean, North African residents of "insalubrious" slums, hostels, and isolated public housing estates on the urban periphery.

Early in 1996, the French Prime Minister, Alain Juppe, put forward a plan to boost 700 deprived areas with a subsidy of 15 billion francs, making it one of the largest French state projects in history. Reports says that the riots and unrest in the suburbs and some of the worst slums of Paris and French cities last year was a crucial factor in his decision.

5.3.1. La Défense, Paris

La Défense - EPAD (Independent organ operating under public law charged with the development of the La Défense region) which established in 1958 is an industrial and commercial body instructed by the government to develop the vast La Defense region (750ha). It acts on behalf of central government and local authorities in carrying out town planning studies and executing the major necessary infrastructures works.

Rather than constructing buildings, it sells the construction rights to investors. This represents its main source of finance. The EPAD ensures the financial management of the operation. It is involved in local developments and financially participates in major operations such as the Grand Arche and the extension to the metro. It is currently involved in the underground construction of the A14 motorway.

The EPAD is run by an administrative board in which central government and local authorities are represented in equal numbers. Central government has always expressed its desire to complete the La Défense operation in collaboration with the private sector and local authorities without any contribution being made by the tax payer.

The first blocks appeared on the skyline in 1965. Having acquired the sites, occupied by some 9000 housing units and several hundred industrial and artisan establishments, the EPAD rehoused around 25000 people and created an industrial zone.

In 1970, the construction of the RER rail link placed Arc de Triomphe at four minutes distance from La Défense and demands for office space began to multiply. In 1972, the tower blocks fell into disrepute. The oil crisis and over production of office spaces had a particularly negative effect on La Défense.

In 1978, the La Défense plan was adapted to meet new company requirements and a third generation of more economic, naturally lit buildings incorporating the latest technologies was born. Although officially completed in 1988, central government extended the EPAD development program through to the end of 1992. The Grand Arche completed in 1989.

In 1990, the EPAD was given an important task that the extending the Great Axis from the center of Paris to La Défense westward to the Seine through the Grand Arche. In 1995, Quartier Valmy, located on the other side of the ring road, providing office space for small and medium size companies. *(Info Defense, 1993, Paris)*

La Défense is now the largest business park in Europe. Its economic power is known and recognized throughout the world. Of the nearly 110000 people working there, over half hold executive positions. The 1200 companies employing staff, including a large number small and middle sized companies, have a shared turnover equivalent to that of French national budget. Fourteen of the twenty largest French companies have their head offices in La Défense. Thirteen of the fifty largest groups in the world, such as IBM, Mobil, Apple, British Telecom, Hoechst, etc. have offices at La Défense.

La Défense is not often thought of as a resident area. Nevertheless, 20000 people live in the Business Park and 15000 in the Quartier du Parc. New housing areas located around extension to the Great Axis will be built in the near future.

La Défense was created in 1958 with the construction of an architectural masterpiece, the CNIT, with its curved, floating roof delicately resting on three load points. Its latest monument, the Grand Arche, is also a great architectural masterpiece. its perfect cube weighs 300000 tons, that is to say 30 times the mass of the Eiffel Tower. Its surface is covered by 5 acres of marble panels and 6 acres of glass, creating an impression of extraordinary purity. The interior of the cube could envelope the Champs-Elysées in the breath and Noter Damein height.

Between these two extremes, three generation of tower blocs designed by some of the world's greatest architects, have succeeded one another. The tower blocks increased in height to 200 m, based on American standards. *(Info Defense, 1993,)*

Paris is a city which has the biggest tourism income with approximately $60 million per year. And La Défense has an important amount in that income.

5.4. Spain

5.4.1. Madrid

The City of Madrid had large slum areas stemming from the immigration from rural areas in the 1950s and 60s. To improve living conditions, a broad based program to transform these run-down areas and provide affordable housing was begun. While the initial policy stemmed from the municipality, citizens groups and neighborhood associations were organized and have since taken over the

planning process. The renovation process has affected 30 suburbs, amounting to 38,000 dwellings and 150,000 persons.

At the end of the 70s the South-eastern periphery of Madrid was a model of southern mega city rather than a modern European city, surrounded by suburbs without any urban amenities that were gathering an increasing rural population (around 150.000 persons) which lived mainly as hired labor for the construction sector.

The process for remodeling the dwellings began with a reaction to an urban renewal plan that included the expulsion of current residents. Land areas which were initially peripheral had gained centrality in the course of time, increasing the expectations of real estate agents with speculative interests. The move to relocate current residents to even further out-lying areas to allow for rebuilding of higher priced buildings is one consequence of those types of this phenomenon. This provoked the persons who were to be affected. The Madrid neighborhood associations started a powerful movement in favour of the dwellings. Within the framework of the democratic transition in Spain, this led to the development of a process as singular for its public participation and public neighborhood control as for its dimensions.

The essential features of the remodeling of Madrid can be characterized superficially as follows: renovation efforts which are wholly protagonised by the neighborhood associations movement in Madrid that reached its climax precisely as a function of this process; the permanence of the residents of the shacks and officially ruined dwellings is guaranteed to stay on the same ground which they formerly occupied, without recourse to any expulsion process; the temporary relocation of people is being handled by the neighborhood associations; the neighborhood organizations control the construction of dwellings and suburbs; new dwellings are being built and handed over to those who live in the area after the old swellings are torn down in order to prevent

problems of occupation and generation of new uncontrolled demands; a tight relation between neighborhood organization and technicians is being built up; the rapidity of the process (less than a decade) that is the equivalent of building a medium-sized town; the model of built city, under the principle of building dwellings by creating an entire city; the acquisition of a new dwelling does not exceed in any case 10 % of the renting family's income, and the rest is supported by the city administration.

The city administration acquired the necessary rights to the land and financed the renovation process. In the case of Vallecas, where the dimension of the renovation was tremendous (12,000 dwellings and almost 40,000 beneficiaries), a mediating body was created - OREVASA. This body, of mixed type, is formed of the administration and the residents (the latter being in the majority). The management of OREVASA allows that the remodeling in Vallecas is done in the time and place foreseen, using adequate financial instruments.

The financing is being done in the following way: the neighbors contribute a 5% entry fee. The administration then contributes up to 20 % and provides low interest loans over a 20 year span for the remaining 75 %. In Vallecas, OREVASA is designing a financing model based upon agreements with financial entities in which the residents buy the land where the shacks once stood in exchange for favorable interest payments for new dwellings.

The renovation can be seen as a success, when evaluating it globally in reference to the objectives of:
- providing adequate housing;
- keeping the people on the colonized land;
- creating a city by using criteria of urban quality.
- vertical integration and social cohesion;
- a basic coverage of basic needs;
- improvement of the quality of, education, health, culture, and leisure;

- development of intense processes of social participation;
- development of a directive role for residents' associations;
- total access to information and influence on the decision making processes.

Although these objectives have been achieved, new problems arise for the residents once the economic crisis is taken into account, and the lack of an integration scheme that socially integrates the residents - not only through their dwelling requirements but through education, employment and other programs. Among the aspects of the renovation process that could be improved are, first of all, that housing policy alone does not resolve all the problems if it is not linked to a program of integration - a city cannot be made without making citizens. Secondly, the need to integrate more strongly environmental aspects in order to generate a city on the way towards sustainability

5.5. Germany

After World War II the tremendous demand for housing in Europe was met mainly through new construction. Most of the construction was in the form of public housing at the fringes of the central cities, where undeveloped land was available for large housing estates. In West Germany the new estates, which varied in capacity from 25000 to 75000 residents, were criticized increasingly for their monotony. A change in policy began with the urban improvement act in 1971. Its main purpose was urban renewal in those areas.

Among the variety of goals pursued by the local jurisdictions, three are typical;
- to improve housing conditions, for lower class residents of the inner city,
- to attract middle and upper classes to inner city residential areas,
- to improve the infrastructure of those areas.

The goal of attracting the middle and upper classes to inner city areas actually is a composite of two contributing goals; Reducing their out migration to the suburbs and including them to move back to the city.

Since the latter goals require high quality dwellings at high rents, urban renewal has been criticized as "luxury modernization" that displaces the elderly and poorer households and reduces the total housing supply in the renewal area. Empirical data from Munich, Cologne and Frankfurt support that view.

In the late 1970s urban renewal programs were supported by three trends.
- First, less federal financing was available for large new housing estates.
- Second, along with criticism of the new estates came a change in esthetical values, a nostalgia for old buildings and facades, reinforcing the conservation - restoration trend.
- Third, by the end of the decade there was a considerable shortage of low rent housing in big cities, especially affecting larger families and foreign labor households. Modernization of the old housing stock was judged to be a less costly way to overcome the shortage than new construction.(*Hass-klau, C. 1986, Berlin)*

5.5.1. Kreuzberg, Berlin

The Kreuzberg district covers an area of 10 km^2 and is one of the twenty districts of West-Berlin and about half of the Kreuzberg's boundaries are part of the Berlin Wall. After the total political separation between East and West Berlin in 1949, West Berlin became the "shopfront" of the Western world.
The prime need was to create a new city center because the traditional center was left at the East. Over sixty architects from fourteen countries created "the New Berlin of the 1950's".

The fist urban renewal program was announced in 1963. From the mid 1970s urban renewal became an important facto in Berlin's local government politics. Up to 1980 Berlin had built 17000 new tenement flats in the urban renewal areas, but 35000 flats were still awaiting demolition. Demolition was still the preferred method of "improving" the urban environment. From 1976 onwards

Berlin moved away from area wide to small scale demolition. Urban planners engaged in the rehabilitation of one area in Charlottenburg tried to set effective new standards for urban renewal. Demolition of the old housing area was to a large extent replaced by modernization and improvement of the street environment. Participation of the inhabitants became the decisive factor of a "soft" urban renewal program.

From the end of the 1960s, foreign workers and their families, especially Turkish workers, moved increasingly into Kreuzberg. They found homes in houses which were under threat of demolition and were often in appalling conditions. From the middle of the 1970s, the proportion of Turks rose nearly 40 per cent in some parts of Kreuzberg. Turkish families soon started their own Turkish shops, restaurants and small scale manufacturing activities. These activities intensified with higher unemployment rates in Berlin which affected the foreign workers severely.

In 1978 the Berlin government announced a new international building exhibition (IBA) to be completed for 1987. Its theme was to be; "the Inner City as a Residential Area". The IBA organization was responsible for coordination of the different projects; it can carry out research, organize seminars or conferences.

Over the years, the traditional urban renewal practice of demolishing cheap tenement flats (or leaving them empty until the machinery would demolish them) had effect. By 1981, 20000 tenement flats were empty, and 80000 people were looking for housing. By January 1981, 167 houses were illegally occupied. Police started to eject squatters and during one demonstration half of the Kurfürstendamm shop fronts were demolished. As a result of those violent the City Parliament passed a program of immediate help for the improvement of the empty tenement flats and supported self-help activities of groups who wanted to modernize houses and flats.

Fig.5.15. Polystyrene sheets are mounted
On building walls.
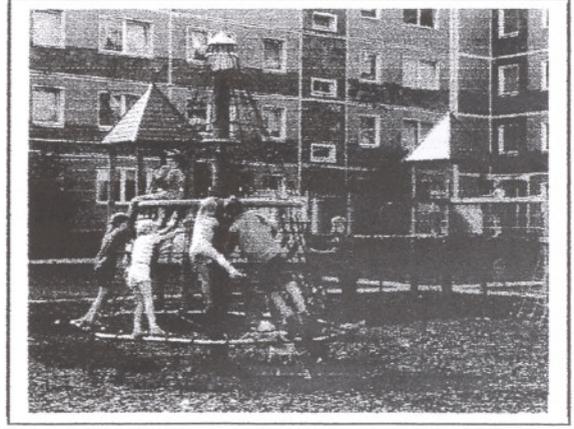
Fig.5.16. New playground in the
Courtyard.

The district of Kreuzberg became famous because it was successful in fighting against bureaucrats and traditional urban renewal. It developed a whole set of political and social self help organizations which set of politic land social self help organizations which set new standards in urban renewal thinking. But one has to be clear about one fact: most of the traditional residents moved away a long time ago. What was left were the poor and increasing number of foreigners.

5.5.2. Hamburg

Hamburg is the biggest city in Germany after Berlin. Like all German cities Hamburg has lost population recently. Between 1970 and 1985 its population decreased by 12 percent. Population loss in general and to the suburbs in particular, led Hamburg's Department of Housing to expand urban renewal programs for the inner city after 1976. The programs comprise demolition, modernization, new construction, improvements in the physical environment, and some additional infrastructure.

One of the goals of the renewal program is to promote migration of young German families, preferably to those who now live in the suburbs, to Hamburg inner city. This migration is supposed to retain land in residential use - as

opposed to conversion into office space - and achieve more efficient use of Inner City public infrastructure.

Fig.5.16. Ariel photo from Hamburg.

Fig.5.17. Large housing development in Hamburg

As the results of the researches about those renewal programs that, the social characteristics and motives of people who move to the suburbs are different from those of people who move back to the city. Generally the literature shows that a household of the former type is older, has at least one child, and has an income above average. Such households primary motives for moving are lack of adequate housing in the central city and opportunity to obtain better environmental qualities and home ownership in the suburbs. In contrast back to the city movers are young and more likely unmarried. They choose the central location for the shorter distances to place of work, schools, stores, restaurants, bars, cultural and entertainment facilities and friends.

Although urban renewal increases the quality of housing in the inner city, all renewal studies in Germany have shown that there are fewer dwellings in the area after renovation or rehabilitation than there were before. Thus urban renewal has no direct influence on back to the city migration, though it may have a small indirect influence by discouraging households from moving to the suburbs.

On the other hand, to increase housing opportunities in the inner city for relatively affluent groups, who are the more easily attracted there, would be done at the risk of displacing lower class residents, and that conflicts with local planning authorities' social policy of using urban renewal to provide housing for low income families. *(Friedrichs, j. 1987).*

5.6. South Korea

5.6.1. Seoul

In Seoul, the government getting out of the business of active redevelopment. Urban development in South Korea has been extensive, reflecting the tremendous rates of urbanization experience in the country. Between 1937 and 1984, 13984 hectares of land in Seoul have gone through land readjustment and redevelopment, accounting for 40 per cent of the total urbanized land area in the metropolitan area. Redevelopment has eliminated over 60000 slum dwellings and, as a result, slum housing has declined from 32 to 11 percent of the city's total housing stock.

In the early years, before the Korean conflict, projects were financed largely through government budgets and allotments from land owners. Until the 1980s, the government's Korea Land Development Corporation (KLDC) played a central role in executing residential development projects.

In the 1980s, middle class resistance to heavy handed public sector renewal projects forced the government to alter its urban renewal and redevelopment policies. Now residential redevelopment is initiated by private property owner associations (unions). To implement redevelopment programs, property owners from a land owner's association or union. If two thirds of the property owners in the area agree to participate in the redevelopment then the union is given power of eminent domain. However, these powers are not often used and owners negotiate with reluctant neighbors to join the scheme. It is common practice for

these reluctant owners to be compensated so that they support redevelopment projects. When there is a full support for the redevelopment scheme to the Seoul Metropolitan Government for approval.

The redevelopment law provides that compensation be paid to qualified tenants who are forced to relocate. The compensation can take two forms; placement in a public housing unit or compensation to cover additional cost. As of 1991, the Seoul metropolitan government had over 6000 housing units available in 13 suburban districts which may be allocated to displaced residents. Ten SMG housing are required to receive a dwelling settlement expense payment. Based on the average monthly per capita housing expense of Seoul residents, each household member is to receive three months' compensation. In addition, each household receives compensation for moving expenses.

Urban Redevelopment in Seoul is market driven with the government providing little in the way of direct subsidies. "Compensation of land and housing is negotiated and based on market determined values. Displaced tenants are provided with modest relocation assistance and are expected to pay market rates for their new units. In no case do they receive in-kind compensation". (Dowall, D. 1994, p.1497)

5.7. Singapore

In Singapore in 1959, over 250000 people lived in dilapidated pre-war housing and 300000 people occupied shacks and huts. Most of the slum areas were in and around the central area and were covered by rent control. Most units were severely dilapidated and slum land ownership was highly fragmented, making land assembly difficult.

Large scale redevelopment in Singapore began during the 1960s and still continues, in modified from, today. Control of land is obtained through Singapore's Compulsory Land Acquisition powers. Under the law URA can acquire land for public purpose, owners of to be acquired properties cannot

challenge the acquisition process. They can, however, challenge the level of compensation offered for the properties.

The acquisition process is complemented by a resettlement program. In principle, every household requiring relocation is offered alternative accommodation. In 1957, a Resettlement Department was established to handle relocation and resettlement. Since its inception, 230000 resettlement cases have been cleared. Sitting tenants are served notice of the intention of redevelop their area and they offered the choice of moving to another rental flat, or the purchase of a new unit. There is never any guarantee that the sitting tenant will be permitted to return to the site. If they opt to purchase a flat, they do not get a price discount, and the interest rate and the term of the mortgage are the same for another qualified Singapore citizens.

Compare to Hong Kong and Seoul, Singapore has the most effective resettlement program. Affected households in public housing redevelopment projects are provided with the option of taking either replacement rental housing, or purchasing a new unit. Households having huts and improvements are provided with cash compensation for the loss of their assets and they receive a disturbance / transport allowance. The system of compensation seems to be well received and there is a high incidence of households opting to purchase new units. Between 1974 and 1985, the percentage of all redevelopment resettlement households opting to purchase new units increased from 69 to 92 per cent.

By combining an effective resettlement program with an aggressive housing delivery system, the government of Singapore has made impressive strides in urban redevelopment. It has been able to skillfully balance public, community and private sector interests. Over the past decade, its redevelopment efforts have sought to stand on their own financial bottom and government no longer

channels deep subsidies into projects. As a result, redevelopment in Singapore is now market driven. *(Dowall, D. 1994)*

5.8. China

Out of the most wrenching problems faced by "transition economies" is how to deal with housing and urban redevelopment problems. People's Republic of China has staggering housing shortages and urgent needs to modernize its cities. Urban housing in China is overcrowded, poorly equipped and very bad conditions. The typical urban household has 6.84 sq. m of living space per person and over 30 per cent of urban households have 4 sq. m per person. Nearly 8 per cent of households are classified as "inconvenienced", meaning that some household members must share bedrooms with other family members. On average, 45 per cent of urban households have water taps available for their exclusive use. Many neighborhoods are severely blighted and pose serious health risks to residents. Despite the impressive levels of new housing constructions in Chinese cities, there is still a massive job to be done to redevelop inner city areas.

Chinese urban redevelopment policy is governed by following four key principles;

- in-kind versus cash compensation for housing,
- maximization of on-site provision of replacement housing,
- developer exaction for the provision of community facilities,
- imposition of fees and taxes on the redevelopment projects.

The high incidence of in-kind and on-site resettlement, heavy requirements for the provision of community facilities at no cost to local district governments, and the payment of numerous fees, taxes and charges make it difficult for real estate development corporations to undertake redevelopment projects. Unless they are

permitted to redevelop cleared sites at substantially higher densities, projects are financially feasible only if the price of commodity housing or commercial space can be aggressively marked up to provide enough revenue to carry the cost of project development, including the vision of replacement housing.

The most critical determinant of the financial determinant of the financial feasibility of redevelopment projects is how the owners and tenants of demolished housing are compensated. The key dimensions of compensation include: the size, quality and location of the replacement housing; and in the case of on-site replacement of dwellings, whether temporary accommodation is provided. In virtually all cities in China, redevelopment begins with careful and protracted negotiations between current tenants and the real-estate development company over property compensation. While practices vary from city to city, the principles are similar and are dictated by municipal or provincial statute.

In most cases, compensation provided to households located in these areas is made on an in-kind basis and rarely reflects the economic value of either the demolished or newly provided units. It is quite common that the value of replacement units far exceeds those of demolished units. Because the emphasis on in-kind contributions and the concept of exchanging property rights as opposed to financial compensation, resettlement and relocation payments are biased heavily in favour of the sitting tenant. The financial implications of in-kind contributions are enormous and undermine the financial feasibility of the redevelopment project.

To compound problems, most cities require or encourage the provision of replacement housing on-site. Since redevelopment policies provide for in-kind replacement of demolished housing with no payments provided to the existing owners and require developers to build and transfer substantial new public facilities at no cost to local and district governments, all redevelopment projects

are financed through the sale of new commodity housing and commercial space produced on the site. By forcing developers to provide on-site replacement current government policies represses the financial feasibility of potential redevelopment projects; the more on-site replacement housing a must provide, the fewer units the developer can sell to recover costs.

In most redevelopment projects, households are provided with on-site replacement housing. Such a policy is extremely burdensome for several reasons. If a site has a higher potential use, say for commercial offices or retail facilities, it will always be financially advantageous to resettle households off-site, since all space in the project could be sold at considerably high prices. But even under circumstances where the new housing units are replaced and where the sales price of commodity housing in such projects strictly limited to cost-recovery, off-site resettlement may still be advantageous.

If off-site replacement housing can be provided for sitting tenants less expensively than on-site provision, relocation will always be financially advantageous. Off-site replacement costs are usually lower per square meter than on-site cost because off-site projects are usually lower density (6 story versus high rise), built with lower cost materials, utilize low-cost suburban land and do not require the provision of temporary housing. In order to implement successfully off-site relocation, real estate development companies offer a variety of inducement is to increase the allocation of replacement space to households electing to relocate. For example; in Shanghai and Guangzhou, households agreeing to relocate to suburban areas are provided 20 to 30 percent more space.

