

IZMIR KATIP CELEBI UNIVERSITY

GRADUATE SCHOOL OF NATURAL AND APPLIED SCIENCES

**URBAN REGENERATION PROJECTS IN SQUATTER SETTLEMENTS,
THE CASE OF IZMIR,
BAYRAKLI URBAN REGENERATION PROJECT**

M.Sc. THESIS

Merve ÖZKAN

Department of Urban Regeneration

JANUARY 2019

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**Merve ÖZKAN
(Y130201007)**

Thesis Advisor: Asst. Prof. Dr. Sedat YALÇINKAYA

JANUARY 2019

İZMİR KATİP ÇELEBİ ÜNİVERSİTESİ

FEN BİLİMLERİ ENSTİTÜSÜ

GECEKONDU ALANLARINDA KENTSEL DÖNÜŞÜM PROJELERİ,

İZMİR ÖRNEĞİ,

BAYRAKLI KENTSEL DÖNÜŞÜM PROJESİ

YÜKSEK LİSANS TEZİ

**Merve ÖZKAN
(Y130201007)**

Kentsel Dönüşüm Ana Bilim Dalı

Tez Danışmanı: Dr. Öğr. Üyesi Sedat YALÇINKAYA

OCAK 2019

Merve ÖZKAN, a **M.Sc.** student of **IKCU Graduate School of Natural and Applied Sciences**, successfully defended the thesis entitled “**URBAN REGENERATION PROJECT IN SQUATTER SETTLEMENTS, THE CASE OF İZMİR, BAYRAKLI URBAN REGENERATION PROJECT**”, which he/she prepared after fulfilling the requirements specified in the associated legislations, before the jury whose signatures are below.

Thesis Advisor :

Asst. Prof. Dr. Sedat YALÇINKAYA

İzmir Katip Çelebi University

Jury Members :

Asst. Prof. Dr. Osman Sami KIRTILOĞLU.....

İzmir Katip Çelebi University

Assoc. Prof. Dr. Çiğdem TARHAN

Dokuz Eylül University

Date of Submission : 31.12.2018

Date of Defense : 14.01.2019





To my family,



FOREWORD

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January 2019

Merve ÖZKAN





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ABBREVIATIONS

TOKİ : Toplu Konut İdaresi (Housing Development Administration)

MESA: Türkiye’de kurulmuş olan İnşaat firması (Housing Industries Inc. in Turkey)

IMF : Uluslararası Para Fonu (International Monetary Fund)

USA : Amerika Birleşik Devletleri (United States of America)





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**URBAN REGENERATION PROJECTS IN SQUATTER SETTLEMENTS,
THE CASE OF IZMIR,
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ABSTRACT

Urban regeneration projects studied extensively in the world and Europe is a new subject in Turkey. When we look at the examples in the world, their main focus has always been human-oriented. These types of projects should take into account the city's authentic memory and texture, depending primarily on the physical, social, cultural and economic structure. The theme of the project should be determined considering local, social, cultural and physical principles. Ecological values should be decisive in the project's outset, course and outcome. Regeneration projects can actually be considered as reconciliation projects. Organizations should be based on the grassroots and all partnerships should be under public leadership. The opinions of the people living in that region should be taken into consideration and the process should be continued by including the people of the region in the project.

The purpose of this study is to examine in detail the urban regeneration project planned to be carried out in İzmir Bayraklı region, to analyze it with its positive and negative aspects, to compare it with the examples from the world and our country and besides its sustainability, to examine to what extent it will adapt to people and the environment and whether it is the right project for this region. Therefore, the development of the urban regeneration in the world, Europe and Turkey is examined in the first part of this study. Examples carried out in Turkey have been examined and explained. The history of urbanization in the İzmir region has been examined economically, socially and culturally and the question of the necessity of an urban regeneration in Bayraklı region has been considered. And as a result, the suitability of the urban regeneration project for the region and for the people living in this area have been explained through analysis and interviews.

Key words: Urban regeneration, public participation, squatter settlements, slum, İzmir, Bayraklı



GECEKONDU ALANLARINDA KENTSEL DÖNÜŞÜM PROJELERİ,

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ÖZET

Dünyada ve Avrupa’da uzun yıllardır üzerinde çalışmalar yapılan kentsel dönüşüm projeleri, Türkiye’ye yeni giren bir kavramdır. Dünya üzerindeki örneklerine baktığımız zaman ana merkezi hep insan odaklı olmuştur. Kentsel dönüşüm projeleri öncelikle kentin fiziksel, sosyal, kültürel ve ekonomik yapısına bağlı olarak, kentin özgün belleğini ve dokusunu dikkate almalıdır. Projenin temasını, yerel sosyal, kültürel ve fiziksel ilkeler belirlemeli, ekonomik ve ekolojik değerler proje başlangıcı, süreci ve sonucunda belirleyici olmalıdır. Dönüşüm projeleri aslında uzlaşma projeleridir. Örgütlenmeler tabana dayalı ve tüm ortaklıklar kamu önderliğinde olmalıdır. O bölgeden yaşayan halkın görüşleri önerileri alınarak kısacası bölge halkı projeye dahil edilerek süreç devam ettirilmelidir.

Bu çalışmanın amacı; İzmir Bayraklı bölgesinde yapılması planlanan kentsel dönüşüm projesini detaylı olarak inceleyip, olumlu ve olumsuz yönleri ile analiz edilmesi, dünyadan ve ülkemizden örnekler ile karşılaştırılması, sürdürülebilirliklerinin yanında, insanlara ve çevreye ne kadar adapte olacağını ve ne oranda bu bölge için doğru bir proje olacağını incelenmesidir. Bu sebeple çalışmanın ilk bölümünde, kentsel dönüşümün Dünya’daki, Avrupa’daki ve Türkiye’deki gelişimleri incelenmiştir. Türkiye’de uygulanan örnekler incelenmiş ve anlatılmıştır. İzmir bölgesindeki kentleşmenin tarihi, ekonomik, sosyal, kültürel olarak incelenmiş olup Bayraklı bölgesinde bir kentsel dönüşümün gerekliliği konusu sorgulanmıştır. Ve sonuç olarak yapılması planlanan kentsel dönüşüm projesinin bölgeye uygunluğu, burada yaşayan halka uygunluğu analizlerle ve yapılan röportajlar ile anlatılmıştır.

Anahtar Kelimeler: Kentsel dönüşüm, halkın katılımı, gecekondular, yerleşimleri, gecekondular, İzmir, Bayraklı



1.INTRODUCTION

Cities are changing because of the rapid population growth in the world, the growth of the economy, the development of technology, and the change in people's life styles. However, the speed of change and development in cities varies according to geographical regions, population, socio-economic balance, and culture. Measures against changes in cities are also constantly changing according to today's conditions. In the past, planning work in the cities was considered only as the preservation of historic buildings. However, in addition to the restoration of historical buildings, it is perceived as a renewal of areas of poor quality of life, where there are unplanned constructions as a result of continuous population growth, irregular urbanization, internal migration, and economic reasons.

For this reason, urban regeneration projects gain importance as one of the many approaches to planning, depending on the rapidly developing urbanization phenomenon in the world. A part of this approach leads to the addition of new elements to the concept of planning, while some of them invalidate the existing forms of planning [1].

With the relatively slowing growth of the cities in terms of population and area in Western European countries, the intensive use and re-evaluation of the central parts of the cities, especially from the 1990s onwards, has been on the agenda [2].

When compared with European countries in terms of urban regeneration, Turkey is way behind in terms of content and planning. Our country is located on the earthquake fault line. And for this reason, it has experienced earthquake disasters many times. However, the most painful ones were 17 August Marmara and 12 November Düzce (1999) earthquakes. Many buildings were destroyed and many people lost their lives due to unplanned urbanization and unfavorable living conditions. For this reason, the year 1999 was very important for Turkey. After these earthquakes, urban regeneration gained importance and studies were initiated. Legal regulations were introduced, laws were rearranged, and examples from other countries were examined. However,

whether in our country or in the international regeneration projects; it should be examined if all studies carry the following three criteria [3].

- The project's integrity,
- Sufficiency in terms of sustainability,
- Spatial, social and economic effects they will create in the city.

In terms of the integrity of the project, it is necessary to check whether the project meets the economic, social and cultural requirements of the region.

In terms of sustainability, it is essential to investigate whether the study carried out according to today's standards responds to the difficulties that may arise in future years.

In terms of spatial, social and economic effects on the city, it is necessary to evaluate whether the project does fulfill the social and economic requirements of the region and it would be a significant factor in the development of the region.

When making urban planning, economic, social, cultural and historical values of the region should be taken into consideration. Urban regeneration does not just mean making improvement or landscaping. The aim of urban regeneration is to design buildings that will enable people to live a healthier and higher quality of life. There is always 'HUMAN' in the center.

Nowadays, the greatest problem of cities is certainly the unplanned urbanization. Because of the unplanned urbanization, there are unhealthy slums formed inside the cities.

With a significant increase in population, people coming from diverse cities have built shanty houses for themselves., Social, economic, cultural and physical factors change considerably in cities due to the rapid growth. When we analyze the situation today, we observe that many people migrate from rural areas to cities because they hope to find a job. Thus, the rural population decreases. Generally, the migrating people tend to live in the areas close to rural life and build shanty houses there. Consequently, they build unauthorized structures. Furthermore, people living in the shanty houses are less educated and have less income than urban residents. Now, with the increase in population and the expansion of cities, these slums are very near to the urban centers. As these slums do not fit into the urban identity, the quality of life is not very developed there. Unfortunately, these slums signify a prominent problem for the city. It is the

most natural rights of people living in this area to live in healthy houses like other people in the city and to experience a high quality of life.

Urban regeneration projects executed to improve economic, social, physical and environmental conditions are certainly the strategies and actions to improve these slums [4]. The common purpose of urban regeneration is certainly to improve these areas. The first examples of urban regeneration projects are observed in European cities. Since the 1980s "Urban Regeneration Projects" have been developed to recreate the image of the urban city and resolve the physical, social and economic difficulties in Turkey [5]. The first urban regeneration project in Turkey was completed in Ankara. However, the urban regeneration projects in Turkey do not take into consideration the cultural, social and economic conditions. Furthermore, the public is not involved in the planning or the implementation stage of the project.

The greatest reason for the failure of urban regeneration projects is certainly the lack of public participation. When creating the project, it is necessary to involve the public so that the public totally comprehends the project. In the end, these people are the one, who know the region best and they will live in that area after the project. Consequently, the public needs to be included during the design of the project.

By focusing on the participation of the public in the project and improvement of the quality of life, this study examines Bayraklı Urban Regeneration Project with all aspects. Both the public and the municipality assessed the project. The project was evaluated by referring the other urban regeneration projects in Turkey,. After informing the local people about the study, interviews and questionnaires were conducted. Moreover, information were obtained by talking to the authorities that worked in the project.

This thesis consists of four main sections. In the introduction, preliminary information about the problem, aim of the study, and structure of the thesis is defined. The development of the urban regeneration in the world evaluated in the literature section. In the methodology section, previous methods conducted by Beste Gumusoglu and Atkinson were evaluated as example methods. Survey questions and application process used were defined. The survey results were analyzed and evaluated in the results and discussion section. Survey results are demonstrated and evaluated in results and discussion section. Solution were proposed in the conclusion.



2. LITERATURE

2.1 Definitions And Concepts For Urban Regeneration

After the Second World War, along with the development of technology and industry, people's lifestyles also began to change. This condition affected Turkey just like Europe. In European countries, while the factories that developed the cities in the name of industry were in the city centers before, they started to move out of the city out of necessity. And they left their place to the service sector. Urbanization process and decentralization led to the movement of many functions from the city center to the outskirts. Both incidents led to the abandonment of urban centers, loss of value of land, buildings and environment, and unemployment and social poverty [6].

As the infrastructures of the cities in Europe are not prepared for this new social structure, the cities have become obsolete and unable to meet the people's living standards and needs. Because of this change, the people who escaped from the center of the city began to look for new places for themselves far from the center. And individuals from low-income groups migrating from other cities have taken the places of the former residents who escaped from the city center. Therefore, there has been a great increase in crime and unemployment rates in the city center; the city had to be renewed to keep up with the innovations that would meet the conditions of that period and to ensure the continuity of the city and to improve the living standards of people.

In order for the city to regain its lost value and to reach the level of a modern city, socially and economically, a number of studies initiated under the title of urban regeneration. This breakthrough in Europe would also be important in Turkey. The integration of the works with the city and the creation of the integrated areas are of great importance for the urban regeneration studies.

2.1.1 The concept of the urban regeneration

The term 'Urban Regeneration' is used in foreign languages. In the Britannica Encyclopedia, Urban regeneration is explained as an understandable scheme for the improvement of sociological problems caused by unclean, rundown, outdated dwellings, inadequate transport and infrastructure systems, indiscriminate land use, traffic chaos, and the corruption of the city, such as theft and extortion [7].

Urban regeneration is a comprehensive vision and action aiming at bringing sustainable improvement to the economic, physical and social conditions of an area that has undergone a transformation [9].

Urban regeneration is a series of complex and often ambiguous actions that involve various actors and interests [8]. Urban regeneration can be defined as actions and plans to increase the quality of life of the urban people and to gain their old value in parallel with the development and planned progress of the urban areas which do not respond to the physical, economic and social conditions of today.

The urban regeneration work in the world began with the structuring of the houses in the cities that were damaged in the Second World War. In this way, in order for the people of the war to adapt to normal life and to improve their living standards, improvement works were done with the state intervention. It has been used to describe a housing-based process, mostly based on state intervention, aimed at generating solutions to poor quality housing in aging districts where low-income citizens live [10]. Because the urban regeneration works in the 1980s in the UK ignored social problems, in mid-1990s, renovation works were initiated in public places such as hospitals and schools.

One of the major developments that brought social content to the agenda in urban regeneration has been the work on the problems of urban areas carried out by the European Union, both in regressing and developing cities, in the last two decades (urban), pointing to the increase in the number of social exclusion and excluded sites [11]. For this reason, now, the scale of the urban regeneration areas has been brought to the level of the district. In the first works, the people living in the area were removed and replaced by people with better financial means. This is actually not an urban renewal; it is bringing down and building up and ennobling this area. Urban regeneration aims to improve the living standards of the people there. It does not work

by evacuating people to another place and bringing different people in their place. The importance of examining the sociological dimension of urban regeneration has emerged due to the failure of these practices. It should be noted that the most important actor in urban regeneration projects is the local community and there cannot be a healthy work without including them. For this reason, issues such as actors, partners and participation come to the fore in urban regeneration.