China's urban developers must provide replacement housing, community facilities and pay various fees and taxes for the right to redevelop property. Administrative rules for providing replacement housing simply do not in any way mirror locational or market factors which determine market prices, and there is

ample evidence that many very run down residential blocks cannot be redeveloped because the shadow or administratively determined prices exceed the current site value of the property in its highest and best post-redevelopment use. Residential developments simply can not proceed because current regulations make it too expensive.

In market economies, redevelopment occurs when a site's economic value, when developed into a new use, is higher than the current value of the site and the improvements on it. (Dowall, D. 1994)

5.9. India

5.9.1. Indore City

The growth of Indore as a commercial centre resulted in a influx of migrants, most of whom settled into slums along the banks of the Khan and Sarawati rivers located in the heart of the city. The urban sewerage system served only five percent of the city's population; untreated sewage and solid waste were discharged directly into the rivers, creating unhygienic conditions. The Slum Networking of Indore City is a community-based sanitation and environmental improvement programme that regards urban slums not as resource-draining liabilities but as opportunities to make sustainable changes and improvements to the city as a whole. Devised and pioneered by the engineer Himashu Parikh, the success and sustainability of the networking concept was made possible by bringing together communities, governments, NGOs, and industry for its implementation. Parikh took advantage of the location of 183 of Indore's slums to introduce an efficient infrastructure path for sewerage, storm drainage and fresh water services that followed the natural river courses. These improvements were realised through innovative and low-cost Engineering solutions and implemented at two levels: at the city level, a main sewarage artery was constructed along the riverbank, at the slum level, dwellers paid for

and built their own private toilets with connections to water and sewerage lines. As an incentive, a state government ordinance gave the slum dwellers long-term land leases. Improved roads, water services, sewage treatment, the cleaning of the rivers, the installation of street lights and the building of community halls led to dramatic improvement of the quality of life in the slums. Earlier projects had provided community toilets and washrooms, but sharing such facilities gave rise to communal riots and women who frequented the toilets were often subjected to rape or assault. By upgrading the houses and equipping them with individual toilets and washrooms, the slums are now virtually crime free.
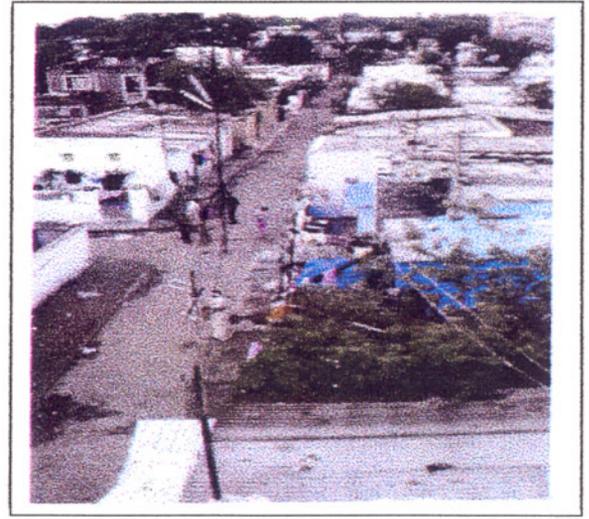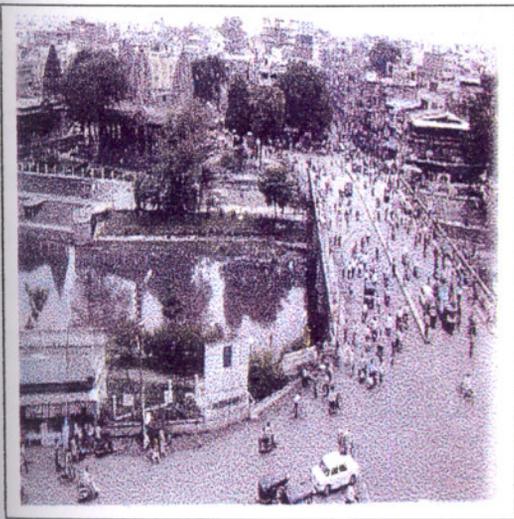

Fig.5.18. Slum Networking Of Indore City,   Fig.5.19. Indore City

The slum are now virtually crime free. The slum Networking of Indore City has transformed the environment and improved the quality of life by providing a clean and liveable habitat for its citizens. Himashu Parikgraduated from Cambridge University, where he obtained both his bachelors and masters degrees in engineering sciences with honours. In 1982, Mr. Parikh established Himanshu Parikh Consulting Engineers in Ahmedabad, India. The practice offers consultancy services in urban planning, infrastructure design and environmental upgrading with an emphasis on urban low-income areas. He has held various positions outside his practise, including professor at the school of Planning and Technology in Ahmedabad, and visiting lecturer at the Human

settlements management Institute in Delhi. Mr. Parikh has been the recipient of several awards including the Fazlur Khan International travelling Fellowship for excellence in structural engineering in 1985, the united Nations world Habitat Award for Urban Development in 1993, and the Habitat II Best Practice recognition for Slum Networking in 1996.

Technical Data:

Client: Indore Development Authority

Planners: Himashu H. Parikh

Funding and Monitoring: United Kingdom Overseas Development Administration

Design : 1987 to 1995

Construction: 1989 and ongoing

Number of slums: 183

Total slum area: 800 to 1000 hectares

Number of households covered: 80,000

Population covered: over 500,000

Cost: INR 600 million(US$ 15,600,000)

6.1. Rehabilitation Projects

6.1.1. Yeşkep Urban Design and Rehabilitation Project

Squatter housing firstly appeared at the 1950s, as a result of rapid urbanization. Those people, who immigrate to the large cities from the countryside, built their own squatter houses for accommodation. Preventation or control of this new formation had been neglected by the central and local governments and further, they had seen as a vote potential. Day by day squatter houses around the city ruined the city life, its environment and aesthetics. Also, the exemption and amnesty legislation let them grow more and more speedily. Ironically today more than half of the housing units is squatter housing in the Turkish metropolitan cities.

While entering to a new urbanization era, rapid urbanization to the stable urbanization, the squatter problems have started to be seen as a primary urban problem, and urban regeneration has been seen as a sufficient method or tool to overcome that giant problem. Taking in to consideration of the past regeneration experiences in the squatter zones, we should feel that we must find out new formulations. Firstly squatter problems tried to be solved by improvement development plans. But those types of plans caused more problems at the renewal process. Secondly, piecemeal developer oriented renewal caused newly built but also dilapidated and areas with lack of green spaces and car parks, recreation spaces, etc. A big amount of rehabilitation development plans either could not be implemented or realized new problem sites.

In Ankara Yeşkep project, a new approach have taken into consideration. In Şentepe 17000 squatter houses had been exempted in 1983 and with the rehabilitation development plan, they gained four-story building construction permit. But not enough attraction to that site caught the attention of the developers. Because of the lower profits for the developers and de-fragmented ownership, only a few squatters redeveloped into the apartment blocks. Contrary

to that many squatter owners had added new components to their buildings illegally.


Fig.6.1. Yeşkep Rehabilitation Project
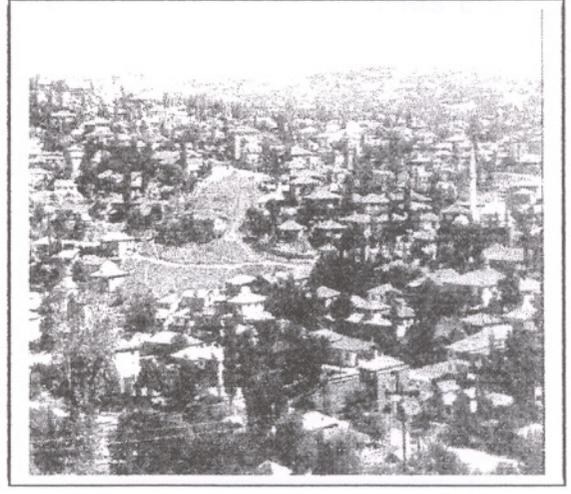
Fig.6.2. Aerial Photo from Şentepe.

All those problems attracted Chamber of City Planners attention to the Şentepe. Chamber of City Planners provided the participation of Şentepe inhabitants and Yenimahalle municipality to the Yeşkep Urban Design and Rehabilitation Project. The goals of this project were;

- Determining the needs of the quarter by analyzing the existing building and legal situations.
- Proposing an alternative transformation model for Şentepe and the other similar quarters.
- Providing participation for the inhabitants so that they can put their needs into the project and have knowledge about environment, and project organization.
- Proposing an alternative low-rise redevelopment approach, contrary to high rise redevelopment and rehabilitating the squatters and integrate them into the sustainable environment.

- Providing an alternative that conserves the housing stock that even how much it can be dilapidated.
- Providing a discussion platform between the scholars and practitioners that whose interest area related to that subject.

In Yeşkep project, a great importance had been given to the urban design. This project can be called as a first project that brings out urban design concept to the urban rehabilitation development plans. And shows that urban design is not a planning tool only suitable for holiday villages or recreation areas or central business districts, and also an important tool for rehabilitation of squatter areas.

Fig.6.3. Yeşkep Rehabilitation Project

Fig.6.4. The women learnt the skills that their need for the job by taking a course.

One of the most important elements of the project was participation in every stage of the process. And a wide range of participation from inhabitants to universities, local and central government to NGOs tried to be provided for the project. The project still goes on but not any particular positive results or implementation of the project had been seen yet.

6.2. Redevelopment Projects

6.2.1. Dikmen Valley Redevelopment Project

Dikmen Valley Project is one of the multi dimensional urban renewal projects and is an important component of the Ankara metropolitan area cultural and recreational system. A study for the project has started by October 1989, and is still continuing. This project is the biggest squatter settlement renewal project. In this valley there were 2000 squatter dwellings and approximately 10000 people had lived.

The major objectives of the project are defined as;

- To maintain cultural, recreational, commercial and social center which will serve the whole city and become a well planned contemporary urban part of the city,
- To generate a green corridor including open and recreational areas which make important contributions to elimination of the inadequacy of open and green spaces in Ankara,
- To provide healthy and high quality housing areas with upgraded urban technical and social infrastructure by using basically self financing mechanisms and participatory planning approaches,
- To identify all the stake-holders and to give them right to participate in processes of the project as they are influenced from this change directly or indirectly,
- To operate public private sector collaboration.

The Ankara Greater Municipality has designed an inter organizational collaboration model. Metropol İmar Joint Stock Company has been established

by the local governments as a jointly owned company in order to take care of the project preparation and urban management processes. The reason behind this collaboration is that problems in the valley require the resources of several stakeholders - those individuals, groups and organizations, because they are directly affected by actions of the others. *(Kovancı, P. 1996)*
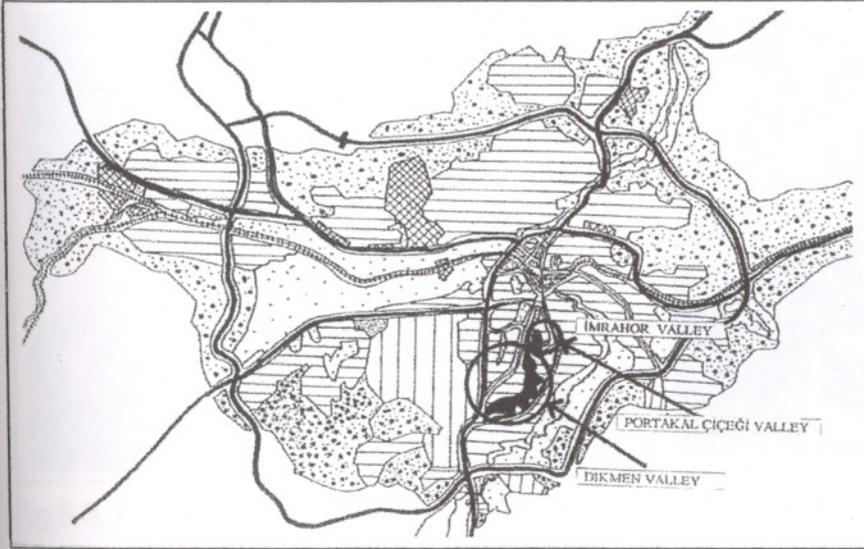

Fig.6.5. Location of Valleys in Ankara.

About 2200 squatters existed in the valley. About 1500 of these squatters were built before 1985 over either public or private land. They benefited from the 1985 Amnesty Law for unlicensed constructions and therefore constitute the figure for which the Municipality has to consider resettlement in the project area.

The people presently living in the valley shall benefit from a general upgrading of their living conditions. For the people who live on the two side of the valley, the project will create a beautiful front yard. They will provide by new urban facilities in their immediate vicinity. The valley has a very rigid barrier between two sides where two different income groups are settled. This severe segregation of social groups is further aggravated by the total lack of any physical spatial means of connection.

At the beginning the stakeholders did not want to participate to the renewal schema, because for about 40 years the municipality wanted to remove the inhabitants from there. But after a while they assured that the municipality now consider their situation and tries to establish a schema that they can profit from it. So mostly of them participated.

Fig.6.6. Housing Buildings in Dikmen Valley Project.
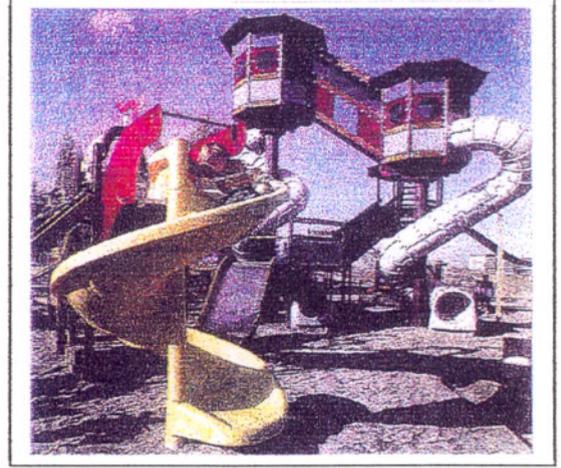
Fig.6.7. Play Garden.

In the structuring process, the project management company has designed the plans and the programs. The project management company formed brochures which describe the project are being distributed to the valley dwellers. Under these circumstances valley dwellers have established cooperatives. Leaders of cooperatives have been representing the dwellers. They discuss and make decisions with the members of the municipality. For example dwellers have given petitions to the municipality about the under organization of the institutions during the demolition of the houses.

"For the people who constructed their squatters before 1985 legally deserved a housing unit and they joined the schema. But the organization did not ignore the tenants and the people who built their squatters after 1985 and municipality prepared a plot with infrastructure in another part of Ankara for those people to build their own dwellings. As a result of housing policy of social democratic

party, housing units in the project are planned according to the real necessity instead of luxury consumption. And for financing of the squatter dwellings rehabilitation some commercial units around the valley and culture bridge in the middle of the valley are planned." *(Ozbay, A. 1992, p.68)*

Metropol İmar Joint Stock company established with a collaboration of municipality, stakeholders and developers, but after a while 99% of the company is owned by the municipality. So one of the objective of the project that is participation now seems to be lost.

The 1/1000 scale development plan approved by the City Council have determined the type of developments in the Dikmen Valley. The table shows the distribution of land among different uses.

USE	AREA(ha)	%
Housing	22,99	14,5
Education	3,46	2,18
Health	0,93	0,59
Commerce &Services	7,69	4,85
Green &Services	103,49	65,26
Roads	20,02	12,62
TOTAL	158,58	100

Table 6.1. Land use in Dikmen Valley Project.

About 18 ha. of the area is the first application zone. The housing units line the Valley in two directions. One extending parallel to Yukarı Ayrancı, Hoşdere Avenue and the other to Dikmen Avenue. There are eight apartment complexes. Two in the Yukarı Ayrancı section named Kardelen, Açelya, Yasemin. There are different numbers of housing blocks in each complex; 4 in Kardelen, 4 in Yasemin, 3 in Açelya, 2 in İğde, 5 in Palmiye, 3 in Itır, 5 in Kayın and 3 in Ilgın. There are two housing units at each blocks are 7-story each. The construction of 404 housing units, 178 are the original settlers of the area(44.06%), 134 are

rented(33.17%), 9 had been sold to people from other parts of the city(2.23%), 66 are owned by the municipality(16.34%), 12 dwelling units are vacant(2.97%). 404 housing units had been built by Met-Ok JS Company, Dikmen Bridge and housing towers had been built by Günel İnşaat JS Company, 1. and 2. regional road, infrastructure had been built by Özgü İnşaat Company.
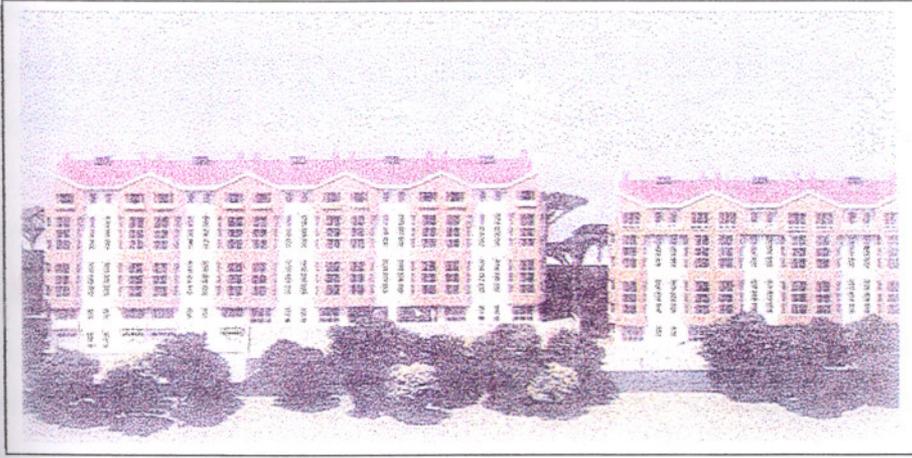

Fig.6.8. Housing buildings in Dikmen Valley Project.

Despite many significant goals, objectives, and positive instruments of the project preparation and urban management aspects, today the continuing process is quite different from planned and desired process. The most important indicator is the high rise and high density residential uses and the increased supply of luxury housing for speculative purposes. These speculative purposes have changed the general planned framework of the project. This attitude also leads to a disintegration between existing housing pattern and planned residential areas. The project area has returned to be a speculative housing site in the urban land market since a new administration was elected in 1994 (Kovancı, P. 1996).

6.2.2. Portakal Çiçeği Valley Redevelopment Project

Portakal Çiçeği Valley is an area approximately 11 hectares, situated in the proximity of high income residential areas, modern shopping centers and embassy buildings in Ankara. The valley is at the southern and highest point of

Ankara. The valley is at the southern and highest point of Ankara and joins a series of valleys, that are Dikmen Valley, Seğmenler Park, Botanik Garden. In respect of the area Portakal Çiçeği is the second largest valley in the region.

The first parcellation plan for Portakal Çiçeği Valley was made in 1950. Treasury had owned almost all the valley before this plan. According to this plan, private ownership had been increased. Increasing private ownership had encouraged speculative activities. Before the project nearly two people who bought the land for the speculative aims owned one quarter of the valley.

After 1950s by the rapid urbanization, many squatter housings appeared in the valley. In 1970s the number of squatter settlements reached to a maximum number. Then with the increasing land values and by the high income families, who started to settle down around the valley. It caused squatter settlement reduction. Luckily, because of the existing of the squatter houses private landowners did not build any buildings. And then landowners waited with a greater speculative aim, only people around the valley used their development rights.

In 1985, all construction rights were cancelled and the whole valley was designated as green area. However, this plan could not be implemented because of lack of financial funds of the Municipality to effort the expropriation costs and the lack of an alternative model to solve this problem. *(Gokbulut, O. 1995).*

Implementation of the conventional compulsory purchase was impossible for Portakal Çiçeği Valley. So instead of this conventional model the new contemporary model should be the sharing of the profits that comes from the project, and it is implemented in this project. Portakal Çiçeği Urban Development Project is one of the green area projects of the municipality. Public and private partnership had tried to be established by project management and land

development. Also the model of this project is planned to be a self-financing model.
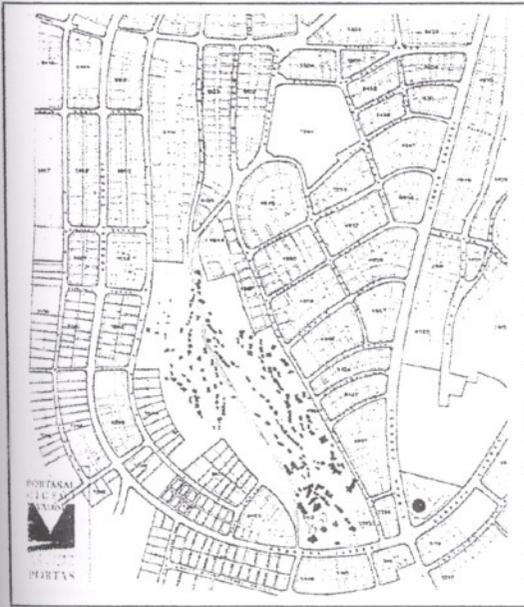

Fig.6.9. Squatters in the Portakal Çiçeği Valley before the Project.

Fig.6.10.Vacant lands: according to Project proposed by Portaş.