2.1.2 Types of the urban regeneration

It was used for the first time in April 2000 in Rio de Janeiro, under the name of '1st International Urban Regeneration and Sustainability'. Urban renewal, urban renovation, urban revitalization, urban rehabilitation, urban regeneration, urban renaissance, urban redevelopment, urban restructuring, urban conservation, urban gentrification were some of the concepts discussed in the meeting [12].

The concept of urban regeneration consists of ten different sub-sections.

- Renewal
- Rehabilitation
- Conservation
- Revitalization
- Redevelopment
- Improvement
- Clearance
- Infill development
- Refurbishment
- Gentrification

There are different approaches to regeneration concepts in Turkish while defining them. In some parts of the literature, the concept of 'urban regeneration' is matched to urban renewal [2]. The concepts of urban renewal, urban rationalization, urban revitalization and urban gentrification are important topics used in urban regeneration.

2.1.2.1 Urban renewal

Urban renovation; with regard to the renewal of urban area, it contains the meaning of demolishing and rebuilding it [13]. The important objectives of urban renewal are:

- Cleaning of slums,
- Making up the differences between the places with lower quality of life and the better areas, and improving,
- Increasing the economic opportunities of central local governments.

It is physically a process of removing and rebuilding of infrastructure and superstructure. In order to make these transactions, below are the preconditions;

- The absence of a structure worth protecting,
- The region's being in a condition of great collapse,
- Environmental functions' losing their old value.

If the environment meets the criteria of these three items, it is necessary to start the work physically in order to put this area into effect again and revive it economically. For example; if you erect buildings next to the area that used to be an industrial region, people will be afraid of passing through the empty shops at night. The reason for this is that the region is not used as a commercial area and stands empty. However, people will feel safe if you tear down shops or restore them and re-use them. If shops and restaurants are opened up in that area, you will be able to revive that area economically. People can easily walk around in the streets. Urban revitalization is needed in areas where old functions are lost provided that the environmental conditions of the area are examined.

2.1.2.2 Urban revitalisation

Urban revitalization is to revive and revitalize the parcels of urban settlements experiencing a collapse in socio-cultural, economic or physical terms by means of the elimination or alteration of the factors causing the collapse [13]. For example, in order to revitalize a district where the historic site was built, restoring the old structures in accordance with their original shape and making the buildings livable again. As there is no new building, an economic contribution to the environment is ensured as well. If there are no buildings such as theater, social areas and so on, you can attract people to the area by building settlements that host such activities. The important thing is to identify the defective aspects of this region and to make the right decisions. Of course, it is necessary to take opinions of people living there.

2.1.2.3 Urban rehabilitation

Urban rehabilitation; it can be defined as the restoration of old parcels of the city where the deformation has begun but has not lost its original character yet [13]. What we can understand from health care is to make reusable the areas which have not yet lost their value by keeping the infrastructure and superstructure in repair. For example; such as covering roads with proper materials, renovating or repairing urban equipment, replacing electric pillars, and renovating houses are examples of rehabilitation. With the improvement of these areas, the economy of the region will also improve and the quality of life will be increased. To give an example, think of a children playground in a neighborhood in which the toys get worn and unusable. People do not take their children to this park.

For this reason, children cannot spend time outside like their peers. However, if you renew the park, you will develop the region socially and culturally. What is important is to determine the exact need of the area and take the right steps accordingly. Urban regeneration is not an issue that should be considered only economic or physical, but also a social and cultural one.

2.1.2.4 Urban gentrification

In general, it is seen as a process which involves settling of middle and upper-middle classes in dilapidating historical residential areas where low-income and poor people live and renewing them to meet their living standards [14]. The main purpose of urban regeneration projects is to increase the quality of life of the people living in slums by creating new buildings and ensuring that they live in a healthier environment. However, this issue is unfortunately perceived differently in our country and as it will be analyzed in the Bayraklı example, by evacuating people living there to other settlements, luxury apartments are being built instead for the settlement of people from the upper class. These areas are gentrified. This is not the main purpose of urban regeneration. People living in a city have the right to receive the same service as people living in other neighborhoods. The main task falls upon local governments. With these services, these areas of collapse will develop.

2.1.3 Historical development of the urban regeneration

After the Second World War, the repair of the damaged cities was started. This repair was carried out mostly by removing the people living there from that area and building

the cities where high-level people would live instead. The reason for this is to give a new vision and a physically beautiful appearance to these areas after the war. Thus, the newly created cities would erase the traces of war. The period of erasing the traces of war was called Bulldozer Period. In Europe in the 1950s, the second major devastation period after the damaged housing areas in World War II was the Bulldozer period. In this period, approximately 25,000-60,000 houses were destroyed in England and new houses were built in place [3].

However, the works conducted in Bulldozer period, unfortunately, did not give desired results. In the renovation work, the old buildings in the area were excluded from the renovation process and people in these areas were sent to other places replacing them with higher class ones. For this reason, urban regeneration work could not achieve its purpose. The renovation work carried out in this period was mostly based on destroying and rebuilding.

In the 1960s, ideas were put forward regarding the participation of the public in this process. In this way, the processes involving people, performed by the lower class and the higher class together, started.

Urban regeneration was very expensive at that time. Because it was a costly process to evacuate people, to demolish buildings, to rebuild them and to meet people's needs. Therefore, renovation projects began without breaking down all the buildings. The most important change in these years was the involvement of people in the planning process. In these years, the renovation work was reduced from the district to individual scale. For this reason, in 1969 Housing Law was enacted. In this way, many buildings were renovated in England.

From the mid-1970s onwards, economic, social, political and spatial regeneration processes in the world due to globalization brought the idea of “regeneration” forward especially in the UK in the 1980s [16]. Therefore, questioning the effects of globalization occupies an important place in the perception and investigation of the dimensions of urban regeneration or urban renewal [17].

The 1980s are the years of gentrification in the city centers. In these years, rapid urban regeneration projects became widespread especially in the US and Europe. Because in these years, free urban projects became widespread and did not cover the whole city.

They were limited to only certain parts of the city and were mostly commercial projects.

But in the 1990s, projects, which were public-oriented, produced by people and meeting their expectations, were started. Strategic planning, which emerged in the 1990s, provided a unifying practice to the subjects under urban and regional planning studies (transportation, health, environment, etc.).

- Central control,
- Innovation,
- Strategic management,
- Political planning,
- Future research can be defined as.

The basic approaches to strategic planning are as follows:

- Ability to create actions to achieve long-term goals in the short term,
- Determining the effective use of resources,
- Developing effective projects for problematic areas,
- Providing vision for the future,
- Gaining a new perspective,
- Being impartial,
- Providing cooperation between public and private sector [3].

In 1992, with the conference held in Rio de Janeiro, there were changes in urban regeneration. The sub-headings of urban regeneration have been brought forward and the importance of urban regeneration has emerged. Issues such as global warming, rapid population growth and environmental pollution have now begun to take place in urban regeneration projects.

Below is a table prepared by Roberts showing the historical development of the urban regeneration all around the world (Table 2.1) [9]. In addition, Table 2.2 below shows the process of urban regeneration prepared by Roberts.

Another model that defines the process and divides it into sub-stages is defined by Gürler. Gürler explains the process at two basic levels as organizational and spatial. While the strategy of urban regeneration is determined at the organizational level of the process (for example, historical preservation strategy), at the spatial level it

includes establishing a program suitable for strategy and the development and implementation of the urban design in accordance with this program (Table 2.3) [21].

Table 2.1: Urban Regeneration Process by Years [9].