In 1991, Portaş Joint Stock Company was established. Portaş had an organization of land development, project management and urban renewal. 49% of the equity is owned by the Municipality, the remaining 51% of the shares are owned by the developer and the people possessing land in the area and participating in the project, no single shareholders has a full majority. The simplified project process table is given below.

The success of the project depends on the consensus among different interest groups. Therefore, the realization of this project involved a very long negotiation period. The participating groups have different expectations about the project. The municipality would like to create a contemporary cultural commercial center and high quality housing and infrastructure in the valley. And also municipality mainly wanted to implement the project without any compulsory purchases and without investing big capital.

PROJECT PROCESS

MUNICIPALITY INHABITANTS DEVELOPER → MODEL AND PRINCIPLES → NEGOTIATION PROCESS → NEGOTIATION → ESTABLISHING THE FOUNDATION → PROJECT MANGEMENT TYPE → ESTABLISHING THE LEGISLATIVE PROCEDURES → PLANNING METHODOLOGY → CHOOSING THE DEVELOPER AND THE ADMINISTRATORS → IMPLEMENTATION AND CONTROL
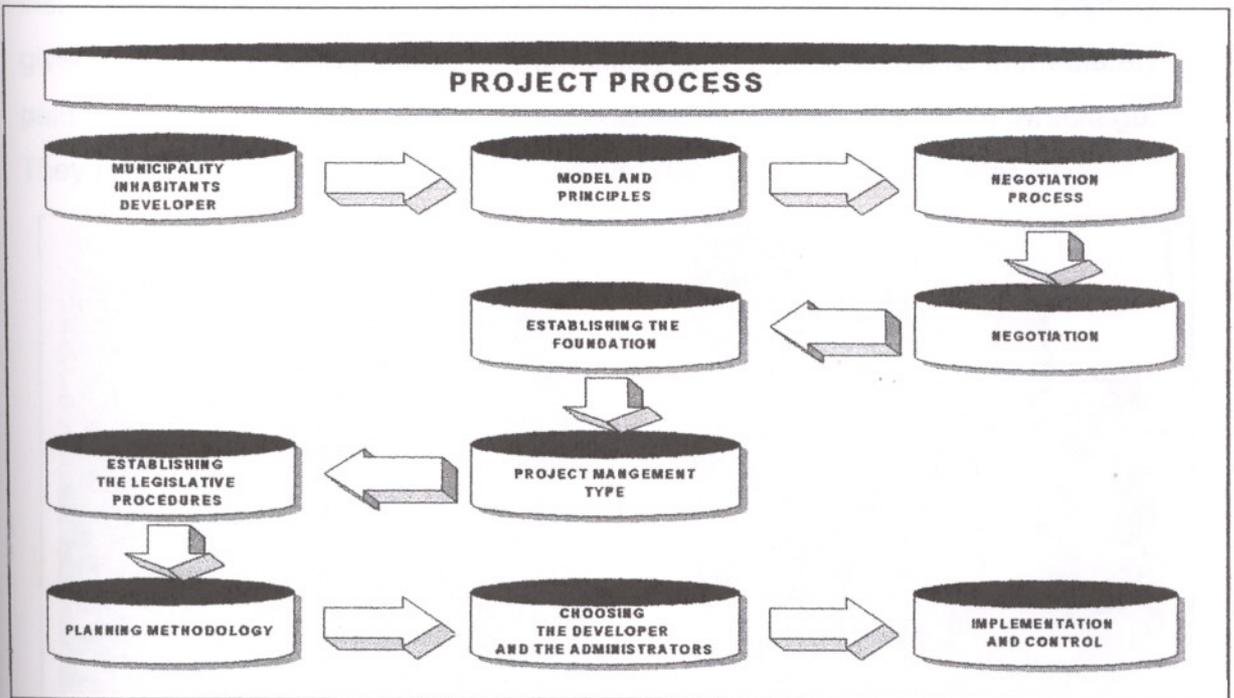
Table 6.2 : Project Process(Göksu, F. 1994)

The landowners wanted to share the profits that come from the project, and being in the administration of the Project Company. The developer would be involved in realizing such a prestigious, profitable, complex urban project without investing a big capital and without taking great risks. Squatter dwellers have no legal rights and lived in an unhealthy environment so they wanted to get lots in the planned area. City dwellers wanted to obtain more green areas, abolishment of the unwholesome infrastructure conditions in the area.

The meetings with the landowners organized by the entrepreneur, planners and project managers showed the importance of the collaboration to obtain positive and constructive solutions from the project. It took eight months to reach a consensus among these different interest groups.

"Three significant opportunities were provided for those squatter dwellers, without making any difference between tenants and house owners. First of all 250 m^2 lots were provided with complete infrastructure in the Karapürçe. The 1/10 of the cost was to be paid in advance and the rest would be paid in installment within 10

installment within 10 years. Also sample design projects and building permits given to them. Secondly, costs of demolition of their houses were immediately paid to them. Lastly, the squatter dwellers were allowed to retain their wreckage. They moved to their new houses in 20 days".*(Gokbulut, O. p.75, 1995).*

Fig.6.11. Aerial Photo from Valley.
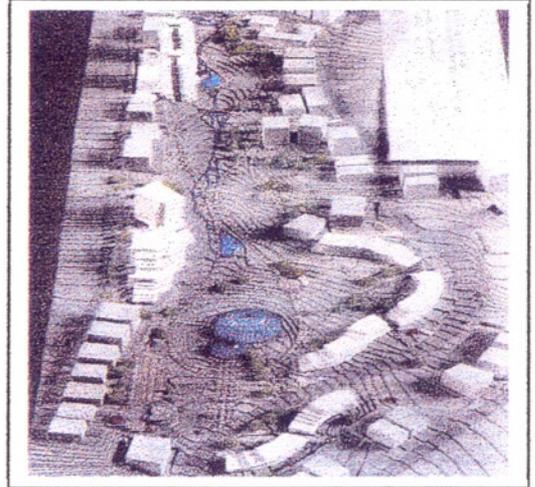
Fig.6.12. Portakal Çiçeği Valley
Urban Renewal Project-1992.

The expenses of project expenditures would be covered by the contractors. All the investment up to then had been covered by the investor. The rents would be distributed to the shareholders according to their shares. In other words the rents would be taken from the constructor in return for flats. This profit would also be distributed to the shareholders. The estimated cost of the project in 1993 was 45 million USD.

At the beginning landowners did not want to collaborate but after the negotiations, landowners confidence had been strengthened and following basic principles of this negotiation established, and only two big landowners did not participated;

• None of the landowners neither the municipality nor the persons allocated any funds for the realization of the project, that is, the project would create its own funds,

- Treating each square meter of all the lots in the valley equally, disregarding their location and any development right granted them in the past.
- Reducing the development ratio in the valley, however, compensating the loss of the landowners by creating an environment with high urban standards and high quality constructions.
- Maintaining 80% of the valley as a green area.
- A board of directors and auditing committee will be made up of the developer, representative of the landowners and the members of the municipality.
- The property will be allocated to the shareholders through a points system according to the Law of Apartment Ownership. For this allocation, priority of the points from the smallest shares. The profit of Portaş will be distributed according to the percentage of the shares that are in proportion with the size of the lots.
- The landowners will receive a share from the gross area of buildings corresponding to 0,50 of their lots plus a share from the corporate profit.
- The realization of a cultural and commercial center to be open public usage.

This project had been designed with a flexible and dynamic design approach. General objectives of the design are; *(Goksu, F. 1994)*

- At least 70% of the valley will be planned as green activities,
- Natural water flow will be preserved,
- Green spaces will be planned to meet the recreative needs of Ankara citizens,
- The landscape design at the green space should be suitable for improving climate of Ankara positively, such as arboretum, threes of Ankara etc.
- There will be a building (that is Ansera), which serves as a landmark,
- In Ansera there will be commercial and socio-cultural activities,
- Housing blocks will be luxury and will contain indoor car parks, swimming pools squash saloon, etc.

- Transportation system will be integrative to the existing structures,
- Urban image points such as squares, urban terraces, valley entrances, urban water falls, Urban stairs, etc. will be stressed in the project,
- General parking lots and urban infrastructures will be provided,
- Project will not only consider the project area, it will also tries to consider its surrounding.

Three construction firms under took the implementation of the project, one for construction of building blocks, one for construction of landscape and one for construction of Ansera culture and commerce center. The construction was begun in 1992. The area of each residential unit would be 130-160 m^2 in the block. 55 new dwelling units would be built in three apartment blocks and a few low rise apartment blocks would be distributed to the landowners, municipality and constructor.

OWNER	NUMBER OF LOTS	NUMBER OF SHARES	AREA M2	AREA M2
Municipality	27	27	58.753	53
Private Person	41	80	46.398	42.0
Treasury	2	3	2.334	2.0
İş Bankası	3	3	3.694	3.0
TOTAL	73	111	111.179	100

Table 6.3. Property Distribution Before The Project. Source: Göksu, 1991.

"The financing of the project wanted to be a self-financing one. But even for the self-financing projects there is a need for starting budget. In this project, until Portaş established the Developer Company accepted to cover all the expenses. After Portaş established, total 1,090,000 USD expenses had been covered by the housing blocks Constructer Company and the rest of the expenses had been covered by the foreign loans". (Goksu, F. p.79, 1994).

The project faced with vast reactions. The Chamber of Architects was applied to the court and present plot ratio area changed from 1,20 to 0,60. After that reduction all the shares in the company changed but the promises to the squatter owners, tenants and landowners stayed still. Before the 1994 elections the entrepreneur sold his share to the municipality, so he guaranteed his future about the project. Also private shareholders transferred their shares to municipality and got their title deeds. So all the shares of the firm owned by the municipality. The project continued at the new municipal administration period.

6.2.3. GEÇAK (Gecekondudan Çağdaş Konuta) Project

Geçak has been proposed by the Municipality of Çankaya for solving the squatter housing problem. A model of building cooperative was supported. Cooperatives were to solve the problems between property owners with share differences. This project was put into application to be terminated on 25. 7. 1993

Geçak Project was developed with three basic principles:

- To preserve the squatters in their existing locations;
- To change the urban structure;
- Organization of the squatters in cooperatives.

In this project the cooperatives and the municipality are the two parties coming face to face in all project discussions. Later a protocol was signed between the Municipality of Çankaya and The Union of Building Cooperatives of Ankara Squatter Improvement on the Existing Location on 4 March 1994.

The GEÇAK project has been applied in four different areas of intervention;

1. The old developed areas. (30-40 years residents). These parcels of land would be transferred to the municipality. And then the dwellers organized in

cooperatives. The residents become owners of housing units in the same locations. Every squatter would own a dwelling unit. The municipality would have land for the public services. Koza Street is an example to this type of application of GEÇAK. In 1990, 90 housing units have been built, 600 more will be added soon.

2. GEÇAK is applied to improvement areas. The properties of the squatters in improvement areas are divided into shares with the municipality. There can be 3-4 shares on a 800-1000 m^2 plot of land. The municipality of Çankaya applies GEÇAK in order to solve these problems. The Municipality gathers the parcels and encourages people to organize in cooperatives. The examples of this type of application are in Huzur, Yıldız, Cevizlidere and Çukurca.

3. A third application is in the squatter housing areas. Improvement plans have been applied as in Karapınar, Gökkuşağı, Şehitler, Ata Neighborhoods. The municipality gathers the parcels and urges people to organize in cooperatives. The municipality has accelerated its 1/1000 plan revision in order to transform these projects in the scale of parcels. This process becomes more difficult than the previous two. This can be done with the help of cooperatives.

4. The last GEÇAK area is the developed neighborhoods with low rate of urbanization. These neighborhoods do not fit to a contemporary urban structure. Cooperatives are seen as the only way of improving these areas.

Process of the GEÇAK Project;

- First, the projects are all large-scale projects. (2000 housing units.)
- Secondly, they work with big housing contractors like TEPE and MESA.
- Thirdly, they develop citizen participation in project evaluation within a system of cooperatives.
- Fourthly, they give 90-100m^2 houses. They satisfy the needs of people to make them live in a contemporary environment.

- Fifth, They consider the social aspects of planning and this is reflected on the area with the help of cooperatives. For instance in Dikmen Valley Project the basic aim, creating a green area, improvement of the squatter houses was an auxiliary aim. Dikmen Valley project lack of this consider social aspects.
- Sixth, They try to give houses to the participants. In other word the dwelling unit which will be sold to a person mostly from another income group by a contractor and the dwelling unit of the squatter will be close to each other, sometimes in the same apartment block. This will prevent ghetoization.
- Lastly, they do not think that project participants will sell their houses. Because they have made a lot of meetings, 2-3 times a week in order to make these people devoted to this area.

Occasionally, all squatters in the project areas are willing to participate. There are one or two people who did not accept to be organized in a cooperative. These people were relocated in an improvement area by the municipality.

As a matter of fact, squatter housing areas appear to be most problematic areas . transition areas show different characteristics from squatter housing areas.

1. They compose of apartment blocks rather than 1-2 storey houses, in this respect their renewal is more difficult.
2. Their populations can not be organized easily.
3. There are different values, therefore, those areas are not easy to manage under an administrative structure.

High-rise buildings constructed through build-and-sell type of housing. On the other hand, squatter housing areas were created with the aim of owning a shelter, transform to be areas of rent with the entrance of build-and-sell of construction into the area. In fact, housing is a basic need. It becomes the subject of speculation.

As a result, our examples show , the local governmental action can channel the benefits of growth and the costs of decline in a renewal project. Common characteristics of our examples are all the projects initiated by a local government. The renewal process mostly depend upon the spatial displacement of lower-income. This relocation process is caused reactions in most of the examples. And the projects, where the community participation realized successfully, these reactions could be minimized. Participation, decentralization, localization and civil societies are very important in contemporary transformation process of cities. Within this perspective urban renewal project appear with their predetermined problems and participants directly intervening into the process.

And other important factors, the definition of target population became an important topic in urban renewal. All of the successful examples have planned for local interest groups. But, huge relocation of poor people create a tension within the city.

Chapter 7. CASE STUDY : UZUNDERE (IZMIR) URBAN RENEWAL PROJECT

Especially as it has seen in the developing countries, the mostly flow of the public from the rural areas to urban areas is the most important factor in the increasing of the urban factors. The lack of the house factors in the city, the immigrated people low revenues, and because of this their structures of the houses especially in big cities there are the areas like belts of the city as the squatter.

The problem started when illegal structures have been seen as a solution of housing. Firstly for this illegal structures it has been determined the most important factor as immigration of the people. And it has been struggled to stop this immigration to big cities. With this methods it has been understood that can not be take any result and for the before of the planned period and after that it has been thought that by three ways it can be prevent the illegal structures:

1. To work to obstacle the illegal structures.
2. As accepted the illegal structures to demolish the new ones.
3. As acceptance the illegal structures to give them their deeds and to take them in legal structures.

With this obstacle workings, it has been that the problem of the illegal structures can not be prevent by this way. The acceptance of the deeds has taken the chance a renewing working in the area and it has given chance to the persons who are thinking to structure the new buildings. So the development plan of the city has taken in another rate and it has gone away from the control.

The new development plans as to find a new way for this problem and to organize the city with the urban places and for this aim the new plans and the

practice its only function is the to give legal privileges to the illegal houses. The illegal structure are not the out of the areas of the city and through this way of thinking it is natural the reflections of the structures of this areas and the affections of them to city.

Unplanned areas within the city, with all of the technical and the social services and if thinks that their advantages to use them totally, it will give the more important solutions if you accept them this areas as the renewal areas of the city. Unplanned areas and classical renewal areas should be considered in planning process.

7.1. Planning Practice In Izmir After 1950

Izmir has a large and developed hinterland. This status as being one of the most important cities in Turkey. Izmir city today started to expand out covering the Plateaus Çiğli, Karşıyaka, Bornova, Narlıdere, Balçova, Güzelbahçe. Izmir is a settlement where regional and interregional transportation axes intersect. It provides a linkage to other regions through railways and sea transportation.


Fig. 7.1. Izmir's Regional Relationship.
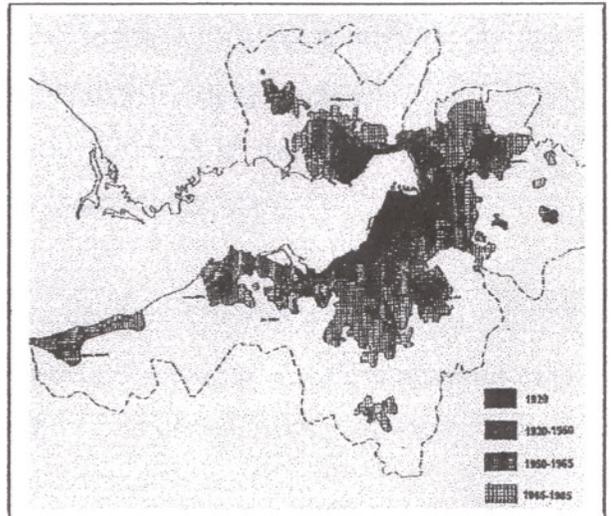
Fig.7.2. Development Phases of Metropolitan Municipality of Izmir.

Izmir is today the third largest city of Turkey with a population of approximately 3 million. Izmir follows after Istanbul in economic aspects. Izmir is the only metropolis of Aegean Region. Izmir has a rapid population growth and has been under the pressure of a migration above Turkey's average. Especially, after 1980s Izmir started to lose its characteristics of a nice city worth. This situation shows problems of Izmir city, within a serious planning approach.

There is still not a comprehensive planning approach which is effective in guiding the development in Izmir. It has not been possible to stop the urbanisation. This urbanisation started in 1940s and which had gradually increased. This situation was added to the problems of Izmir. Everyday new problems have been added to those of transportation, infra-structure and environmental pollution.

7.1.1. Planing and the Development of Izmir Between 1950- 1970

Rapid urbanisation and increasing migration in 1950s caused Izmir. A new plan for Izmir brought about a new approach. It was decided to announce a competition to get an urban plan in 1951. In this competition (International Project Competitions for Izmir City Plan), plan made by Kemal A. Aru, G. Özdeş and E. Canpolatkan won the first prize. Population data given to the competitors are as follows:1950 census was 230.000 in municipality borders. Year 2000 projection is 400000 which is the deadline for plan.

This plan where important decisions were made about different sectors such as housing and transportation could not be a static and unchangeable document for Izmir. Necessary detail and revision studies had to be kept on. However, these efforts could be fulfilled with rapid urban development and changes;

- When population assumed for the years of 2000 exceeded over 520.000 in 1970s, plan lost its validity.

- Illegal settlements such as squatter houses became the main reasons in the failure of this plan. During this period municipality was limited in legal supports to control the settlement,

- Izmir's development rate has abandoned the period reserved for operations such as providing the base map of Izmir. In other words, planning has fallen behind development.

As rapid development was ahead of the already prepared plans, new planning studies were started by a new office reorganized with the contributions of a Sweden expert from United Nations, Albert Bodmer. By the help of Albert Bodmer a 1/25.000 scaled Izmir city design plan dated 24.4.1960 was prepared by Izmir Municipality Planning Office is in the form of a scheme which includes Buca, Bornova, Çamdibi, Yeşiyurt, Örnekköy and Şemikler.
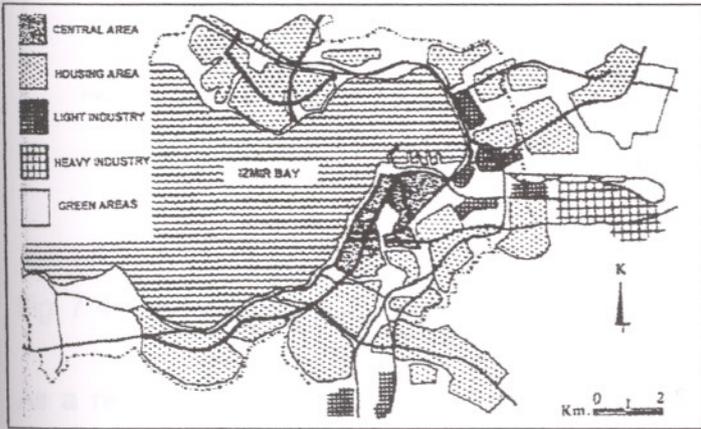

Fig. 7.3. Bodmer's Plan (1961).

Bodmer, in his studies until 1960, dealt with squatter houses as source of serious problems. As Bodmer plan advised a road system with intersections which would provide transportation. And Bodmer plan proposed new additional ones to present housing areas. Plan's objective in population was 900.000 for the yaer 2000. However, city population exceeded this value in 1980.

In 1965 with the decision of Council of Ministries;

- Master Plans of Istanbul, Ankara and Izmir were decided to be done by Metropolitan Planning Bureaus which was established by the directives of Ministry of Reconstruction and Resettlement,

- New legal precautions were decided to provide implementation of the plans as unchanged and throughout the country a new period started with new approaches in planning in metropolitan scale,


Fig. 7.4. Municipalities in Greater City of Izmir. (1968).

As a result of this demand, in 1973 a master plan with 1/25.000 scale was made.

7.1.2. 1973 Master Plan Of Izmir Municipality

According to 1973 plan;

- Industrial areas were suggested to be in north-south direction. Şemikler, Çiğli, Ulucak, Menemen, and Aliağa in the north and Karabağlar, Gaziemir and Cumaovası in the south were chosen as industrial centres. Environmentally industrial units were decided to locate outside the city.