PERIODS	PROCESS
<p style="text-align: center;">1950 RECONSTRUCTION</p>	<p>It is the period in which the slummed urban areas were rebuilt and the suburbs in the city walls were formed. The participation of private enterprise in central and local government has been assured. The development of residential areas and the improvement of living standards of the public sector were experienced in this period. Areas close to the urban center and nearby neighborhood units have gained considerably significance.</p>
<p style="text-align: center;">1960 REVITALIZATION</p>	<p>There has been an increase in the suburbs in various parts of the cities. It has been strived to establish the balance between the private and public sector. By the implementation of the projects in the regional areas, the significance of the private sector has increased; the social opportunities have been developed. Hence, the spacious and livable areas were formed.</p>
<p style="text-align: center;">1970 RENEWAL</p>	<p>It is a period when urban renewal becomes more complicated. The significance of the private sectors has been increased while the localization has been prioritized. While the resources of the public and private sectors increase, the public participates more in the process of urban regeneration. Ultimately, the nongovernmental organizations participate actively in the process.</p>
<p style="text-align: center;">1980 REDEVELOPMENT</p>	<p>In this period, redevelopment projects, satellite cities have been observed while the private sector has been prioritized. The development of public-private sector partnerships has emerged in this period. Other characteristics of the period include local concentration, stimulation of the government by the voters, resettlement and redevelopment projects, wide-angle environmental approaches.</p>
<p style="text-align: center;">1990 REGENERATION</p>	<p>Following are the leading factors in this period: a detailed strategy for the implementation and policies, integrated training, the dominance of partnerships, the adoption of a strategic perspective, the development of regional actions, the balance between public and private sector organizations, the society gaining significance, the simple protection, the representation of wider activities and sustainable environment.</p>

Table 2.2: Urban Regeneration Process [9].

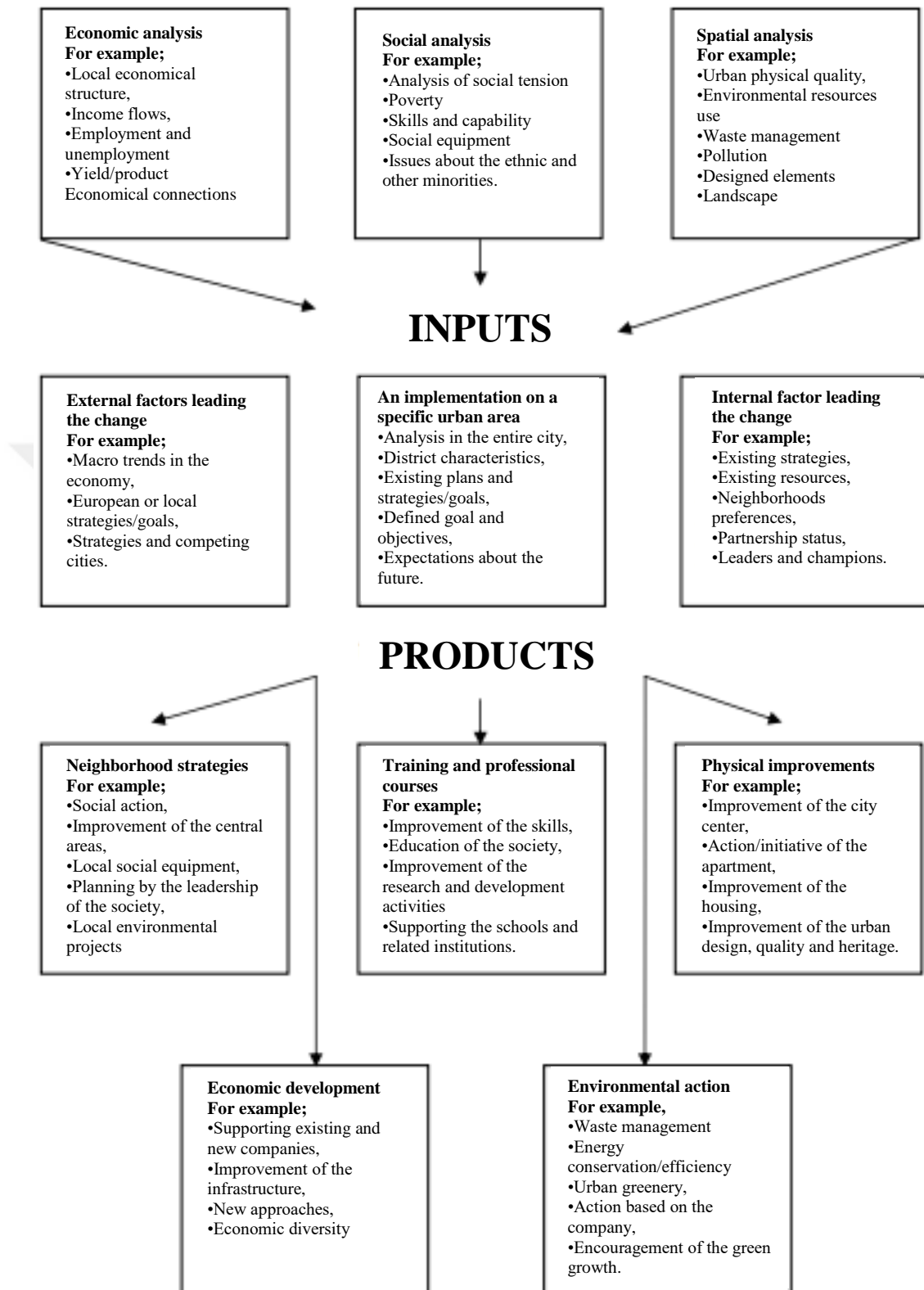
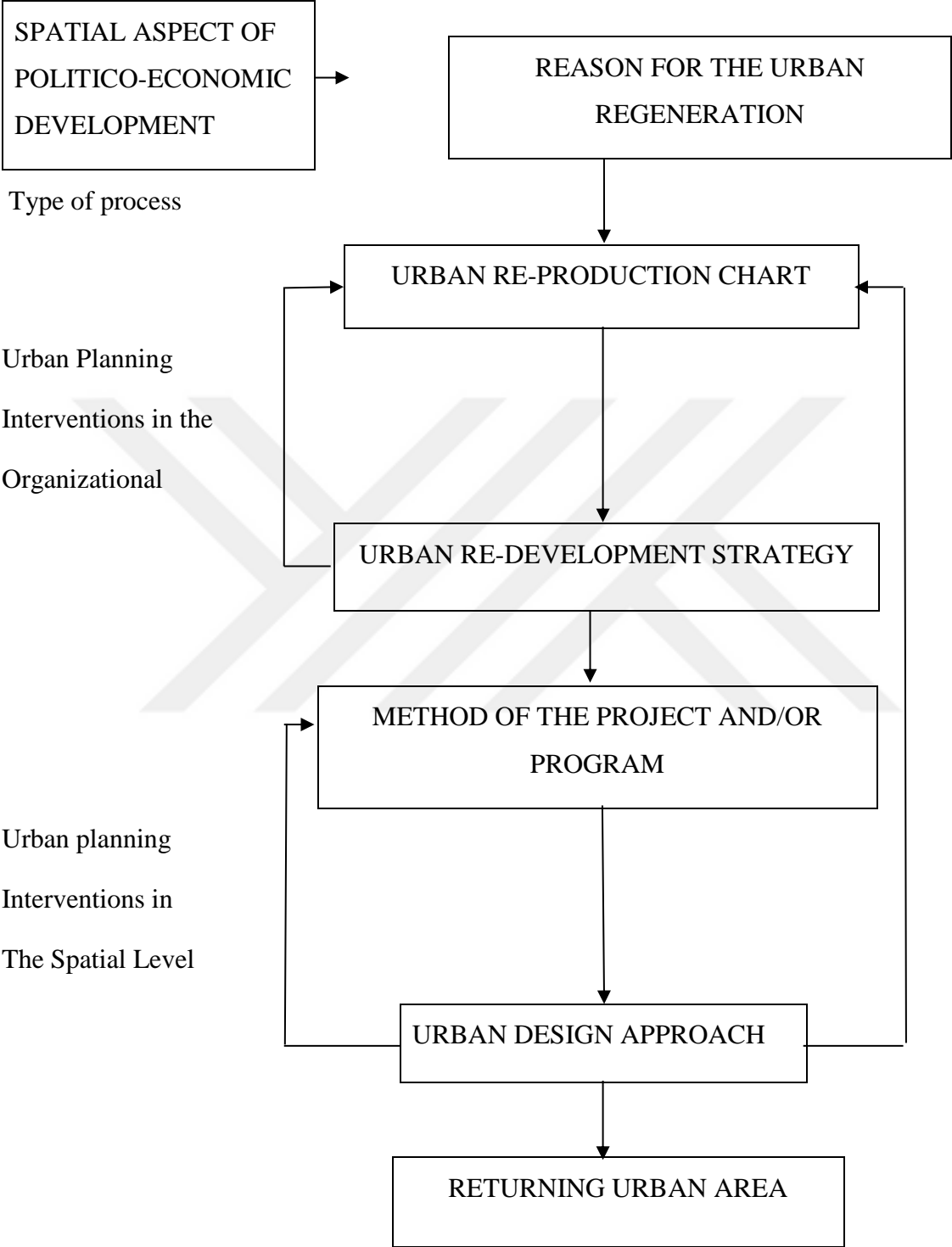


Table 2.3: Systematic character of urban reproduction process in the world [21].

URBAN PLANNING AND DESIGN PROCESS



2.1.4 Reasons of the urban regeneration

There is no single accepted motive for urban regeneration. It is possible to list the motives of the urban regeneration projects that are being implemented today in order of importance as below;

- To ensure redistribution of the accumulated capital in the regions with high rent value,
- To revive economic life,
- To stop the physical collapse, produce earthquake resistant buildings,
- To ensure the sustainability of the historic texture,
- To improve the quality of housing and urban life,
- To activate cultural dynamics,
- To ensure the participation of all actors in the process of urban regeneration.

In terms of urban regeneration projects, one or more of the above-mentioned reasons may be more effective, depending on the nature of the region's problems and potentials [18]. According to the needs of the region to be transformed, this order of importance may change. First of all, it is necessary to reveal the reasons analytically why a transformation should be done in the area where it is planned. Solutions for this area should be found and whether this area really needs a transformation project should be examined. Figure 2.4 shows the requirements for determining an area as a regeneration area.

Table 2.4: Criteria For Identifying Urban Regeneration Areas [3].

Criteria For Identify Renewal Areas		
Problems and Potentilas	Field Structure	Resource, Time and Space Harmony

Problems and potentials: Determination of the current problems of the area planned to be transformed and what potentials will arise if these problems are resolved.

Field structure: The area to be selected must have a structure. With the structure, it is meant to have an identity, social, cultural and historical value.

Source, time and space sequence: If the area to be transformed is too large and time is short, then a pilot region should be chosen in that area. The selected region will serve as a reference for others.

2.1.5 The purpose of the urban regeneration

Roberts actually set out to achieve five main goals in urban regeneration:

1. Establishing a direct relationship between the physical conditions of the city and its social problems. One of the most important reasons for urban areas to become a collapse area is social collapse or deterioration. Urban regeneration projects should mainly search for the causes of social degradation and make recommendations to prevent this.
2. Urban regeneration must respond to the constant need for a physical change of many elements of the urban texture. In other words, urban regeneration projects should enable the redevelopment of urban parcels according to the new physical, social, economic, environmental and infrastructural needs becoming evident in the rapidly growing, changing and deteriorating texture of the city.
3. It should demonstrate an approach of economic development that enhances urban prosperity and quality of life.
4. In addition to physical and social degradation, one of the most important reasons for urban areas to become collapse zones is their loss of economic vitality. Urban regeneration projects should aim to develop strategies to restore economic viability in urban areas that have become physical and social collapses and thus to improve urban welfare and quality of life.
5. Suggesting strategies with regards to avoiding unnecessary urban spread and most effective use of urban areas [15].

Depending on the region, these ranking may vary in order of importance.

Urban regeneration can be defined differently in terms of diverse economic, political, social and physical conditions of countries and cities and can be different ways of implementation. However, as a common trend today, urban regeneration is defined as a comprehensive vision and action that tries to provide a permanent solution to the economic, physical, social and environmental conditions of a region and to provide a solution to the urban problems [8].

From the experience of England, we can associate this definition to three basic features. These basic features are as follows.

- It aims to change the nature of a place and to involve other actors who have a say in the future of this place.
- It includes a wide range of objectives and activities that intersect with the basic functional responsibilities of the state, depending on the specific problems and potential of the region.
- Although the specific institutional structure of the partnership varies, it often involves a partnership structure between different stakeholders (partners)

The above three items actually identify three key concepts that can be considered to be key to regeneration.

1-Participation

2- Roles and responsibilities of the public

3-Partners (The roles and responsibilities of stakeholders) [13].

What is important here is that the actors in the urban regeneration should fully fulfill their duties.

2.1.6 Historical development of the urban regeneration in Turkey

Turkey is both a historical and culturally rich country. However, in order to make use of this wealth, it is necessary to rehabilitate the areas, to arrange the environment and to promote the economic conditions of the local population. In this way, the old areas can be restored to the city to meet the needs of the people. Therefore, in order to understand the urban renewal sufficiently, it is necessary to first understand what urban renewal is and then create and implement its legal framework [13].

In the Ottoman period, the construction of stone structures instead of wooden structures can actually be seen as a modernization movement. It is known that for the new architectural change, the Ottoman sultans sent many architects and engineers abroad for education. Architects and engineers have reflected their innovations in cities. This process continued in the Republic Era. The process, which started with the planning of capital Ankara, spread to other cities. In this way, planning efforts started.

The 1930s are a period when planning is attempted to be framed in a particular system. Planning of new residential areas, initiation of fundamental zoning plans such as the development of roads and plans made during the period expanding from Ankara to other Anatolian cities are given below [19].

- Neighborhood plans,
- Village plans,
- Plans of old cities,
- Plans of new cities,
- Regional plans.

However, after World War II, Turkey began fast urbanization and formation of a new economic plan. In the meantime, the changes and innovations in the planning works have created new problems and have not been able to solve the problems. The change and renewal movements between the years of 1950-1960 started to be performed with the destruction of some areas in Ankara and Istanbul. These destructions are seen as the starting point of the renewal movements in our country. With the Law No. 6785, which came into force in 1956; planning and construction issues within the municipal boundaries and licensing procedures were subject to certain criteria and in the zoning plan studies, it was obligatory to have a certain population density of the area [3].

With the establishment of the State Planning Organization in 1961, studies in the field of planning have become widespread. With the zoning law enacted in 1985, a major step was taken to prevent irregular urbanization.