- According to projections, for a population 1.466.000, new housing areas were proposed for 110 people Per. Ha.
- A multi-functional bus terminal complex was proposed in Halkapınar.According to the decisions made about the harors;

After this plan including all these decisions were put to application in 1973. It was the turn for the preparations of 1/5000 scale and 1/1000 scale plans.

- Preparation of 1/5000 and 1/1000 scaled plans were to be realised through delegation or partially delegation by Municipality Planning Office within the responsibility of Izmir Municipality.
- Izmir Metropolitan Planning Bureau would contribute to these plans.

After these decisions, with a new decision made in 1977 by Izmir Municipality. All events which occurred after 1/25.000 scale plan approved in 1973 required it to be revised. Following changes took place in the revision plan made in 1978.

7.1.3. Recent Developments Since 1984

In 1984, with the approval of Act Number 3030, Izmir Metropolitan Planning Bureau was brought to an end. Planning organisation of the Ministry was transferred to the Metropolitan of Izmir. One year after, a new Construction law was approved in 1985, Act number 3194. In Turkey in order to proceed with construction, it is necessary to have 1/1000 scale "Implementation plans" which directly restrict and facilitate the realisation. Within the framework of existing regulations, control was solely in the hands of local authorities since 1985.

In fact, the lack of co-ordination among the authorities have also caused alterations or partial amendments of 1/25.000 structure plans prepared and approved by Ministry of Reconstruction and Resettlement. In the boundaries of municipalities of Urla, Çandarlı, Gümüldür, Çeşme, Yeni Foça, Foça, and

Seferihisar there have been approved hundreds of partial plans. These partial plans became the inputs of the comprehensive physical plans.

7.1.4. Existing Revised Master Plan of Izmir in 1989

The main features and differences of 1989, plan from the previous master plan is summarised below;

1. 1989 plan, in fact is not a revision plan. The procedure which is defined by 3194 is not followed in the generation of the plan. The establishment of new District Municipalities between 1970-1984 had played an important role on the demand preferences of the Gecekondu settlements. Since 1984, existing Gecekondu areas which are located on the inner parts of the MMI, have been experiencing a structural change with the approval of Act No: 2981/3290(improved law). With the improvement plans which are prepared on the basis of the Act, most of illegal construction are legalised and more important than that, the densities of those areas were increased tremendously by improvement plans. In the near future, with the renewal of these areas, important urban problems will arise due to these changes. One of the other important development after 1984 is the realisation of some important mass housing project. These are namely; Egekent (Çiğli), Evka1(Buca), Evka2 (Çiğli), Evka3 (Bornova), Izkent (Buca), Izkonut (Çiğli).

2. Civilian airport of Izmir is relocation in Cumaovası(Adnan Menderes Airport) in 1989 plan.

3. Free enterprise zone is another difference in 1989 plan. It is realised in Gaziemir which was previously proposed in Aliağa.

4. A new residential area is proposed at the end of west corridor of the city. (Güzelbahçe)

5. A new university campus in Buca is proposed.

6. Fair and recreation area, planned at the north shores of Izmir inner Bay was altered with the plan. Part of the Fair area is allocated to housing development and partly reserved for the establishment of treatment plan near Çiğli.

7.1.5. Izmir's Today

Today in Izmir a serious problem has been in question in planning as having no plan. The main reason is that no metropolitan planning understanding has been established for Izmir. Present implementations realized by laws and regulations have followed a two-dimensional and inefficient understanding have caused many serious problems for Izmir.

Today, city has a spatial structure which is quite different from that in previous years. This change was caused by many wrong development studies in past years. Destruction in many parts of Izmir in order to construct roads, to expand present ones and to create open areas caused the creation of a spatial structure with no identity and historical values rather than contributing to its development. This ugly concrete structuring which we have watched today is a result of this massacre.

Fig.7.5. Boundary of Provinces within the Adjacent of MMI
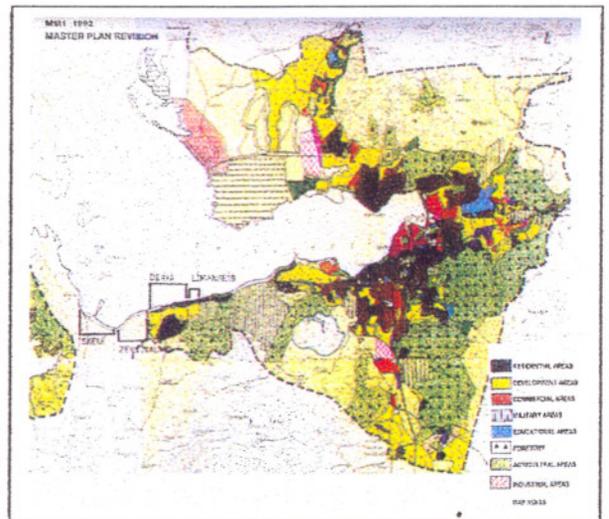
Fig.7.6. Master Plan Revision. (1992).

Situation today where izmir has been face to face with many problems show that present plan, and its investment are inefficient within the whole of Izmir Metropolitan Municipality borders of which were reorganised.As the present plan became invalid, a view approach appeared to form the city with independent plan decisions which are not based on certain strategies. However, this system

106

which does not contain a contemporary understanding will create new problems rather than solve the present ones.

7.2. The Establishment and Growth of Squatter Housing in Uzundere

Uzundere was even not an independent village in 1950s. It is today a neighbourhood of Izmir reside in. First development in Uzundere was observed in the early 1940s. This settlement which was at first an agricultural area. Uzundere was a village with 30 houses in 1940s. but after developments it became a town in 1960s. In this period Devrim, Özgür and Limontepe neighborhoods were added to this settlement.

Uzundere went on developing after 1960s with the same rate. In this development, the effects of migration which started in the whole of the city and development plan prepared and approved in 1955 are quite remarkable.In the years 1960 – 1980 population of Uzundere grew in the same rate with that of Izmir. Because of migration which was especially observed in 1970s, population remarkable increased.(See Graph. 7.1)
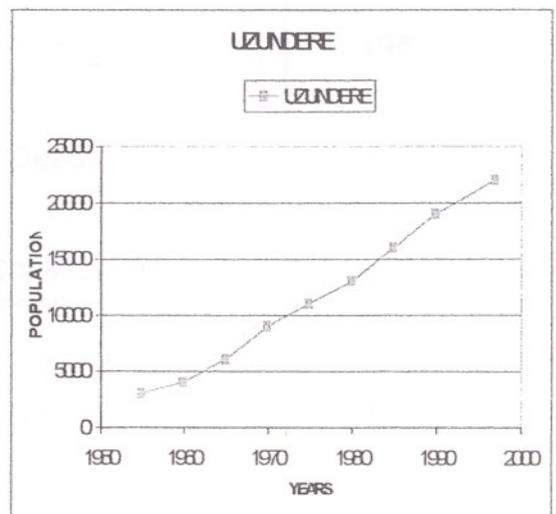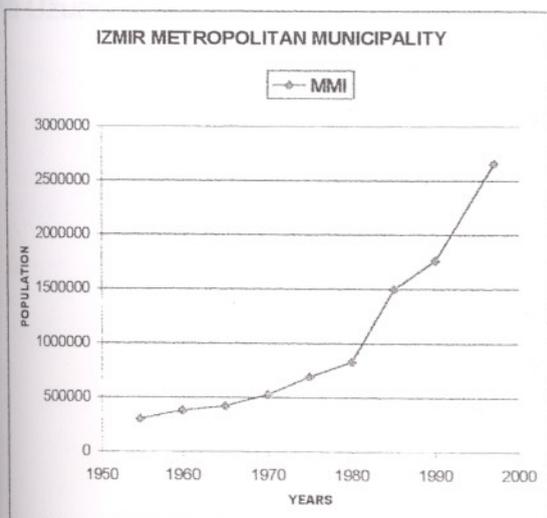

Table 7.1. Population growth in Izmir Metropolitan Municipality and Uzundere (Source: DIE)

This rapid housing development causes serious inefficiencies in social equipment and technical infra-structure. Aydın – Çeşme highway which was built, passes through Uzundere. The road acts as a separator between the Uzundere village and squatter houses.

Private Property   Time

Migration

Land Owners Have Sold Their
Fields by Dividing Into Shares   1970s

The Beginning of Squatter Housing Action

Squatter Housing Has Been Built Rapidly by
Land Owner or Occupants. (The deal of
occupants Are more than land owners.)

Building Amnesty
(İmar Affı)   1983

Eskiizmir is dividing
In two quarter as
Limontepe
And Uzundere

The Improvement Plan   1984

Distribution of Title Deeds   1985

Application Begin for Construction
and Residence Permit

The Problems Can Not Be Solved Between
Land Owner and Squatter Owners Whose
Have Deeds with Shares   Today

Konak Municipality which is an administrative unit of Izmir Metropolis is in charge of the planning studies according to the master plan decisions. However, revision of the master plan of 1992 which is in operation today has lost its validity. Planning studies of the city have been operated as independent on the master plan and certain strategies. Development plan which was approved in 1984 has a quite different structure plan. This planning understanding which proposes partial solutions as independent from the whole is an important problem caused a lot of inefficiencies in the development of Konak.

All these plans have become inadequate in solving the problems related to the planning of Konak. Efforts to meet the needs caused by the population growth have not given the expected results because of resources, lack of coordination with other municipalities.

The squatterization as a result of migration which started in 1960s and continuously increased was being seen especially in Eskiizmir. And land owners sold their lands in Uzundere. In this process one side share holders and the other side occupants, the squatter housing were started growing fastly. The municipality have place of land subdivision made by survey contractor. But the shareholders in this survey were do not have development plan yet built. For that reason the problems reached to a point that can be solved. "imar affı" (1983), the improvement plan followed this process in 1984.

The land owners and building owners could not solved their common problems. Migration has mainly occurred between the years 1970 – 1980 in this field. And also squatters were built on government land.

7.3. Uzundere (Izmir) Urban Renewal Project

7.3.1. The General Information About Uzundere

Konak Municipality with the 4599 hectares area is the Turkey's widest town municipalities. The center municipality and the dependent areas Gültepe, Karabağlar, Eskiizmir and Yeşilyurt have consisted it. The boundaries of it from the North Izmir Gulf and Karşıyaka Municipality, from East Bornova and Buca Municipalities and from South Gaziemir Municipality and from West Balçova Municipality have been surrounded.

Figure 7.7. Konak Province

Konak town center is fully structured and it has been filled. Limontepe-Uzundere is excluded in the other totally there are 1/1000 rate practiced development plans. In the center the wanted plan changing is generally as strenghten the fully and with lack of social structures and the technical parts of the city has not given the positive effect. Because of this reason, it is necessary to stop the center of the city as soon as possible, and to pass the planning working to outside of city center and workings are centered in this point.

This Urban Renewal Project,

- Gürçeşme and its surroundings urban renewal project,
- Ballıkuyu urban renewal project,
- Gültepe and its surrounding renewal project,

Konak Municipality Urban Renewal Department

In Konak Municipality in the area of the southwest Limontepe, Peker areas have been structured by the development plans. Apart from this the unplanning areas are also on this area. The dependant to Konak Municipality Eskiizmir-as Limontepe, Uzundere and Peker development plans and their structural plans are doing by Konak Municipality Urban Renewal Department.

But in the recent years, in this area the illegal structures occurrence opposite of this plans have been increased as vertical or horizontal and the solution of the problem has been taken in a different position. Apart from this the development plans are not sufficient and also the technical and the social plans now under the ability to give services to the people which are increasing rapidly in this area. Until today it has not possible to prepare a healthy structural plans in this areas. The prepared development plans have taken the full density and the high rates of evolution but it has not enough possibility in the practice. The owners of the plots have the aims of the independent structures in their plots and because of this they do not want to get involved in this planning.

For this reason the problems of the area planning to solve it as a coordination of the disciplines and by solving in this method Konak Municipality has established a department under the name of the **Urban Renewal Project**. The practice has started from the preparation of the development plans until the practice, the arrangement areas, plots, architectural projects and like this to all kind of problems it has been offering the totally acting plans.

started from the preparation of the development plans until the practice, the arrangement areas, parcels plans, architectural projects and like this to all kind of problems it has been offering the totally acting plans. In Urban Renewal Department, there are working four city planners, one map engineer and an architecture.

7.2.1.1. The Presentation of Study Area

Around the case study, according to arrangement development plan has been structured Salih Omurtak, Yüzbaşı Şerafettin and Cennetçeşme districts are present. And the studying area is as unplanned areas of Uzundere, Yurtoglu and Devrim districts are present.

In the total of the area, it is present the Structure Plan which has been prepared by İzmir Big City Municipality as the rate of 1/5000. In this structure plan the residential areas (hmax=6.80m), the improvement residential areas (gross density = 200 people / ha, hmax=free), and geological problem areas have been determined.

UZUNDERE (IZMIR) URBEN RENEWAL PROJECT

Figure 7.1. SOCIAL FACILITY AREAS AND POINT OF TAKING PHOTOGRAPS

LEJAND

- Primary School Area
- High School Area
- Health Service Area
- Open Maerket Area
- Mosque
- Parks
- Official Service Area

LIMONTEPE DISTRICT

CESME

CENNET CESME DISTRICT

KONKENT MASS HOUSING AREA

KONAK

Eskiizmir Street

UZUNDERE DISITRICT

AYDIN

Uzundere Village
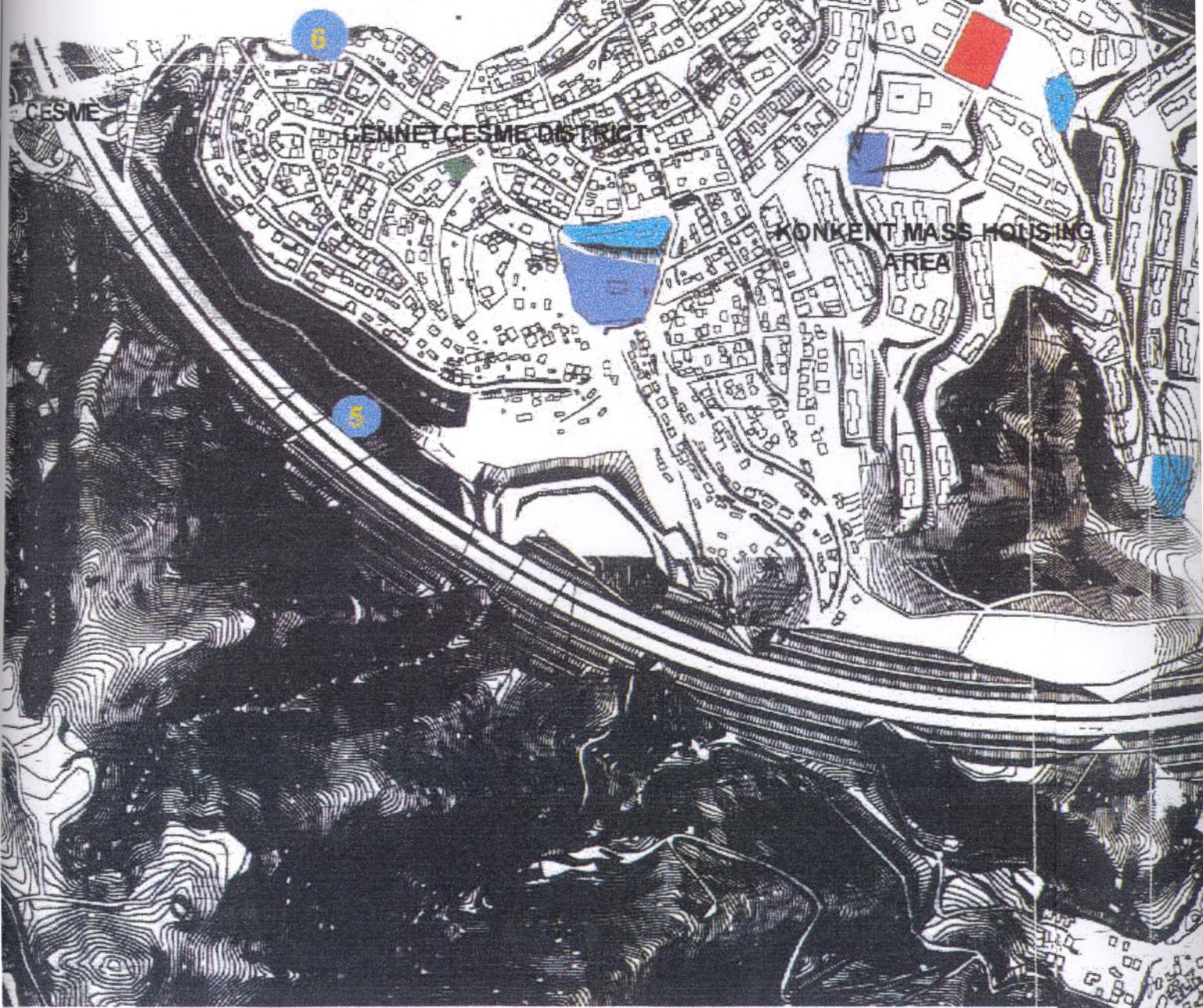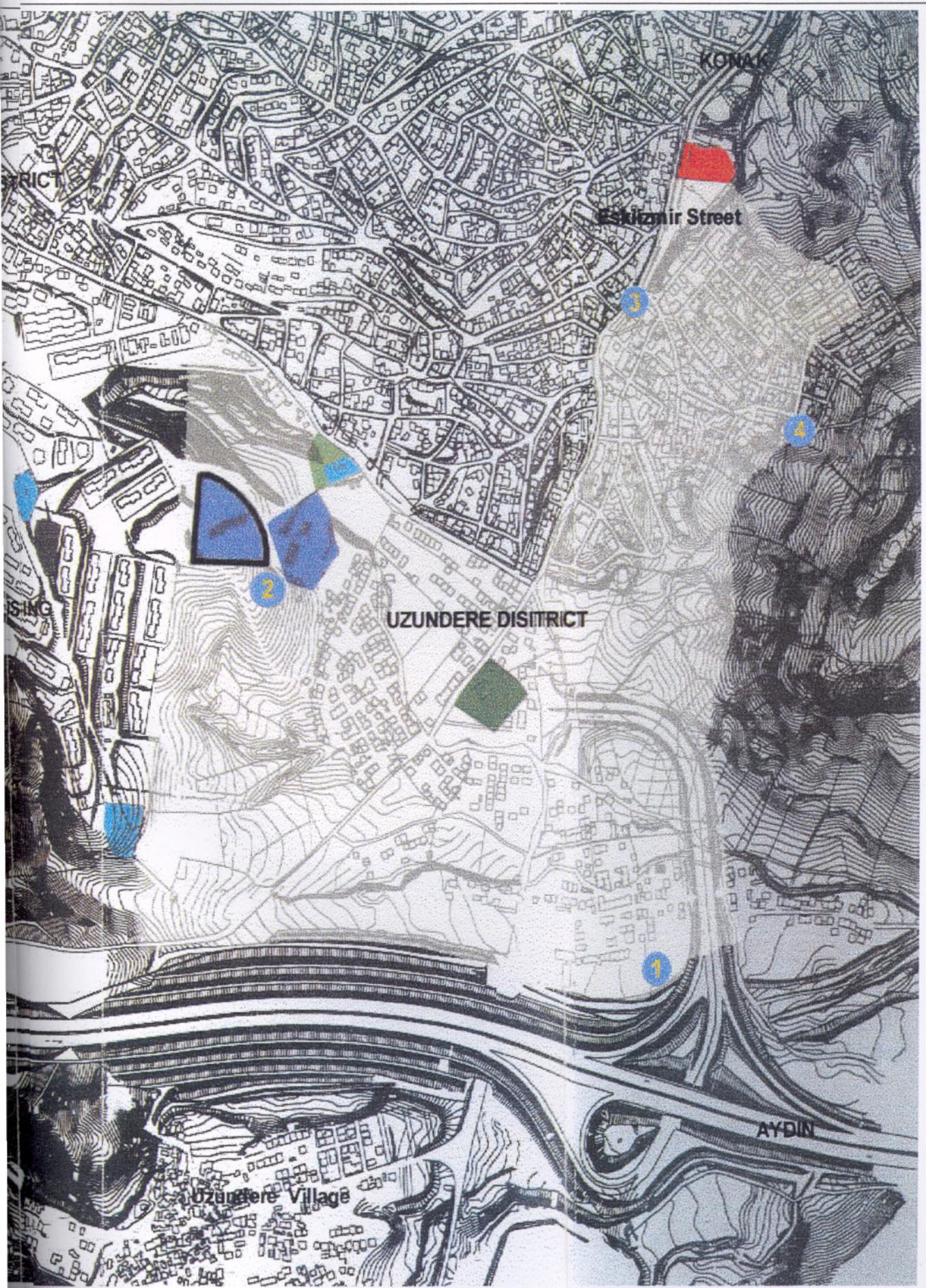
Figure 7.9. The View From Uzundere.