Our country is in the earthquake zone. And unfortunately, in 1999, it experienced two major earthquakes. The result of these disasters was very destructive. Thousands of buildings were collapsed and thousands of people lost their lives due to irregular and unplanned urbanization. 1999 was a turning point for Turkey. Important regulations

were prepared for urbanization. New regulations were put in place to make the buildings more resistant.

With the development of technology and industry in the 2000s, a great number of people migrated from rural areas to the cities. Many people migrated to cities to reach new job opportunities. The rapid population growth in the cities, unfortunately, brought along unemployment and irregular urbanization. People built shanty settlements in areas close to the city centers because of their poor economic status. Because of the lack of sanctions by local governments, a certain percentage of cities today constitute the shanty settlements. Due to the low quality of life of the people living in the slums and living in an unhealthy environment, urban transformation projects were started to be built in the shanty settlements.

Based on the examples of urban regeneration abroad, urban regeneration projects have been carried out in our big cities such as Ankara and Istanbul. However, due to the lack of necessary infrastructure and financial conditions, the results were unfavorable. Thus, urban regeneration in our country, unfortunately, has evolved into a project of rent and gentrification of the areas. In the project phase, the people of the region were not included in the project but forced to move to other places. The most recent example of this is the Ankara Dikmen Valley Urban Regeneration Project. If we examine urbanization in Turkey, starting from the 1950s until today, the figures will be as follows (Table 2.5, Table 2.6, Table 2.7).

Table 2.5: Urbanization Process in Turkey.

1950	1966	1969	1970	1980
-Migration increase	-Slum Law No: 775	-Formation of private organizations	-First private housing construction	-Rehabilitation in squatter settlements
-Rapid urbanization				Reconstruction of squatter settlements
-Housing problems				
-Squatters				

Table 2.6: Urbanization Process in Turkey.

1980	1984	1989	2000
-Outward opening of economy	-TOKİ founded.	-First Urban Regeneration Project: Ankara Dikmen Valley Urban Regeneration Project.	-Low life quality
-Non-license construction	- Collective housing fund created		-Reclamation practices
			-Protection and gentrification.

Table 2.7: Urbanization Process in Turkey.

2000	2004	2005	2007	2012
-East to west migration	North Ankara Entrance Urban Regeneration Project	Giving new tasks to municipalities	Private sector+ TOKİ cooperation	Urban growth problem
-Municipality Cooperatives		Altındağ Urban Regeneration Project		Gentrification

Legal principles that are predicated upon in urban regeneration projects and the projects implemented with the same approach are listed below.

- Law of Construction No. 3194
- Zoning Amnesty Law No. 2981
- North Ankara Entrance Urban Regeneration Project Law No. 5104
- Renewal and Protection of Worn Historical and Cultural Immovable Assets Law No. 5366
- 73. Article of Municipal Law No. 2005 5393

Today, however, taking a lesson from the past, studies are being implemented in which actors of the regeneration projects are included. But Turkey is far behind Europe in terms of urban regeneration.

2.2 Factors Of Urban Regeneration

2.2.1 Urban regeneration approaches

While explaining different and innovative approaches in urban regeneration works, the following four elements stand out [3].

- Physical structure,
- Social structure,
- Economic structure,
- Management structure.

In fact, when we look at these four items, we can see that they are all closely related.

Physical structure; examines the physical condition of the area, the existing infrastructure and the transportation system.

Social structure; examines the cultural, social, sanitary and educational aspects of the field.

The economic structure; examines the income status of the people living in the field, which ensures a standard of living and economic opportunities.

Management structure; examines the relations between the public and the local government.

It is unthinkable that these four items are separated from each other. The economic power of the region with a good physical environment will also increase. The social environment of the people with flourishing economic opportunities will improve. With this change, their expectation from the local government is also changing and the local government is working harder to meet these requests.

In the UK, the following three agendas are implemented to ensure that transformation projects are successfully applied to the area [8].

- The social integration agenda encourages more participation in the decision-making process, building trust and cooperation within and between groups, the creation of feelings of self-esteem and pride with regards to field, and helping people to face the fears of difference and to understand the value of social, ethnic and cultural diversity.
- The urban renaissance agenda encourages better urban design, a less dense population living in composite neighborhoods, cleaner streets, better public spaces, less pollution, and less congestion through public transport rather than private transport
- The economic growth and competitiveness agenda is concerned with improving economic and employment conditions in cities by increasing productivity and innovative methods and by improving the business opportunities.

As can be seen from the above items; In fact, when examining the changes in the physical environment, people living there should be examined socially and culturally and be included in the project. These factors should be taken into consideration when outlining the policies as well. In European countries, we see that the projects concluded through such approaches are successful.

Therefore, while social integration is valid especially in neighborhood-based studies, economic growth is true for the city in general. The studies made at the neighborhood scale should not be planned in any way different from the regional studies. The main purpose of the regeneration in neighborhoods should be to ensure that the transformed area is connected to the city. However, an important point here, while planning the neighborhood scale, is that it is necessary to recognize the necessity of establishing policies which will adopt the regional scale. Therefore, in urban regeneration studies,

it is necessary to carry out a planning study that promotes the labor force and economic condition of the area; besides, attention should be paid to enhance the city's tourism potential and improve the physical environment as well as to minimize the crime rate [8].

2.2.2 The main actors in urban regeneration process

There are various actors in the urban regeneration processes, especially after the 1980s. These are the public sector, central government, local government, the private sector, non-governmental organizations and local people. For example, international resources can also be included in these actors.

Powerful global actors such as the IMF and the World Bank are active in directing economic globalization. They can influence the policies of nations and cities with their loans. For example; Improving Moscow's world city status is based on international organizations' views on improving Russia's economy. However, according to the IMF and the US government, it is inevitable that all national economies will be integrated into the new global process. Therefore, this view is an ideological one that restricts other alternatives [20].

Urban regeneration partnerships in Turkey was mostly conducted between TOKI (Housing Development Administration), the municipalities and the private sector. The local community is not included in the project partnership. Therefore, the confidence in the projects has decreased. The purpose of the partnership model is to block the rent system created by irregular urbanization. Regeneration studies were carried out in our country in the 1970s, but disappointing results were obtained due to failure to establish partnerships correctly and the lack of trust. We can briefly examine the main actors in urban regeneration.

2.2.2.1. The public sector

The public sector, formed by local government and central government, is a strong actor in almost all regeneration projects. The public sector plays a regulatory and supervisory role in the partnership model. In addition, another important duty of the public sector is to reduce the private sector risks by spatial planning of the area and the cumulating of information on policies needed in the area. This is important for the private sector to participate in the regeneration process [11].

2.2.2.2 TOKİ (1984-)

TOKİ, Housing Development Administration, is established in Turkey in the 1980s. It is the years when the creation of slums was the highest in Turkey. Factors such as the rapidly growing population and increasing unemployment rate have pushed people to live in slums. It is observed that the city's irregular urbanization, economic and social balances began to deteriorate. TOKİ, which was established with the aim of improving urbanization, has sometimes built houses in cooperation with the public sector. In fact, the first purpose of TOKİ is to provide public housing for people with low incomes. However, in time TOKİ failed to live up to its initial goal of making public housing by starting to build houses for marketing. With the regulations made in 2003, TOKİ has become an important actor in urban regeneration.

2.2.2.3 Housing cooperatives

Housing cooperatives particularly gained great importance in the 1980s in Turkey. The cooperatives consisted of 7 people was preferred because it allowed the construction of houses in any architectural style as desired.