Figure 7.10. The View From Uzundere.
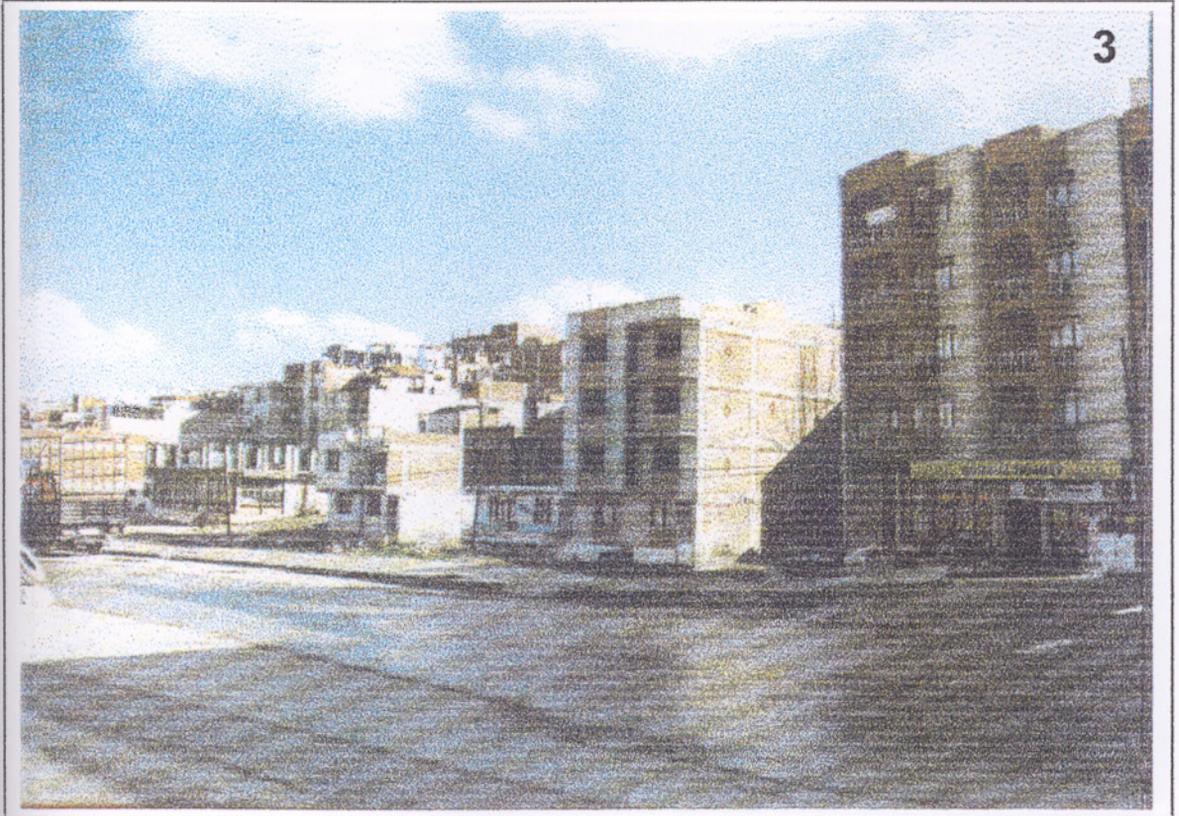
Figure 7.11. The View From Uzundere.
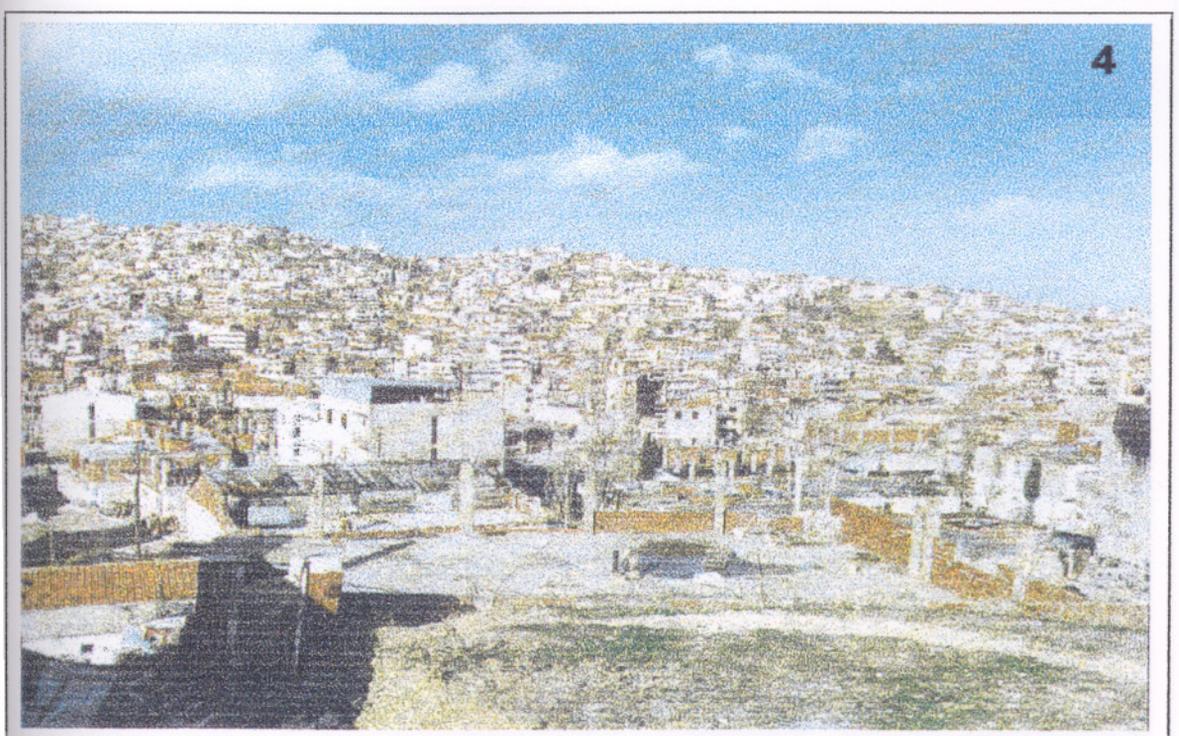
Figure 7.12. The View From Uzundere.
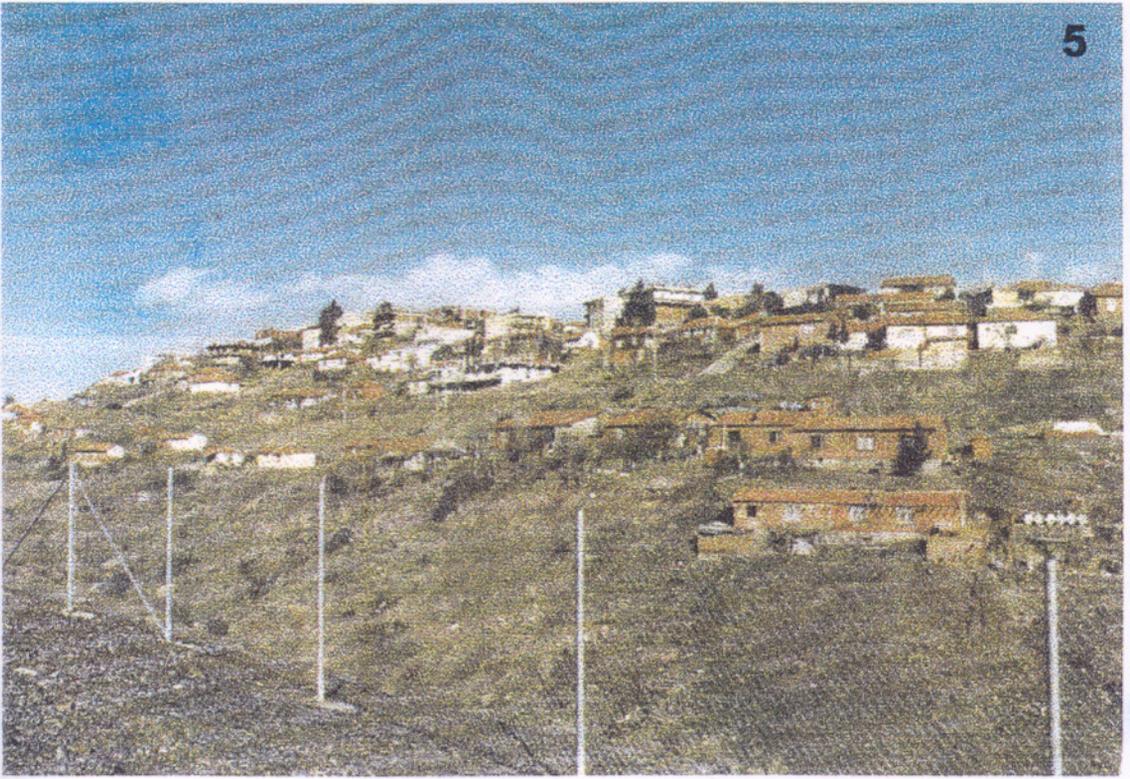
Figure 7.13. The View From Uzundere.

Figure 7.14. The View From Uzundere.

116

7.3.2. Urban Renewal Project:

7.3.2.1. Land Use

In the studying area, as evaluation working it has done a study in the area which maintains the present structure in the land. On the plan, the present structures and apart of them the absent structures have been determined in the real places and they have been signed by their floors.

The structure in Cennetçeşme generally is accordance with the development plan. The unplanning areas of Uzundere, Yurtoglu and Devrim districts have determined as the density of the illegal structures and in some cadastral parcels it has determined as the vacant land. The structures in this land are generally one or two storeys and their separations are like the below:

Number of Floor	Yurtoglu	Uzundere-Devrim	TOTAL
1. Floor	137	283	420
2.Floor	105	232	337
3.Floor	34	87	121
4.Floor	11	20	31
5.Floor	4	3	7
TOTAL	291	625	916

(See Figure 7.15. Number of Floor)

In the studying of the land using the present structures are generally bad or medium quality and their observation have done. The structures have been built by the low economical revenue families with their own possibilities and without any plan or project and generally they are concrete or partly they are heap structures. Mostly of the structures are houses, they are small numbers of buildings which are using for the another name. These are grocery, coffee house, wedding saloon etc. as commercial buildings.

117

UZUNDERE (IZMIR) URBAN RENEWAL PROJECT

Figure 7.15.NUMBER of FLOORS

LEJAND

- 1. Floor
- 2. Floor
- 3. Floor
- 4. Floor
- 5. Floor

North

KONAK

ÇEŞME

AYDIN

Uzendere Village
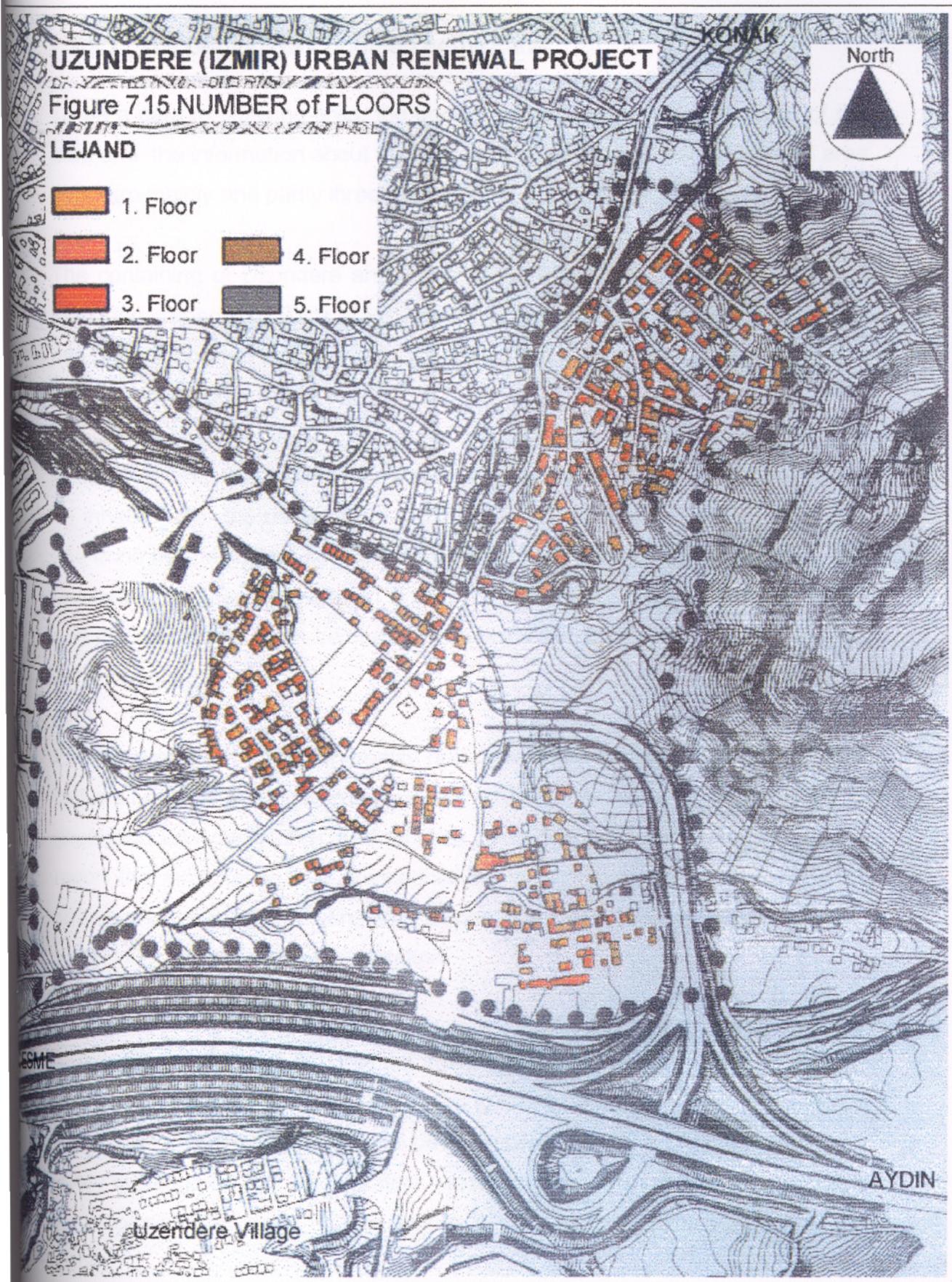
7.3.2.2. The Geological Condition of the Land

To be a data to studying area, the geological and geo-technical position of the area and the information about them have been taken in a dossier. For this area there are mainly and partly three geological and geo-technical study reports.

The containing of Uzundere and Peker areas and the first study report which has been prepared by Bank of Provinces(İller Bankası) in the date of 22.03.1994 has been supported by observational datas. In this report in this area there is a possible landslide in this area.

In possible landslide area to take the certain results as can be inhabit or can not be inhabit after the demand of Izmir Big City Municipality –Seril Ltd. company has done the geological surveys. According to the surveys the inhabitation and uninhabitation areas have been drawn on the maps. The mentioned survey and the report has been certified by Disaster Affairs General Directorship as partly changing.

For this area by Konak Municipality has done some survey studying to 9 Eylül University-Geology Engineering Department. In the date of April 1997 a geological and geo-technical report has been prepared and according to this report the inhabitation and uninhabitation areas have been determined, the stream and the mud beds and high slopes have been determined as the areas which must be close to the inhabitation.

In the development project, this mentioned surveys have been revised and the settlement has been taken into the studying areas. Apart from this the geological and the geo-technical reports have been prepared as it has been demanded for every buildings as the sondage floor workings and this item has been put as a development plan note. (See Figure 7.16. The Geological Position of the Land.)

UZUNDERE (IZMIR) URBAN RENEWAL PROJECT

Figure 7.16.THE GEOLOGICAL POSITION OF THE LAND

North

KONAK

LEJAND

Suitable Area for Settlement

Possible Landslide Area

AYDIN

Uzundere Village
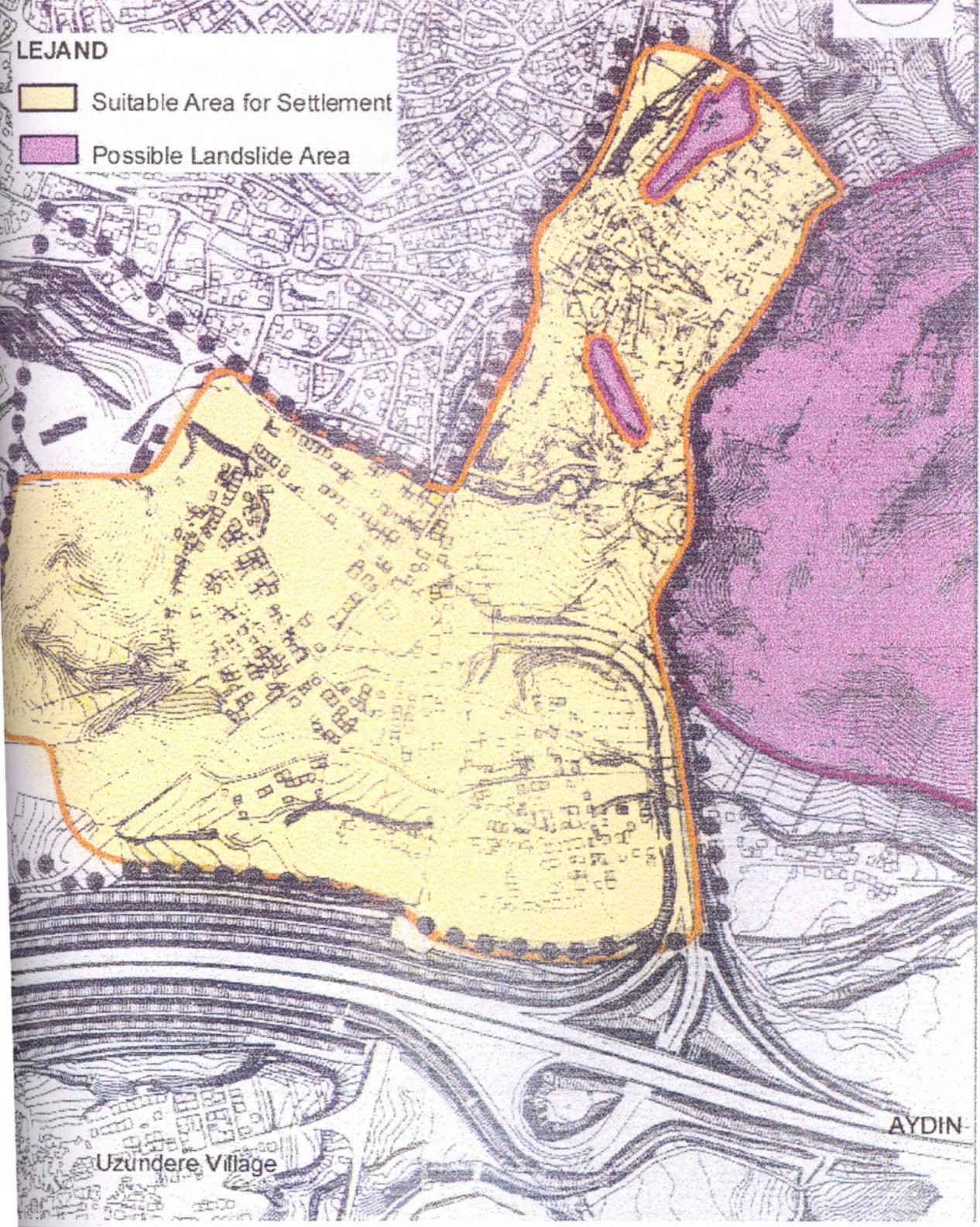
7.3.2.3. The Evaluation of the Ownership Data

In the planning area the cadastral parcels and their ownership conditions have taken from the deed offices. The maintained information have showed to us that the south of Cennetçeşme District and Konkent Residential Area and the east of it has belong to the treasury offices and all of the part is the private ownership. In private area has the cadastral parcels mostly are the sharing deeds. This parcels by their owners have been divided as private parcel method and selling by this method and their parcel studying have done in this method.

The structural position in the area and its privilege have given us the special parcel proofs. The special parcel operation is not legal and because of this the owner of this area are showing in the deed office as the sharers of the big cadastral plots.

It has been tried to take every kind of information, registers and the owners of the parcels and their sharing rates from the deed office. This information has been evaluated to solve the problems of the urban renewal project. In the area about the private parcel it has been found the only two parcel documents. In private parcel studying the road sharing owners can not be determine correctly. (See Figure 7.17. Ownership Information)

7.3..3. Field Survey

7.3.3.1. Methods

To figure out the social and economic changes, two methods were practiced. One of them, in terms of the scale of the district aimed to find out social and economic characteristics of Uzundere districts population and patterns of settlements. To find out this, all the documents include common information like age, sex, the place of birth. Some of them also include information about occupations, the quantity of rooms, ownership of houses, address of work. But most of the information were not answered by the residents.

7.3.5. The Process Of Construction

Generally for this question "Are you satisfied with this house?", the answer is positive because of the fear of the losing of the house and the impossibility as economically to buy a new house. But at the end of the observations it has seen the unquality of the houses and from this point the complaints from the houses, and this gives us the result that it is not possible to trust to the houses.

If it is not content; the complaints: the people who are unsatisfied from the houses say that, the main reason of this is the small house. As we examine the house ownership, we may see it at 89% in Uzundere. And other factor, it has seen that people who built dwellings are increasing. It is remarkable that the construction process is shorter. (less than 1 month). And building annexes can be mostly seen in Uzundere.

Answers	Number	%
Owns the House	61	89
Rents it	5	8
Unknown	2	3
TOTAL	68	100

Table 7.7. Ownership of Houses.
Source : Enquiry Results

The fundamental reason for choosing those districts to settle is low prices and rents. And it has seen that people who built dwellings are increasing. While all the dwellings in Uzundere have toilet, kitchen, bathroom, electricity and water sysstems.

Another question is "if the local government provides houses legally for settlers to purchases in a long term payments". The answer given to that question is parallel to the income levels. It is remarkable the high ratio of "not needing a house to buy" answer (35%) in Uzundere.

UZUNDERE (IZMIR) URBAN RENEWAL PROJECT

Figure 7.17.OWNERSHIP INFORMATION

LEJAND
- Cadastral Parcels
- Treasury Offices

North

KONAK

ÇEŞME

AYDIN

Uzundere Village

While preparing enquires similar or same kind of were used.[*] Questions aimed to get answer for socio-economic structure, the process of migration, establishment pattern and attitudes toward the city.

This method was used sampling in the scheduled interviews with the families selected randomly on of proximately 10 percent of households. Out of 676 households in the district 68 was surveyed in addition to the small pre-test sample. The area of survey working has done in Uzundere, Devrim and Yurtoglu.
(See Figure 7.19. Survey Separation).

Three kinds of questions appeared on the questionnaire: the introductory ones on demographic characteristics of the community; followed by those matrice questions examining the attitudes of each family toward upgrading their settlement. The final big question searched for the kinds of skills people may want to develop in conjunction with the community's economic welfare.

Figure 7.18. The View From Uzundere.

[*]

- Ergun, N. 1990, Gecekondu Islah Bölgelerinin Yeniden Planlamasında Kullanılabilecek Bir Yöntem Önerisi.
- Leflef, L. 1985, Farklı Gecekondu Bölgelerinde Yaşam ve Mekan Standartları Araştırması.
- Serim, E. 1993, Al-Aziziyah District Social Survey
- Sosyal Yapı ve Konut Araştırmaları Rehberi Yardımcı Araştırma Teknikleri (İmar ve İskan Genel Müdürlüğü)
- Doç. Dr. Aydar, E. 1985, Düzensiz Bir Yerleşmede Sosyo-Ekonomik Yapı.

UZUNDERE (IZMIR) URBAN RENEWAL PROJECT

Figure 7.19. SURVEY SEPERATION

LEJAND

- Possible Landslide Area
- Survey Participation
- To Not Participate in this Survey
- House-owner could not Find
- Commercial Buildings

North

KONAK

Eski Izmir Open Market Area

Konak High School
Primary School

Mosque

ÇEŞME

AYDIN

Uzundere Village
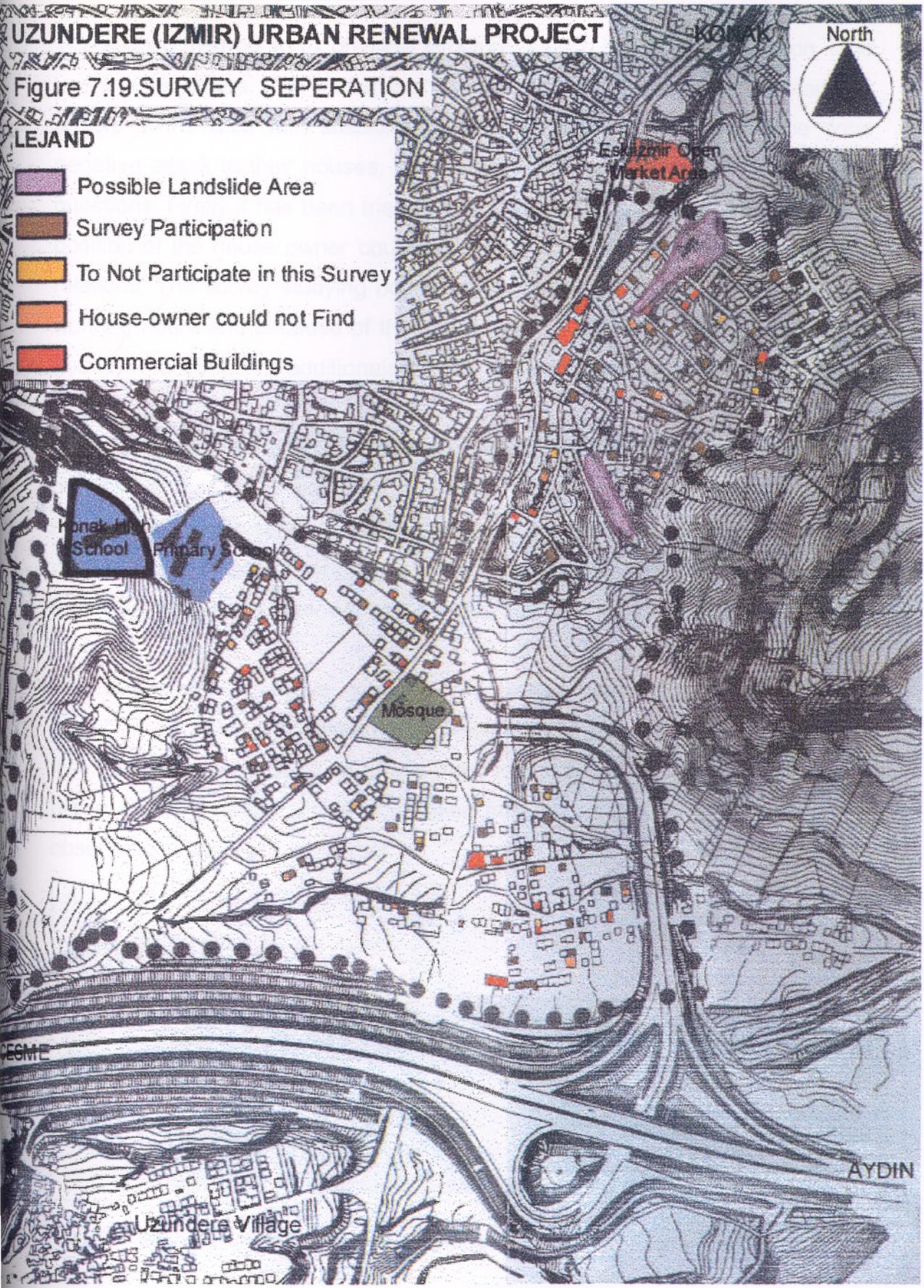
The second method; to fix physical structure, search in place, observation, land use and the others. Also reclamation plans and practices were appreciated. The people of the area with suspicion of the idea that municipality can be done negative attack to their houses, generally did not want to give answers to our questions. Firstly it has been tried to interview by the house owners and in the position of the house owner could not find it has done the interviews by their relations. The survey studying hours are generally taken from collided with the working hours and because of this the answers have generally taken from the housewives. (See The additionals-8.1. Survey Form Sample)

With this survey studying; it has been tried to determine area people working houses without plan or project and instead of them with organized and planned houses and their tendencies to transfer to this new houses, and their possibilities to change their houses in the topic, their support to this project their economical positions, their education levels and their scopes from this project.

The answers which have given to this survey has been included as the possibility interview of the persons and their knowledge level, their mistakes and their real errors and because of this there is a little mistake rate in this survey report. But the results which have taken from this survey has determined the observations generally as correct.

Figure 7.20. Konkent Mass Housing Area and Uzundere Project Area.

7.3.4. Survey Results

In this part, the survey results regarding to the evaluation of questionnaire.

7.3.4.1. Social Structure

When we examine the number of members, in Uzundere, squatter housing appears clearly. The families are generally consisted of 4,5,6 or more than people. The number of the family of more than six members in Uzundere include 37% of population. This position shows us the people of area and their socio-economic structure.

Answers	Number	%
2 Person	4	5
3 Person	7	11
4 Person	15	22
5 Person	17	25
More than 6 Pers	25	37
TOTAL	68	100

Table 7.2. The Number of Members in Family
Source : Enquiry Results.

The Number of Members in Family

More than 6 Per. 25
5 Person 17
4 Person 15
3 Person 7
2 Person 4
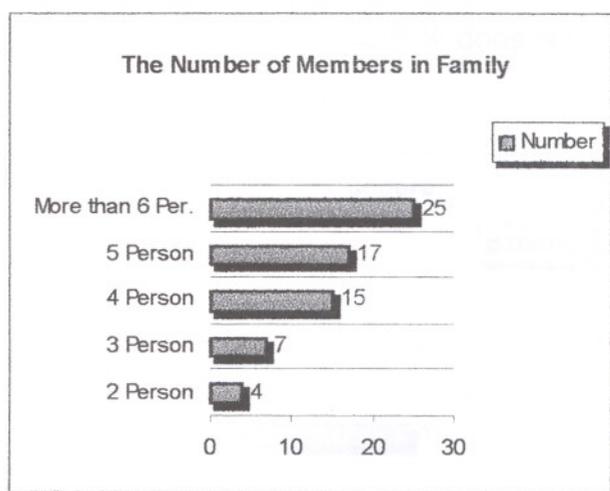
In the survey studying, it has seen that for the area of living the most important factor is countryman origins and according to this connections people trying to settle their friends in a big city.

Answers	Number	%
Kars	17	25
Sivas	16	24
Ağrı	9	13
Tokat	8	12
İzmir	7	10
Erzurum	4	6
Other	7	10
TOTAL	68	100

Tablo 7.3. Population By Place of Birth.
Source : Enquiry. Results.

Population By Place of Birth

Other 7
Erzurum 4
İzmir 7
Tokat 8
Ağrı 9
Sivas 16
Kars 17

126
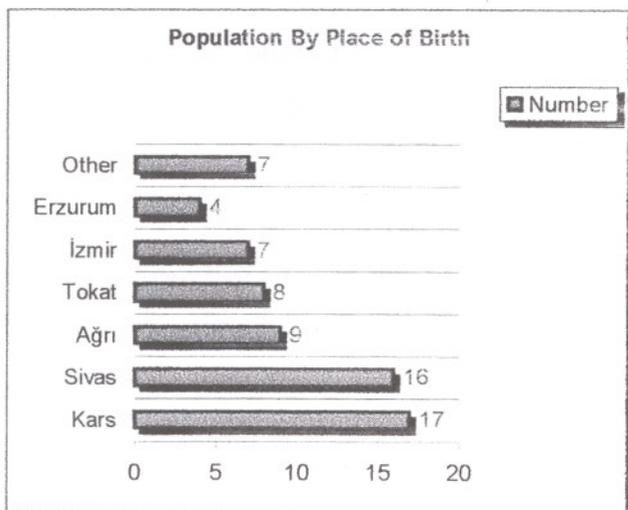
As we examine the distribution of population by the birth places. We may see the most crowded population whose birthplaces is the East Anatolia. The passing way of the way there are people from Sivas and in the south of the way there are mostly people from Kars, Erzurum, Ağrı. And as origins of the people from Izmir is around 10 %. And this shows us that the area of the migrated people.

Education level constitutes one of the main characteristics of social structure. It may be seen the ratio of illiteracy is too lower. It appears that people who graduated from the primary school have a high ratio (78%). And 9 % does not have read or write. The university graduated is only one person.

Answers	Number	%
illiterate	6	9
Literate	5	7
Primary School	53	78
Lycee	3	5
High School	1	1
TOTAL	68	100

Table 7.4. Literacy in Uzundere
Source : Enquiry Results
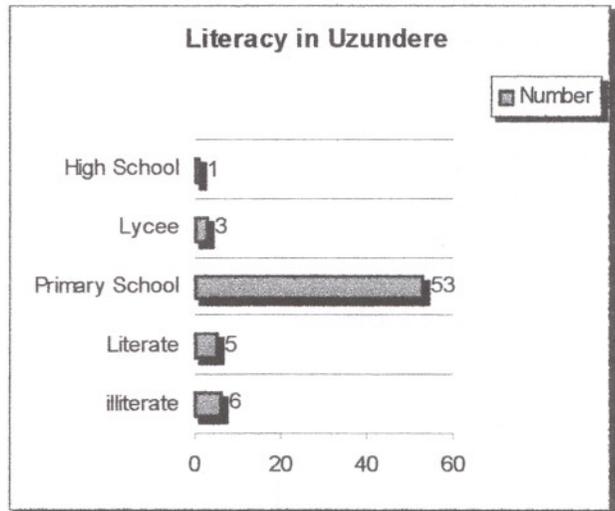
7.3.4.2. Economic Structure

As datums in the matter are evaluated. It can be seen that districts have difference in accordance with their establishments and developments like the way in social structure.

In Uzundere, the ratio of temporary employees from the total employees is 46%. According to the information which is taken from 68 documents in which this question was answered, the deal of the population work in Uzundere is 31. The working population is 27 and the retired population is 6.

Answers	Number	%
Employed	31	46
Unemployed	27	39
Retired	6	9
Unknown	4	6
TOTAL	68	100

Table 7.5. Employment Situation in Uzundere
Source : Enquiry Results

Employment Situation in Uzundere
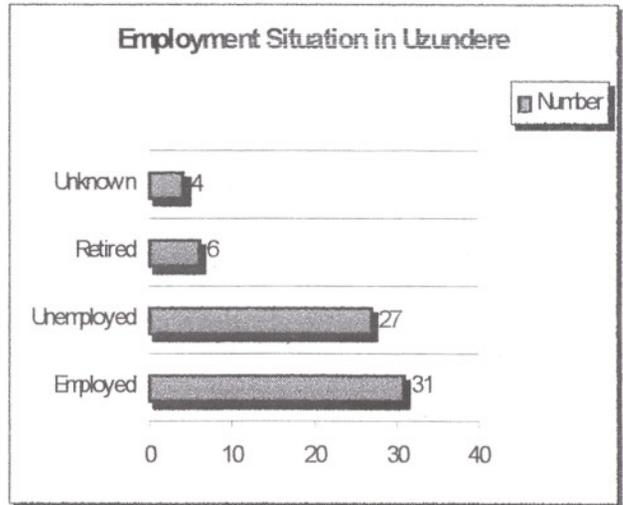
As we scan the "occupational categories of employed" for Uzundere district. In this area generally live the decreased revenue groups and the people from the area which work are generally have the salaries. We see the density construction sector. Ratio of people who work in this sector is 41% and they do not have a regular working, from them 46% are working in a business place as salary workers. From the working people 39 % of them are in the free working group but from this group as we have mentioned the-hidden unemployment like paper collector, shoe painter or like this jobs. And the participators in the rate of 15 % are the retirements or unemployed people.
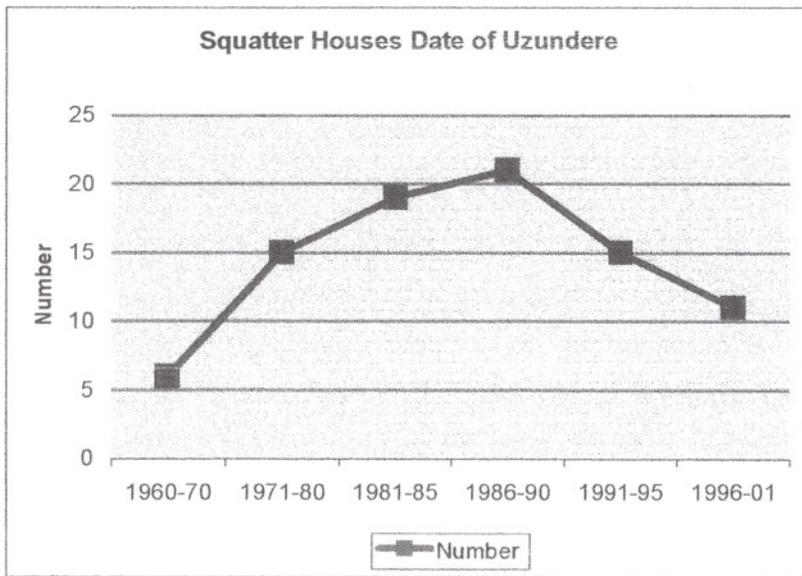
Tablo 7.6. Squatter Houses Date of Uzundere from 1960 to 2001
Source : Enquiry Results.

7.3.5. The Process Of Construction

Generally for this question "Are you satisfied with this house?", the answer is positive because of the fear of the losing of the house and the impossibility as economically to buy a new house. But at the end of the observations it has seen the unquality of the houses and from this point the complaints from the houses, and this gives us the result that it is not possible to trust to the houses.

If it is not content; the complaints: the people who are unsatisfied from the houses say that, the main reason of this is the small house. As we examine the house ownership, we may see it at 89% in Uzundere. And other factor, it has seen that people who built dwellings are increasing. It is remarkable that the construction process is shorter. (less than 1 month). And building annexes can be mostly seen in Uzundere.

Answers	Number	%
Owns the House	61	89
Rents it	5	8
Unknown	2	3
TOTAL	68	100

Table 7.7. Ownership of Houses.
Source : Enquiry Results

The fundamental reason for choosing those districts to settle is low prices and rents. And it has seen that people who built dwellings are increasing. While all the dwellings in Uzundere have toilet, kitchen, bathroom, electricity and water sysstems.

Another asked questions is "if the local government provides houses legally for settlers to purchases in a long term payments". The answer given to that question is parallel to the income levels. It is remarkable the high ratio of "not needing a house to buy" answer (35%) in Uzundere.

Answers	Number	%
Does not Need a House to Buy	35	49
Does not Have Income to Buy	2	4
Able to Pay Less Than 25 million TL. Per Month	22	32
25 million TL - 50 million TL	7	11
More Than 50 million	2	4
TOTAL	68	100

Table 7.8. If the Government Provides Legal Houses to Buy with Long Term Payments. Source : Enquiry Results

If the Government Provides Legal Houses
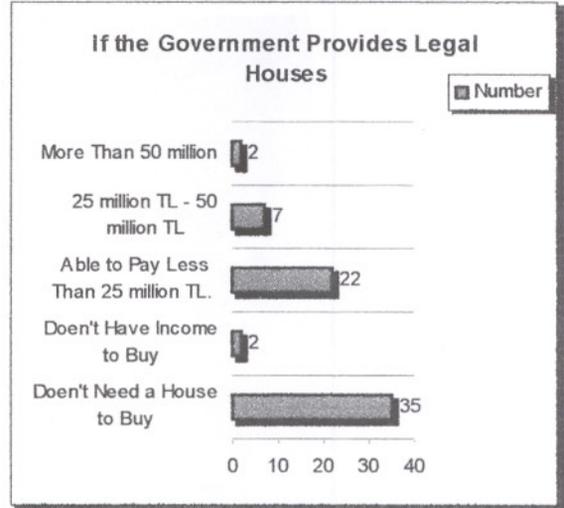
The low economical power and the lack of the regular revenue in this area only 47% has given answer to this question. And as taking the answers in the rate of 32% has preferred the least payment for this area.

If it has considered that investigation districts lived, their attitudes towards the city may be different. The answers to the questions which have been asked were considered in such way: "Reasons for deriving satisfaction from being in the city", the mostly taken answer is : "for employment opportunity and better life". It is remarkable that high ratio of answers "possibility to own a house" and "availability of education opportunities" in Uzundere.

When the question "the reason for deriving unsatisfaction from being in the city" is asked. The most popular answer is "unemployment". The answer "can not use city facilities enough" gets increase. Relation with neighbors is available in quarters. The answer relating with the relatives only or fellow "hemşehri" is given by Uzundere.
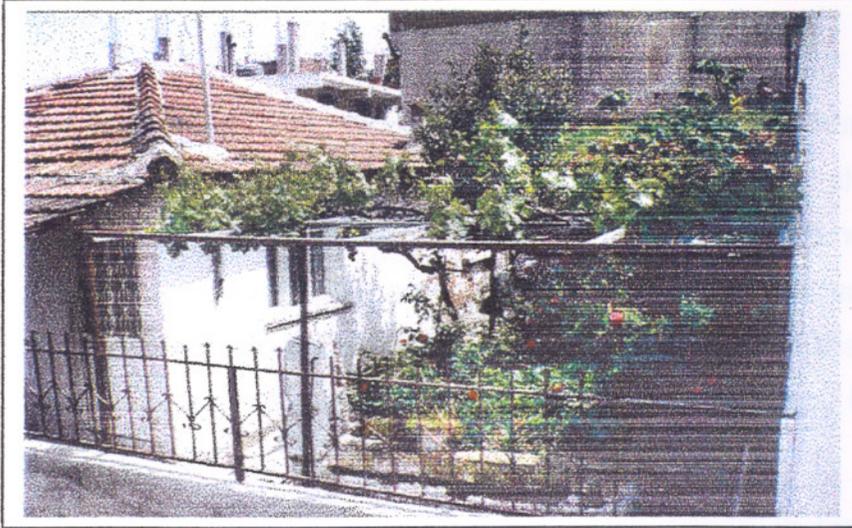
Figure 7.21. "Gecekondu" For Rent From Uzundere.
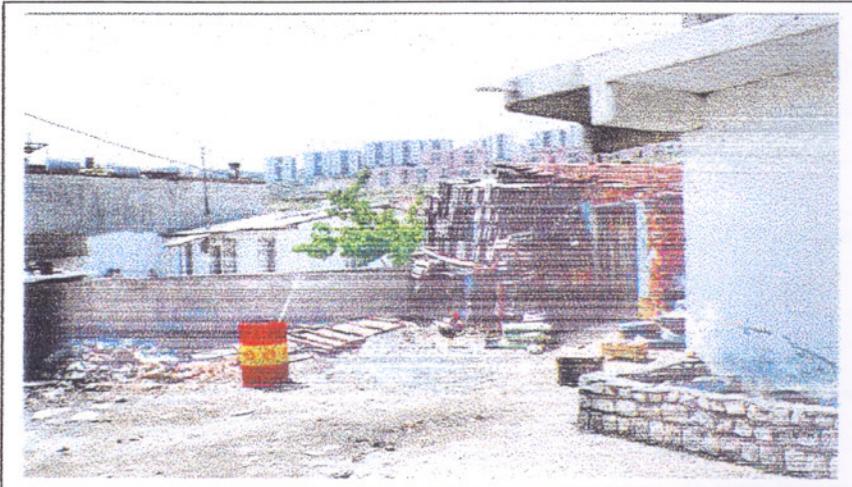
Figure 7.22. Arrangement to Build "Gecekondu" From Uzundere.