2.2.2.4 The private sector

The private sector constitutes the financial pillar of urban regeneration. Therefore, it is one of the important actors in the regeneration. In order to benefit from its expertise and financial support, the private sector is an indispensable part of the partnership model [11]. First time in Turkey, MESA (Housing Industries Inc.) has performed to build housing sites in this manner.

2.2.2.5 Local people

The role of the public which is one of the actors in the common public participation model in Turkey is unfortunately very low compared to the others. In general, while urban regeneration projects are prepared, the public is ignored. The involvement of the people in the projects will ensure a great deal of trust in the projects.

2.2.2.6 The non-governmental organizations

When we look at the works, we see that the non-governmental organizations actually have indirect impacts on the events. These organizations have particular objectives. These organizations function locally and regionally. The inclusion of non-governmental organizations in developing projects ensures that the project becomes

more efficient. Because these organizations have competent people in their fields such as engineers, and architects, and these people will make a project better by using their experiences in the project.

2.2.3 Partnership in urban regeneration process

Especially in the UK partnerships have become a necessary tool for access to a large scale of flow of funds. Besides, the concept of sustainability has become one of the basic principles of urban regeneration. The participation of all actors in the process of sustainable urban regeneration and taking a comprehensive and coordinated action considering the regeneration as a whole are achieved through partnerships. As a third factor, partnerships are necessary to finance the private sector and eliminate the barriers in front of it within the regeneration initiatives where the risks are very high [22].

Partnership models can be defined as different intervention types depending on the area of urban regeneration, subject and power relations. Different models emerge due to the different actors with different political and economic goals for urban regeneration and their interaction with each other. Partnerships are classified as follows [23].

1- Partnerships established between the public sector and the public sector: It is a partnership model consisting of actors from government and local government and professional planners. Within this model, local administrations (municipalities) act as project developers, especially for land services. Although private sector plays no role, some minor construction works can be assigned to the private sector. Public sector controls the whole process. In general, the public sector owns the properties in such partnerships. A distinctive example in the area of urban regeneration is that when the housing areas become obsolete, market conditions cannot be brought into play due to the low-income levels of the inhabitants, the position of the area, and the weakened real estate market; In this case, public investments are needed. Public investments are used to improve and modernize this area. In recent years, the UK has started to use tools such as Local Public Service Agreements between public institutions for the purpose of creating budgeting specific to urban regeneration, committees specific to the area and local plans in these partnership types. One of the biggest risks in public partnerships is that the bureaucracy in the public sector dominates the entire

regeneration process and imposes its own solution on the local people. Another important risk is that the public sector is unprepared for fluctuations in the markets.

2-Partnerships established between the public and private sectors: It consists of actors from both sectors and semi-public representatives. This partnership model is accepted as the most effective, efficient and balanced partnership model. Two sub-categories are defined in the model. The first is called building claim variant and the second is called joint enterprise variant. For the first one, parties take full responsibility for a certain part of the project because the construction process takes a long time and then transfer to the other side. This variable is used by the private sector to reduce economic risks. For the joint enterprise variant, both the public and private sectors are interdependent for the whole project. Gains and losses are shared according to predetermined rules. In general, both parties participate in the project with an independent company created for the specific purpose of the project. In the 1980s, public-private sector partnerships were used to solve property problems in areas where regeneration was taking place. In these partnerships, the public sector has solved the problems of property in the field of urban regeneration and established master plans for the field. Today, these partnerships and the private sector leave making agreements with the inhabitants of changing areas to the public sector. When the public sector owns the land, it can solve the financing problem of the project in agreement with the private sector and on the other hand it can achieve social gains. Furthermore, the vision of the public sector in public-private sector partnerships and the plans made in accordance with this vision serve as a catalyst for private sector financiers. One of the greatest risks in such partnerships is that the partnership is time-limited and ends without being properly implemented to make the transformation self-sustainable. While markets tending to fluctuate continuously in terms of the private sector makes the partnership inherently risky, establishing long-term partnerships instead of short-term partnerships can be seen as more advantageous.

3-Partnerships established between the private sector and the private sector: These are partnerships with contractors, financiers, property owners, and new potential users of the site and semi-public representatives. In general, all control in the development of a particular project falls on a private company's shoulder. However, there is a legal public sector control on issues such as implementation zoning plan. It is seen that such partnerships are preferred when there is little or no limiting factor in terms of

ownership in the area where the regeneration will take place. For example, the case that users desire to transform a zone used as a military post or hospital by evacuating it can set an example for this case. In these areas, the driving force of change is usually land that has been made suitable by being regenerated, a powerful real estate market, a zoning status that makes the area attractive, or new infrastructure opportunities. Public sector's transparency factor in the private sector and private sector partnerships and its support for such partnerships are important. On the contrary, the public sector's giving the contractor firms rights to build more or offering additional opportunities that could lead to unfair competition reduce the credibility of private sector-private sector partnerships within the public. Another risk is that strict bureaucracy brings along overload for the contractor firms and causes extension of time. In such cases, the possibility that contractors may lose money increases when considering dynamic market conditions. The fact that different legal regulations have a more integrated system with the public sector can help private-private-sector regeneration partnerships in the process.

In addition to these items, we can add a fourth model: Private sector-public and local community partnerships. With this model, the local people are given a more active role in this process. In this process, people can share their ideas.

All partnerships must be based on trust. Without mutual trust, the project cannot be achieved. In all partnerships, the public sector is the main determinant and the most powerful actor.

2.2.4 Reasons for establishing partnership

Carter states that there are several main reasons for choosing to work with multilateral partnerships on social, economic and environmental issues [24].

- First of all, the current political agenda obliges this way of working.
- Secondly, the multidimensional and complex nature of city problems requires the use of integrated, coordinated, and versatile strategies that involve many players. Concerns about property rights and local policies in the 1980s and 1990s show that urban regeneration approaches should be long-term, more strategic, integrated and sustainable. These approaches should include comprehensive programs on finance, education, business development and social conditions as

well. According to defenders of the partnership issue, a more efficient and impartial sharing of public funds is provided for the allocation of public funds as a result of the wide participation of all sectors in the decision-making process of partnerships.

- The third reason is about the centralization of power and the division of tasks and organizations. Partnerships with a wide range of institutions and organizations can help coordinate activities and extend beyond the limits of traditional rules.
- The fourth issue tackles the patterns of paternalistic management that are inherent in individuals, central and local public institutions. Local residents have an increasing demand to have a say in finding and implementing the most appropriate solution for coping with the challenges in their neighborhood.

2.2.5. Approach the urban regeneration projects in Turkey

When we say urban regeneration, the first thing that comes to mind is the development of the physical environment, the renovation of the buildings and development of streets. However, the urban regeneration does not just mean a renewal of the physical environment. It includes many factors such as social, cultural, economic development, and conservation of nature. However, when all factors are brought together and an integrated project is created, a proper project will be achieved.

For urban regeneration projects in Turkey, TOKI steps in and manages processes. While privately owned company undertake regeneration projects in private or vacant areas, TOKI undertakes the task of carrying out projects in troubled areas such as slums.

In the regions where urban regeneration is needed in Turkey, 3 approaches are portrayed by the private sector.

1. The regeneration of the areas with the highest rents is conducted by large construction companies quickly.
2. Small-scale firms or property developers perform the regeneration of areas less profitable and at important regeneration axes or prestigious residential ones.

3. In the unprofitable areas of the city, in urban areas or in the slum areas near industrial areas, regeneration cannot be performed, and the slum houses reject different solutions with the expectation of rent by possible improvement plans [25].