Figure 7.23. People Makes Their Houses Themselves From Uzundere.

Environmental Problems

Squatter housing areas have more environmental problems than the other districts have. The persons who attend to this survey report say that they are content in this area and the main factor of this is the they do not have the economical power to go to another area. But meanwhile they have said that they are content from the environment they have complained also for the lack of the environment problems. In this area the most important necessary factor is the green areas.

Answers	Number	%
Roads	25	28
Sewer System	29	32
Noise	6	7
Electricity	15	16
Water	7	8
Stream	8	9
TOTAL	90	100

Table 7.9. Environmental Problems.
Source : Enquiry Results
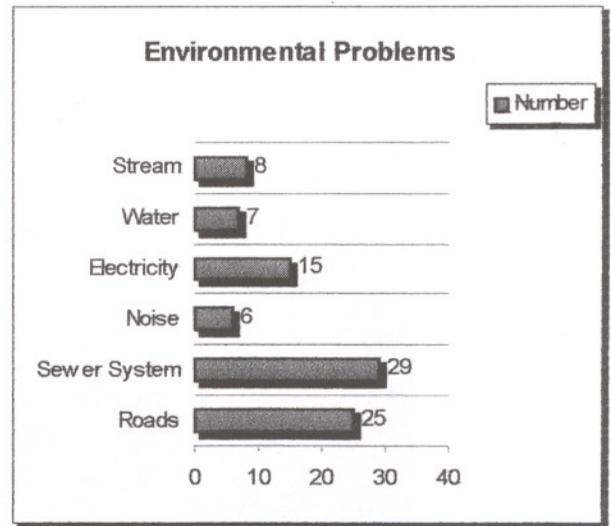
The problem of sewer system is effective in Uzundere. It has been seen whole squatter. Distance from school and health facilities are the other problems in Uzundere. Environmental pollution is the same problem for the district. And other problem is the unregular collection of the rubbish. Apart from this; the bad smell of the streams which passes in the area especially in the summer months. And the regulation for this streams are the most important wish from the area people.

In the survey fields, the physical structure features taken into consideration while studying the physical structure are the number of floors, the structure of construction, the land use and the possession of land. When we study the number of floors, we see changes parallel to the establishment and growth

processes in district. We see that the transition to many floors step has begun and has been continuing.

When we look at the structure of construction, we see that the ratio of reinforced walls is high. The intensity of brick and sun-dried brick used is again a natural result of the process that it is going through. When we study the possession of land, the result is as follows: In Uzundere the possession structure is made of owners of shared lands and municipality land. The biggest share holders are "Emin Şenel (4 plots) and Erdinç Şeninci (6plots)".
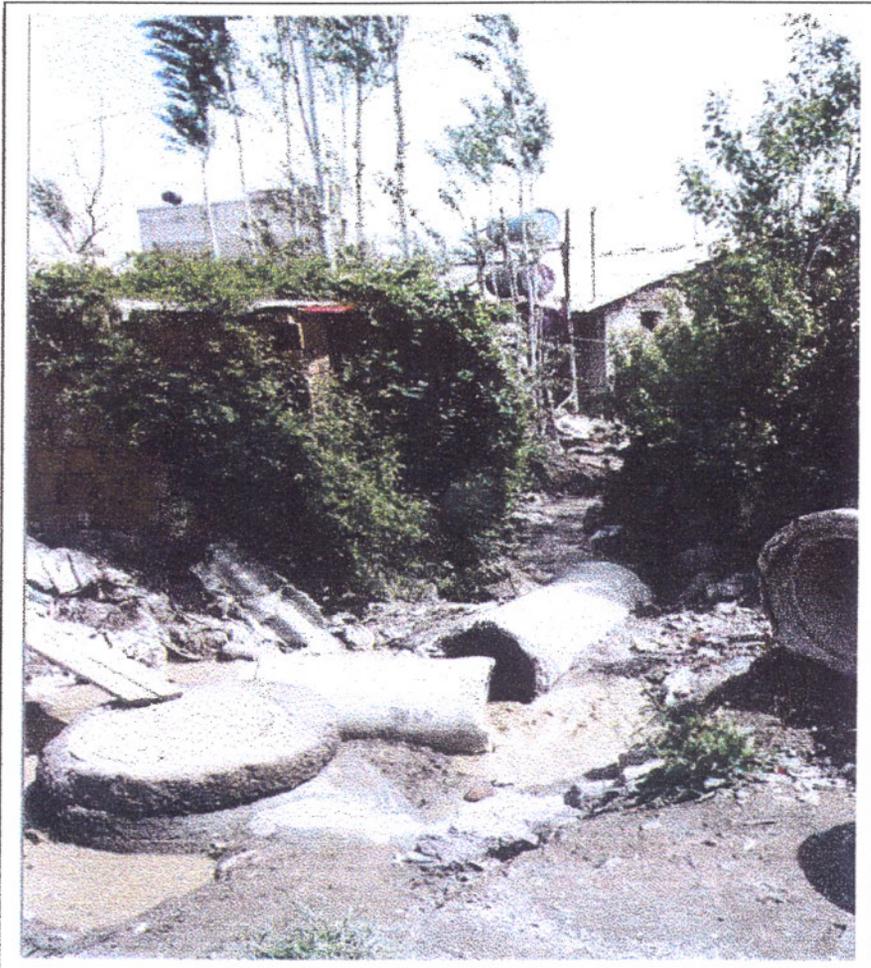
Figure 7.24. Sewage System is the most Important Problem in Uzundere.

In the area generally people have done their houses by their own possibilities and because of this they have said that if they wanted to have a new house it can be only by the help of the municipality. The house by cooperative working is a way which is not thinking in this area.

Figure 7.25. The Problem of Sewage System.

DISTRICT (Uzundere)	Number	%
EMPLOYMENT(1)		
Temporary employed	27	39
Occupational categories	31	46
of employment (pedlar,		
construction production		
and related works).		
THE LEVEL OF INCOME(2)		
Less than 100 million TL.	44	66
Indefined	16	24
EDUCATION(3)		
İlliterate	6	9
Literate and Level of Primary	58	85
CROWDED (4)		
The numbers of members in family	25	37
6 and more than 6 person		
TOTAL	207	

Table7.10. Social and Economic differences in Uzundere.

The information reflected by these variables includes employment income, education and crowded in the analyses. As seen here, the district, parallel to establishment and growth process.

The average size of family is 4.09 (people Per family). The land coverage in a 67.850 m^2. Field is approximately 0.25 and the floor area ration is 0.51. the land coverage and the floor are ratios also present lower values than the other districts.

Figure 7.26. The Family and Their "Gecekondu".

Figure 7.27. Generally, People grow their vegetables in their Garden.
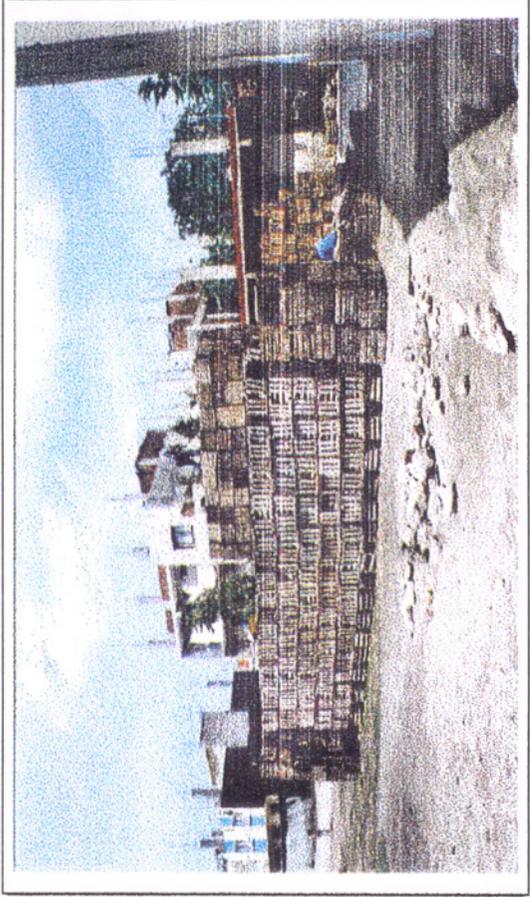
Figure 7. 28. The Pedlar in Uzundere.
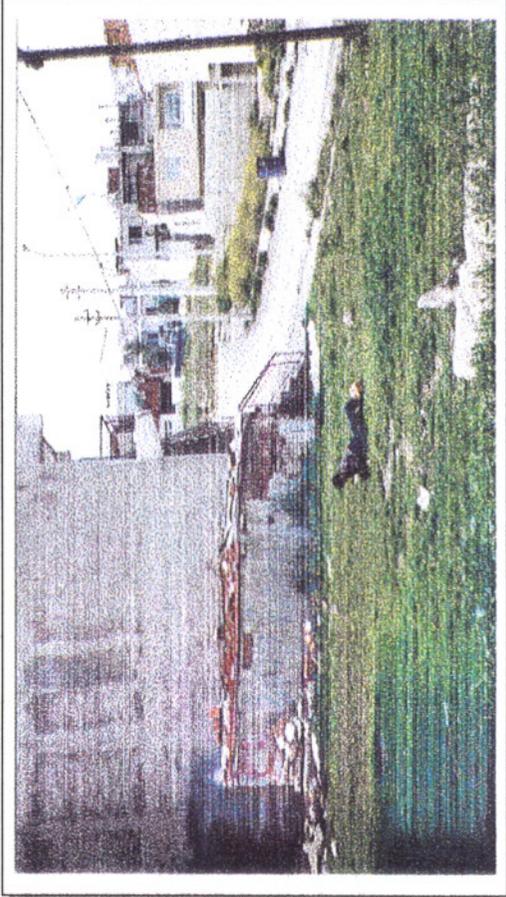
Figure 7.29. Children's Park and Gecekondu.

The attendance people of the survey, and as the idea of protecting their positions, are not receiving to this project which will be maintain by Konak Municipality under the name of the Urban Renewal Project.

This questions "The wishes from the Urban Renewal Project" could not understand very well from the attendance people to survey and because of this, it has been tried to explain by the additional statements and it has been tried to taken the answers. According to the results from the answers, for this people in the area the most important thing is to protect their house and to take a legal title

for his house is the most important factor in the urban renewal project. Apart from this the children playground, parks and the green areas are the other demands and in the realization of this project the other wanted position is the public buildings arriving to area and their services in this area.

7.3.6. Urban Renewal Alternatives

The mentioned land, and according to the ownership and the survey information as the chosen of the studying areas Devrim, Uzundere and Yurtoglu Districts have given us as the Urban Renewal Alternatives.

7.3.6.1. The Alternative of the Protecting of Present Pattern

According to the private parcel the structured buildings and present buildings and to protect their parcel parts and for this aim a plan working has been prepared. In the deedly registrations, the big cadastral parcels have seen and the private parcel motivation is only given as the sharing rate and because of this the plan of the protecting aim of urban renewal plans have been prepared by the observation of the present structure of the area.

In the present structure area Flat Area Ratio 2 has taken as basicly and in the alternative plan Flat Area Ratio 2 has taken as basicly.

7.3.6.2. The Alternative of the Cooperation

The public of the area as part ration going to cooperation and by this to aim the renewing working has been studied. Firstly the empty areas have been determined for the structures and than after the settlement in this area the old houses will be demolish and the houses will be build in this area the and a kind of advancement have planned like this. For every parcel it has been calculated as two houses and plans have been arranged according to this working. In every parts the arrangement of the mass organizations has prepared.

In the parcel ratio there is no any legal support for the people which they will come together and they will try to do the cooperation workings and because of this its practice chance is not too much.

7.3.6.3. The Alternative of Renewal by Contractor

In the creating of this plan and its practice in real world, the alternative of the loaders to attend to this plan has tried to work. It has been thought that the contractors will be work by the sharing of the 50 % and from this calculation it has been accepted as to give two houses to the parcel owners.

For the realization of the acceptances Flat Ratio has been calculated as 4.00. With the sharing of the arrangement sharing rate as 47 % the necessary population of social functions will be maintain. But kind of fully structured concept is occurred.

7.3.6.4. Renewal Alternative Which Has Prepared by Konak Municipality

According to the formal registrations which has been placed in deedly documents, and according to cadastral parcels has taken under the protection and the present buildings did not take care in this plan. The development law 18. Item has accepted 35 % arrangement sharing part and according to 16. Item 50 % arrangement sharing rate has been accepted, and the present roads in some places have been protected and according to this plan has been prepared. The present houses areas have been connected and Flat Area Ratio has been accepted as 2.50

The people in the area and if you will think their economical conditions, it is difficult to demolish the existing buildings and to build them again. Because of this plan's practice is also very low.

7.3.6.5. The Alternative of Synthesis

The discussions which have been done for the first for alternatives and at the end of the observations of the samples the synthesis of them has been prepared.

In first choice the decision about the protection of the existing road pattern has been accepted, in the development plan roads have been tried to wide.

In the second choice, arrangement sharing rate as 35 % has been accepted and the necessary law supports have been accepted is the main part of the plan.

In the third choice the meaning of the mass arrangement has been accepted. The mass arrangements in section has been studied, car-parks, the green areas, playgrounds have been thought between the areas.

In the fourth choice the idea of the renewing by the contractor has been accepted, but to decrease the density the decisions of the house spread has been changed. According to this the one house according to one parcel as 120 square meters and the loader's 1.5 house as Flat Area Ratio has been accepted 1.80.

The cadastral parcels which has not any structure tissue according to 16. Item and according to 50 % arrangement sharing rate the house parcels have been maintained. Apart from this the commercial and the social activities as attractive points have been created and by this way the house area advancement has been thought.

7.4. The Evaluation of Uzundere Urban Renewal Project

In the south of area the passing of Izmir-Aydın-Çeşme highway and its easy arriving facilities are the most attractive parts of the area. Apart from this, the area's main connection to city center as Eskiizmir avenue 30m, and again the connection af the area to around 3959 street has been designed as 20 and between of them the traffic roads have been designed as 15 meters. The pedestrian roads has been designed according to the density of residential settlements and they have arranged 10m and 7m.

In the east of Konkent, financial treasury area is present and this area, will be use as vocational high school, green area and sport areas which are important for the areas. In the land the DSI Area Directorship has demanded the protection of the stream beds and it has been protected and around of it the green area and pedestrians have been arranged.

9 Eylül University Engineering Faculty Geology Engineering Department has prepared Uzundere Environmental Geology and Geo-technic Report (1997) and according to this Devrim District has closed as two places to structure area because of geological problems and from this areas it has been thought the passive green areas.

Çeşme-Aydın Highway, in the exit of Uzundere in north and south the places which has not structured areas as cadastral parcels will be use for shopping centers, social activity areas. In this area there is no illegal structure and the parcels are only one owner and because of this the structure concept is occurring very fastly. In the area the present grave yard has been thought as the tree area of the land. The thought of renewing area as house areas apart from the education establishments two municipality service building, one open market and park-playground has been suggested.

Public – Private Partnerships

Public – Private partnership with planners are bringing together public sponsors and private investors. Investment, has become the preliminary elements of a city to increase its pressures for reconfiguring the existing built environment grew. The improvement of the image of cities with renewal projects can also increase the competitiveness of the whole city.

Public – Private partnerships are managed by non-profit, quasi-public development organizations. These organizations under the explanation of "partnership" with a new planning approach namely strategic planning.

Public Participation

The target population of Uzundere Renewal Project, the present squatter houses would be upgraded solving the problems of basic infrastructure such as water and sanitation, the danger of floods, the poor quality of self-built squatter houses. The squatter houses would be eliminated and their present illegal situation arising from settling in an unplanned area and their unsolved ownership.

Besides since all arrangements would be carried out through a participatory planning model in which the present inhabitants of the Uzundere would be organized in housing cooperatives.

"Especially in developing countries as a consequence of democratization trends, governments will be under increasing political pressure from the poor and dispossessed for security of tenure, for economic and employment opportunities and for basic services and amenities to improve their immediate living environment. These pressures will be most intense and direct at the local level."(Dündar, O. 1997).

Different actors in the local level is an important element of improving conditions in human settlements. Such partnerships will be built up with the inhabitants, non-profit associations, NGOs, local authorities and professionals.

They have individual desires, different expectations from a housing provision process. For instance, they said that they could have repaired their houses if they were given credits or they could have formed a cooperative and built their houses by the methods of self-help. However they did not know how to put these forward, in front of the government. Public good was the most important thing for them too. A group of people who does not know their right and relies on government for everything, exists in this project like in other projects.

We made questionnaires, talked with people in order to understand their desires and made meetings. Although project participants did not know how to be a citizen, they could have been informed. Of course, this was not the duty of only the project managers, it was in fact the duty of the local government and civil society organizations. Uzundere Project examples shows that the questionnaires;

- Firstly, did not have the aim of learning individual desires in terms of their content.
- Secondly, the project participants were not educated in order to make them to learn their rights and to express and defend their expectations.
- They mostly did not want to leave Uzundere even for a short period of time.
- However only 85 % said that they were happy with their lives in Uzundere, 11 % said they were not happy.
- They were generally unsatisfied with the project but when they were conducted what should be given to project participants in a renewal project. They say that a single house rather than an apartment flat.

Generally, the rightowners could get a dwelling unit from the project area. Urban Renewal project did not provide adequate housing for all of the population and transferred the problem of squatter housing to the other locations of the city. Yet a renewal project should contain the principle of adequate housing for all of the participants in order to prevent transfer of the problems to other areas.

In this chapter Uzundere Renewal Project has been discussed under these headings. And the project has been tested with the current criteria of urban renewal that has been shaped with globalization after 1980s.

The aim of Uzundere Renewal Project was conducted on a participatory planning model. Public-Citizen-Partnerships are an important element of improving conditions in human settlements. Such partnerships will be built up with the inhabitants, non-profit associations, NGOs, local authorities and professionals.

The financial resource of the project comes from private firms, credits foreign countries and from the contractors. The land was not very valuable, it was supposed that private firms would be willing to be 50 % part of this project.

Type of planning is half comprehensive and half market-led again under the effect of privatization policies of 1980s. turkish planning system still depends upon comprehensive plans rather than structure plans.

Chapter 8.   CONCLUSION

The changing technology of the 20th century from Fordism to Post-Fordism affects the cities. These new production patterns create new spatial organizations and spatial priorities. The physical pattern of cities reflects the conditions of changes and transformations. We have to transform or adapt that pattern in response to the changing economic, socio-cultural and technological circumstances. In this respect renewal of urban environment has become an important concern as well as urban development. The increasing importance of urban renewal is wide spreading in the western world including Turkey.

Cities are accepted as interconnected parts of the world system. The dynamics and processes of global, national and local concerns shape cities. Therefore, there is an essential need for an attempt to link global processes and dynamics to urban planning policies. After 1970s urban problems and solutions have been changed because cities were entered in to an era (modernist era to post-modernist era) that everything is changing rapidly. Under these circumstance cities, planning profession, and planners' role have started to change too.

The function of plans has been changing in this changing era. Deficiencies in the comprehensive plans and end-state planning have led planners to look for operational alternatives. The structure plans, which mean policy statements instead of the frozen land allocation maps, and flexible and action planning have become useful tools within these new systems.

After experiencing a rapid urbanization, Turkey entered into a stabilized urbanization era. So cities now need to be re-evaluated and revitalized. Urban renewal is gaining an importance in Turkey just as in the Western World. Urban renewal can be described as, about making areas of the city better to live in, do business in, and enjoy recreation, and also is seeking to bring back investment,

145

employment and consumption and enhance the quality of life within the urban areas.

Guiding principles towards a better comprehension of urban regeneration policies are given below;

- Functional integration of multi aspect development policies,
- Determination and evaluation of renewal issues with reference to the globalization processes,
- The need for contemporary and integrative way of legislative, administrative, financial and institutional framework,
- The understanding of the market mechanisms and their realistic assessment,
- The partnerships between public and private sectors,
- Enhancement of rent profiles and tax returns,
- Incentives to stimulate participation,
- Provision of social and cultural services,
- Regeneration of aesthetical quality.

Urban renewal projects can be used as an instrumental tool for local authorities to overcome the negative effects of changing economic structure revitalized parts of the cities, only if the appropriate strategies and policies are developed with sensitive consideration of the local characters and public participation. Otherwise, it can also be a dangerous tool that creates a serious tension within a society.

So it seems to be that in Turkish cities newly appearing renewal efforts will continue with an increasing acceleration and Turkish planners will continue to seek new and appropriate renewal policies and processes for the cities.

In virtually every major city of the world, it seems, the major planning story of the mid 1980s is urban revitalization. Originally coined as a term in America at the end of the 1970s, revitalization means a number of things.

First, it means taking hold of a run down area of the city, usually, but not necessarily, at the edge of the central business district which has lost, often quite suddenly and catastrophically, its original economic function: a specialized industrial area, the old inner-city docks. Often, too, there is a decayed residential neighborhood, where the houses which may, paradoxically, form part of the city's finest architectural heritage cry out for restoration which is beyond the pockets of occupiers or landlords.

Secondly, it involves a concentrated area based treatment, whereby a simultaneous series of projects, some restoring the old buildings, some also adapting them for different uses, some adding new construction, some intensively improving the general quality of the urban environment, work together to transform the whole area, within a relatively short time, both physically and economically.

Thirdly, such a novel approach will necessarily involve an unusual degree of cooperation between the public sector and the private developer, generally entailing the creation of some kind of special purpose redevelopment agency.

Large scale redevelopment may be necessary to accommodate major changes in the economic functions of cities. Recent expanding and evolving sectors such as business and financial services, retailing, tourism, and leisure, for example, have different property and locational requirements compared with traditional urban land uses, which may not be easily accommodated through piecemeal development. The "mega projects" in most US cities are sometimes considered to be indicative of these new forms of development. They include major conference, hotel, and exhibition centers, integrated offices complexes, high

technology business parks, fashionable shopping malls, and multi purpose leisure centers. They have some examples of these in Britain in recent years, including the large retail and leisure centers.

Property improvement has a part to play the process of neighborhood revitalization. The condition of people's homes and their surroundings affect the quality of their lives. Poor physical environments may be symptoms of deeper problems of low income and under investment, but they also contribute to low morale, depopulation, and disinvestment. Initiatives which improve the fabric and appearance of localities may help to stem decline, provided they are backed by sustained and concentrated public investment.

To improve the position of neighborhoods more fundamentally, however, property based projects need to be reinforced by additional measures aimed at all round economic development. Without this, it is possible that even the physical improvements will not be sustained if the residents are poor, the population unstable, and the economy fragile. An alternative outcome may be gentrification, that is, the displacement of local residents or business by incomers as the benefits of area rehabilitation are capitalized into rising property values and higher rents. Property may upgrading also force poorer households and marginal firms to leave an area if the costs are not met by subsidies and if their low incomes mean they cannot afford the burden of ongoing maintenance and loan payments. As the share of housing in private ownership rises, the scope for gentrification increases.

The Post-Fordist era of crisis may also be causing disturbances in capital flow, making gentrification an unpredictable and unstable activity. Gentrification is not just a temporary economic phenomenon but the result of a longer-term cultural and social structural revolution can be seen by examining changes in the social structure in a gentrified neighborhood.

In the market led global economy, politicians and city builders ignore the problem of poverty and racism. Especially, big cities in Europe are getting so much immigrants so poverty and racism are the very important growing problems.

While examining different urban renewal examples, we find some main variables that control the whole project:

- Aim
- Target population
- New organization established to reach for this aim
- Finance sources and type
- Type of participation

Table 1 shows these variables for different urban renewal examples. We see from the table the other renewal examples from different countries were located in the inner city areas. Although this situation creates some speculative pressures, this is useful in creation of finance.

Another important step in the renewal is to decide on the target groups because when an area is renewed, rents grow rapidly. The essential characteristics of urban renewal is that it brings about change in the use or occupancy of urban land and buildings. Therefore, results in changes in where, how and under what conditions people live. We know that most of the previous squatter housing renewal projects designed for low income groups were later on transferred to middle and high income groups. Another problem is relocation that is after the renewal who is going to settle in these areas and where and how we resettled the old users of the area. We see the table that in America example the incoming group was different than the former.

Project	Aim	Target group	New Organization	Finance	Public Participation
USA	-expansion of the economic base of the city -increase of the real estate tax base -rejuvenation of the central business district	different	-Housing Commission -The Relocation Division of Housing Commission	Federal loans and subsidies	
UK	-comprehensive social, economic and regeneration and the creation of conditions for the development of a balanced community	Same+ different	complex organizational structure (but new revized organizations are seen)	local authority	
France	rebuilt some parts of the city throughout an urban renewal program	same+ different	Three main zoning as a policy instrument: ZAC,ZIF,ZAD	Joint-stock companies whose ownership is shared between public and private sector	-meetings
Germany	-to improve the quality of buildings -to retain the character of neighborhoods -to provide housing within affordable rent limit	same	City Council	substantial municipalization program which the stable municipal founding.	Establishment of City Council
South Korea	-bettering the living conditions of low-income families	same	Project Renewal	Projects were mutually founded by S.Korea gov.	Local Steering Committees
India	-to improve sanitation and environmental of slum area(Rehabilitation Project)	same	Indore Development Authority	UK Overseas Development Administration	
Dikmen Valley	-to improve squatter areas in the city by supplying the Valley's inhabitants with high quality housing. -to create green corridor	same	Metropol İmar JS Company	Credit obtained by municipality	Decision Committees
H.Bayram	-redevelopment of Historical City Center	same	No new organization but competition for project	Credit obtained by municipality	Decision Committees
Portakal Çiçeği	-to obtain a green area by not financing any fund from public budget	different	Portaş JS Company	Joint-stock companies whose ownership is shared between public and private sector	meetings

Table 7.11: Urban Renewal Examples from Different Countries

150

The organization and management of urban renewal project is a complex activity. It should involve a number of agencies each with its own, even conflicting objectives. Because of this, there is a need for new organizations. We see that in all of the examples there are such new organizations. Like in Germany example, in Portakal Çiçeği Urban Renewal Project a joint-stock company whose ownership is shared between public and private interests were established.

Another important variable is financing of projects. In Portakal Çiçeği Urban Renewal case two important methods were used for the finance. First one was in land allocation. In project costs land acquisition cost was the biggest share. However, in this project instead of compulsory purchase some of the rent created through project was bartered with the land. The second method was the private sector enterpreneurship.

Another important tool in urban projects are the community participation. Participation has the potential to maximize limited financial and cooperation between peoples and governments, ensure targeting of subsidies and augment community stability. But, we see that unfortunately these potential was wasted in our example.

As a result, we can summarize from the study above that large tracts of urban renewal especially involving previous squatter housing or low income areas now encompassed in growing Turkish cities are a contemporary problem facing the Turkish administrators and planners.

Under these circumstances, the example of Uzundere Renewal Project;

• Should be renewed in accordance with a city plan. In other words, a renewal plan should be developed according to an overall.

- Should develop justice between all income groups in the city. First of all, such a project should not encourage the illegal settlements by giving them premium.

Another important experience in the project is the public participation. Most of the countries, new administrative organizations have been established. As a result, the organization system is one of the important features of our case study. But the success of these organizations depend on political system.

Market driven redevelopment schemes seem to be in the Agenda around the world. The entrepreneur of the Urban Renewal projects is in transition from public to public and private joint venture. A-quasi governmental authority (Urban Redevelopment Authority) is necessary for the implementation and success of the redevelopment scheme. Market driven redevelopment programs are capable of successfully implementing massive urban modernization and housing upgrading projects.

Marked led urban policies contain many flaws and are open to a number of fundamental criticisms. First, a potential challenge to the dominance of market led styles is clearly posed by the substantial section of the population not adequately catered for by the market. The poor, the unemployed, the isolated elderly, the disadvantaged sections of society, all have cause to oppose the marked led urban policies. Marked led styles of planning offer little to the large group of welfare dependents who lack any significant command over market resources. They cannot buy houses, and in relative terms they do not shop freely in the durable goods market and cannot pay to take part in leisure activities.

Secondly, a related point is that the marked led urban policies are associated with weakening of the powers of local elected planning authorities and therefore of the status of locally determined planning policy. Market criteria have

progressively been given more weight than local wishes in land use planning. So the planning decisions of local communities have been reduced.

Thirdly, there are more generalized dangers implicit in the shift towards market led planning, which could affect even those groups currently benefiting from those policies. These policies are based on the short term maximization of profit which always motivates market forces. This short termist precludes any longer term husbandry of natural resources. It involves the waste of resources both in terms of future generations needs and, since it has a short memory as well as short sighted vision, in terms of past investment in people and places.

Fourthly, the market led approach carries within itself the potential for great instability. Such as late 1960s financial crisis when the long period of postwar economic growth first seriously faltered, Oil crisis in 1973, Black Monday when stock market crashes around the world in Autumn 1987 and Gulf war in 1991. This instability is equally characteristic of the property investment sector motivated short term profit and subject to the marked led urban policies.

The problems within the market led approach to planning can therefore be characterized as its social divisiveness, its lack of accountability, its short termist and its inherently instability.

Finding the most appropriate position for property in urban policy will depend a great deal on the prevailing local circumstances. Existing initiatives appear to be geared to standard "quick fix" solutions with limited local discretion and sensitivity. A strong role for property measures may be important in areas where there are extensive problems associated with land conditions and the fabric of buildings, where constraints to redevelopment are physical, institutional, and economic, where shortages of land and floor space restrict inward investment and indigenous growth, and where the response of the private sector is either insufficient or inappropriate to occupiers' needs.

Support for development may also be more important at certain points in time than at others, depending on a wider economic situation and the state of development industry. By securing and retaining a substantial equity interest in the land the public sector could exert more influence over the character and pace of development than is the case with current short term approaches, and in the process it could secure a revenue stream as well as an escalating capital asset as area improvement and renewal occur.

Urban renewal is a different subject. But in Turkey there are no separate laws for different plan subjects. All plans from renewal to mass housing are shaped with the regulations of the laws 3194. These subjects are totally different from each other. I think, the suggestions put forward in this study can not be realized in the short-term. To reach these goals requires an advanced education in the social area. As a matter of fact the aim of this study has been to obtain clues that will prepare cities to the 21st century and to bring a different dimensions for planning.

REFERENCE LIST

1. BRIDNLEY, T. & RYDIN, Y. & STOKER, G. 1996, Remaking Planing, The Politics of Urban Change, Roudledge, London, HT169 G7 B75.

2. CAMERON, S. 1992, *Housing, Gentrification and Urban Regeneration Policies,* Urban Studies, vol: 29, number: 1, pp: 3-14.

3. COLLINS, C. 1986, *Large Scale Urban Renewal: a Developers Viewpoint,* Built Environment, vol: 12, number: 4, pp: 208-17.

4. DANIELSON, M. N. & KELEŞ, R. 1985, The Politics of Rapid Urbanisation, Government and Growth in Modern Turkey, HM Publishers Inc. London, HT147 T9 D36.

5. DAVOUDI, Simin, 1995, City challenge: The three-way partnership, Planning Practice & Research, 1995, Vol. 10 Issue 3, p333, 12p.

6. DOWALL, D. 1994, *Urban Residential Development in the People's Republic of China,* Urban Studies, vol: 31, number: 9, pp: 1497-1516.

7. ECONOMIC COMMISSION FOR EUROPE, COMMITTEE ON HUMAN SETTLEMENTS, (1992), Experts on Human Settlements; Problems in Southern Europe, Ankara.

8. ERAYDIN, A. (1992) Post-Forsizm ve Değişen Mekansal Öncelikler, METU Faculty of Architecture Publishing, Ankara.

9. FAINSTEIN, S. S. 1994, The City Builders, Property, Politics & Planning in London, Blackwell Press, Oxford, UK, HT178 G72 L56365.

10. FALK, N. 1986, *Baltimore and Lowell: Two American Approaches,* Built Environment, vol: 12, number: 3, pp: 145-52.

11. FRIEDRICHS, J. 1987, *Urban Renewal Policies and Back to the City Migration,* Journal of the American Planning Association, winter 87, vol: 53, pp: 70-79.

12. GITTELL, R. J. 1992, Renewing Cities, Princeton University Press, Princeton, New Jersey, HT175 G56.

13. GÖKBULUT, Ö. (1995) Urban Renewal: An Urban Dimension in Process of Change within the Context of Globalization: Case Study Ankara: Portakal

Çiçeği Urban Renewal Project, Unpublished Master Thesis, METU, City and Regional Planning Department, Ankara.

14. GÖKBULUT, Ö. 1996, Kentsel Yenilemenin Değişen Anlam ve Boyutları, Planlama, 96/1-4, pp: 34-38.

15. GÖKSU, F. (1994) Portakal Çiçeği Vadisi Kentsel Gelişme Projesi, Prepared by Portaş Joint Stock Company, Ankara.

16. GÜNAY, B. (1991) Regeneration and Adaptation of Urban Space in Response to the Dynamics of redevelopment Specific to the Mediterranean Countries, Case Study Ankara, UN Economic Commission For Europe, 16th Session, Ankara.

17. HALL, P. 1986, *Editorial,* Built Environment, vol: 12, number: 3, pp: 115-16.

18. HARVEY, D. (1989a) The Condition of Post Modernity, Basil Blackwell, London

19. HARVEY, D. (1989b) Flexible Accumulation Through Urbanization: Reflections on Post-Modernism in the American City, the Urban Experience, Basil Blackwell, Oxford, pp: 256-278.

20. HARVEY, D. (1993) From Space to Place and Back Again: Reflections on the Condition of Post Modernity, in Bird, J., Curtis, T., Robertson, G., and Tickner, L. (eds) Mapping the Futures: Local Cultures, Global Change, Routledge, London.

21. HASS-KLAU, C. 1986, *Berlin: Soft Urban Renewal in Krevzberg,* Built Environment, vol: 12, number: 3, pp: 165-75.

22. HEALEY, P. 1991, *Urban Regeneration and the Development Industry,* Regional Studies, vol: 25, number: 2, pp: 97-110.

23. INFO DEFENSE, 1993, *the Booklet of La Defense,* Ars Medias, Paris.

24. JUDD, D. & PARKINSON, M. (1990) Leadership and Urban Regeneration; Cities in North America and Europe, Urban Affairs Annual Reviews Volume 37, Sage Publications, HT 170 .L42 1990

25. KOEBEL, T, 1996, Urban Redevelopment, and the Future of the American City, Center for Housing Research Virginia Polytechnic Institute and State University.

26. KOVANCI, P. (1996) Urban Regeneration Issues and Policies as Complementary and Multi Aspect Planning Tools, Unpublished Master Thesis, METU, City and Regional Planning Department, Ankara.

27. LAWLESS, Paul, 1994, Partnership in urban regeneration in the UK: The Sheffield Central Area Study, Urban Studies, Oct94, Vol. 31 Issue 8, p1303, 22p.

28. LITCHFIELD, D. (1984) Alternative Strategies for Redistribution in Urban Renewal, Habitat International, Vol: 8, No: ¾, pp: 103-115.

29. LOFTMAN, Patrick; NEVIN, Brendan, 1995, Prestige projects and urban regeneration in the 1980s and 1990s, Planning Practice & Research, 1995, Vol. 10 Issue 3, p299, 17p.

30. OSBORNE, T. 1986, *Swansea: a Multi Zonal Revitalization Project,* Built Environment, vol: 12, number: 3, pp: 128-37.

31. ÖZBAY, A. 1992, Dikmen Vadisi ve Kültür Köprüsü Üzerine, Yapı Dergisi, Mayıs 92, sayı: 126, pp: 68-76.

32. ÖZBAY, A. 1992, Portakal Çiçeği Vadisi, Yapı Dergisi, Mart 93, sayı: 136, p: 21.

33. PAMİR, D. & İLTER, M. 1992, Dikmen Köprüsü, Yapı Dergisi, Mayıs 92, sayı: 126, p: 60-67.

34. RAGGETT, B. 1986, *Post-War Urban Renewal: Past and Present Partnership Schemes,* Built Environment, vol: 12, number: 4, pp: 189-97.

35. SERIM, E. 1979, *"Yıkıp Yapım Satım" Olgusu ve Kentsel Yenileme,* Ege Üniversitesi Güzel Sanatlar Fakültesi, Doktora Tezi, İzmir,

36. SMITH, G. LICHFIELD, D. 1986, *Large Scale Private Developments: the Role of the Development Planner,* Built Environment, vol: 12, number: 4, pp: 198-07.

37. ŞPO, 1996, YEŞKEP Broşürü.

38. TUROK, I. 1992, *Property Led Urban Regeneration: Panacea or Placebo?* Environment and Planning A, vol: 24, pp: 361-79.

39. URBAN DEVELOPMENT AND REDEVELOPMENT, 1997, Sage Urban Studies Abstracts, Nov97, Vol. 25 Issue 4, p:434.

40. VARDAR, A. 1988, Kent Yenilenmesinde Sakinlerin Planlamaya Katılması – Federal Almanya'dan Örnekler, Planlama, 88/1, pp: 16-18.

41. ZUNKIN, S. (1988) the Post-Modern Debate Over Urban Form, Theory, Culture and Society, Vol: 5, pp: 431-446.

Web Addresses:

1. http://www.pbs.org/newurban/episode1.html, *Rebuilding neighborhoods from the ground up.*
2. http://www2.ari.net/home/poverty/mh9537.html, *Urban Renewal Strategies in Washington, DC: Revitalizing or Gentrifying Depressed Communities?*
3. http://ruf.rice.edu/~philip/urbanwave.html, *the Changing Tide of Urban Renewal.*
4. http://corbu.wustl.edu/www/renfellows/fulltext/chap3a.htm, *Chapter III- Mill Creek Valley Urban Renewal Program.*
5. http://www.citywest.nsw.gov.au/welcome.html, *Sydney's City West Redevelopment Program.*
6. http://www.pelb.wpelb.gov.hk/renewal/summary.htm.
7. http://www.clarksburg.com/ura.htm, *Urban Renewal Authority.*
8. http://www.iclei.org/egpis/egpc-070.html, *Renovating the suburbs of Madrid.*
9. http://www.generalgrowth.com, *Brass Mill Center and Brass Mill Commons Cornerstone for Waterbury's Urban Renewal.*
10. http://scorpio.gold.ac.uk/~cc503tb/world.htm, *World Cities, Citizens and Urban Renewal.*
11. http://www.web2010.com/marceric/news/urban.htm, *Urban Renewal and the Growth Machine.*
12. http://www.leg.state.nv.us/NRS/Chp_279.htm, *Urban Renewal and Redevelopment of Communities.*
13. http://www.dlcppi.org/speeches/norqsp.htm, *Urban Renewal.*
14. http://www.house.gov/talent/sound/talent-watts.html, *an Agenda for Urban Renewal.*
15. http://rudi.herts.ac.uk/ns-search/ej/udq/63/topic_3.html, Topic: The New Urban Design Agenda, Crown Street Regeneration Glasgow

16. http://www.chelt.ac.uk/cwis/pubs/landiss/vol12/page2.htm, Tim Hall, The Landscape of Urban Regeneration: Public Art.

APPENDIX 1

EVALUATION OF THE PUBLIC AMENITIES IN A SQUATTER SETTLEMENT,

District : ....
Street : ....
House Number : ....
Number of Floors : ....
Building material : ....

1. Questions related with the family members,

Members	Age-Sex	Education (finished school)	Employment Type Place	Income Monthly Other

....
....
....
....
....
....
....

2. Where did you come from?
....

3. Do you own the dwelling?
( ) Tenant ( ) Householder ( ) Other

4. How long have you been living in this house?
Since............................years.

5. Why did you prefer Uzundere instead of another district of Izmir and where did you first live in Uzundere?
In a relative's house_____
As a tenant_____
Built a house_____
Other_____

6. Who is the owner of the Land? Householders_____
Shared_____How many shares_____
Shared with the relatives_____
Shared with the fellow countrymen_____

7. How many m² is the land?..
8. How many m² is your house?..
How many rooms are your house?..
How are you using the garden?(sowing, fattening animal, etc.)..............

9. Why did you buy a land from here but not from another place?
It was cheap_____
Our relatives, friends or country fellowmen here_____
We have been settled in this neighbourhood for years_____
It was accessible to work_____
This district was developing, everybody was being settled there_____
I found this area_____
Coincidence_____
Other_____

10. What is the estimated value of your house?
     (   ) 0 – 2.5 billion TL   (   ) 3 – 4.5 billion TL
     (   ) 5 – 6.5 billion TL   (   ) 7 billion TL and over
11. What is the age of building?
     (   ) 0 – 5 years   (   ) 6 – 10 years   (   ) 11 years and over
12. Are you satisfied with this house?
     (   ) Satisfactory   (   ) Unsatisfactory
13. Which of the following facilities are mostly needed in your district?
     (   ) Schools   (   ) Cultural Area   (   ) Health service
     (   ) Sports field   (   ) Market-place   (   ) Children playground
     (   ) park.
14. If you want to move, will you prefer an apartment or a single house? Why? If your answer is an apartment to live in, How many floors should it have?
....
15. How would you help to improve your environment?
     (   ) by working
     (   ) financially.
     (   ) none
16. What are the conditions under which you could contribute to the provision of the need facilities of the upgrading of the existing ones?
     (   ) if the municipality helps
     (   ) if the neigbours participate. (co-operative)
     (   ) Other
     (   ) Contractor
17. If this project were to build houses to be paid in a long term and with low instalments, how much would you be able to pay? Monthly?
     (   ) 0 – 25 million TL   (   ) 26 – 50 million TL
     (   ) 51 – 75 million TL   (   ) 76 million TL and over
18. Are you satisfied with this renewal project? What are the things about this project?..
....
19. What kind of service would you prefer to get in this project?
     Low density settlement_____
     Environmental facilities_____
     Transportation_____
     Construction quality_____
     Other_____
20. If you say that your house will gain in value, in time, what will you do with it?
     Sell and buy another house_____From where_____
     Go on sitting_____
     Other_____