Urban regeneration studies have been carried out in our country for the last 50 years. However, these studies are not based on the principles and methods of architecture and urban development. They are mostly economic and in line with the demands of local governments. The projects created do not correspond to the urban identity and disregards the social, cultural and geographical structure of the region. The results of the studies are as follows.

- Projects are created only considering the economic factors.
- Local people do not participate in the project.
- There are no suitable projects for urban identity.
- Gentrification studies are carried out.
- Buildings to be constructed or constructed in selected areas do not show compatibility with the people's lifestyle.
- After the project is prepared, the public is informed.

Unfortunately, due to these issues, the urban regeneration works carried out in our country are not successful.

2.3.Case Study: İzmir Bayraklı Urban Regeneration Project

2.3.1 Bayraklı urban regeneration project

In the last 10 years, the construction market in Izmir has been highly developed. Regrettably, this is the result of rapid urbanization. Irregular construction has been experienced due to rapid urbanization. For İzmir, unplanned urbanization is certainly the most significant problem. Consequently, municipalities have provided many solutions for years. The solution they found was urban regeneration.

Bayraklı was chosen as the urban regeneration area. Bayraklı is a very important location for İzmir. Bayraklı is located at a point where the southern and northern parts of İzmir are connected. It is next to Altinyol which is the most important way of İzmir.

For this reason, it is impossible to regenerate an area where such urbanization is so effective. Izmir is a coastal city and consists of a mountainous area. The Bayraklı area is located in a mountainous area. Just beside is a flat terrain where it enables the construction of high towers. Approximately 10 high towers were built in this area. For the future, this area is intended to be transformed into an important trade center. Bayraklı region is at a strategic point so that it is very close to the center, close to the sea, and is behind the forests that offer a breath of fresh air to Izmir. Unfortunately, this area has been subject to slums as a result of irregular urbanization. The scene of this area is not compatible with the developing İzmir city identity. The quality of life and economic opportunities of the people living there are in poor condition due to irregular urbanization. At the same time, because of its proximity to the sea, the Bayraklı region is located in the middle of both the Izmir harbor and the Izmir shipyard. The first impression of tourists coming to Izmir for the first time by sea is unfortunately not well when they first sees this region. For these reasons, Bayraklı Municipality announced the project of revitalization of this area in 2010. In 2012, however, it was transferred to Izmir Metropolitan Municipality. Based on Article 73 of the Municipal Law No. 5393 of the Zoning Regulation, they have initiated a study of the urban regeneration of this area. In 2013, reconciliation process were initiated between the municipality and the local community and these efforts are still continuing. The project area covers an area of approximately 60 hectares. The areas to be regenerated within the context of urban regeneration are as follows:

- Cengizhan Neighborhood,
- Alpaslan Neighborhood,
- Fuat Edip Baksı Neighborhood, (Bayraklı Neighborhood,)

Although the project consists of 3 districts, the project consists of five regions, as the project will be performed on a regional basis rather than on a district basis. Since it was announced that this area would be transformed in 2010, construction in this region has been prohibited.

Within the scope of this thesis, we will examine the project of Bayraklı urban regeneration, both from the local community and from the municipal perspective.

2.3.2 Features of Bayraklı urban regeneration projects

2.3.2.1 Location

Bayraklı are among the Konak and Karşıyaka in İzmir (Figure 2.1). North of the urban regeneration project area, the newly completed Ekrem Akurgal Recreation Area, west 75th anniversary and the Atatürk Forest neighborhood is located South of Turan Area. Bayraklı Urban Regeneration Project area is approximately 60 hectares. It covers a large of parts of Cengizhan, Alpaslan and Fuat Edip Baksı (Bayraklı) neighborhoods (Figure 2.2).



Figure 2.1: Location of Bayraklı, İzmir.

The district closest to the sea is Fuat Edip Baksı (Bayraklı). This place has more commercial areas because it is close to the main road. The district in the central area is the Alpaslan district. This area consists of a residence. At the top is Cengizhan district and consists of a residence (Figure 2.3). The closest transportation to these districts is provided by car through Altinyol. If you want to come by Metro, you must use İzban and get off at Bayraklı station.



Figure 2.2: Bayraklı Urban Regeneration Project Area.



Figure 2.3: Bayraklı Neighborhoods.

2.3.2.2 Geographical situation

Bayraklı region consists of an inclined terrain. The slums generally consisting of low-rise houses were scattered in this area and were constructed considering the geography. The only green field available in this area is the gardens of the houses due to irregular urbanization. Social areas are scarce (Figure 2.4). Since the Bayraklı region is close to the sea, the tendency has been towards the seaside.



Figure 2.4: Squatter area in Bayraklı.

The earthquake is an important factor for us because we are a country that is in an earthquake zone. Researches in this area present us that the ground is very solid and that the region affected by the recent earthquakes is Bayraklı. In the urban regeneration project, a study was carried out considering the landform. The placement and orientation of the buildings were constructed towards the sea (Figure 2.5).



Figure 2.5: Projected image of Bayraklı after the regeneration.

2.3.2.3 Green area

As mentioned in the previous article, there is, unfortunately, no green field available in this region. There are only green fields in the gardens of the schools and houses. This regeneration project is actually a project to improve the quality of life of people. It is bringing together the irregular settlement areas and planning the remaining areas as places where people can socialize. (Figure 2.6).



Figure 2.6: Projected image of Bayraklı after the regeneration.

2.3.2.4 Architectural

In the Bayraklı Urban Regeneration Project, the most important problem in the field is the planning of irregular urbanization areas and slum areas. In this context, in order to accommodate more social facilities and green field in this inclined terrain, it is planned to construct apartments ranging from 6 to 14 floors instead of low-rise houses. In this way, a system will be created regarding green fields and they will be extended (Figure 2.7). Housing types are arranged as 1 + 1, 2 + 1, 3 + 1 and 4 + 1. Due to this categorization, the area is divided into 5 regions. The area at the top is left for the contractors to build. For example, a person dwelling in the district of Fuat Edip Baksı will have to move to the area regarding which type of house he will move in after the project is completed. He may not dwell in the same district.



Figure 2.7: Projected image of Bayraklı after the regeneration.

Both commercial areas and residential areas are planned in this area. The green area is in the first place in this project. The region's access to the coast is ensured through a bridge. There is a cruise terrace at the highest point of this bridge. The architectural design of the buildings is similar to that of TOKI. Horizontal grading in buildings is actually due to the incline of the land.

Slums are unfortunately not resistant to earthquakes and they are not durable enough. With this project, the slums will be demolished and the appropriate dwellings will be constructed instead.

In addition, buildings concerning the local community such as schools and health facilities will be constructed. For children, parks, sports halls will be built and areas to improve social and quality of life will be designed.

2.3.2.5 Transportation

The transportation problem is actually the most important problem for this region. Transportation service is provided under difficult conditions due to narrow streets and inclined terrain. You can see this in the pictures below (Figure 2.8, Figure 2.9). Unfortunately, the houses are built on roads and there is no pavement. It is very difficult to walk in the streets. Therefore, this problem has been tried to be overcome in an urban regeneration project. The streets are planned according to the traffic flow. The buildings have been pulled back as far as possible. Pedestrians are also taken into consideration. In the middle of the project, moving staircases will be constructed on both sides. Solar panels will be placed on the moving staircases, as shown in the picture so that people can relax while climbing up. In this way, the field will produce its own energy (Figure 2.10).



Figure 2.8: Streets in Bayraklı.



Figure 2.9: Streets in Bayraklı.

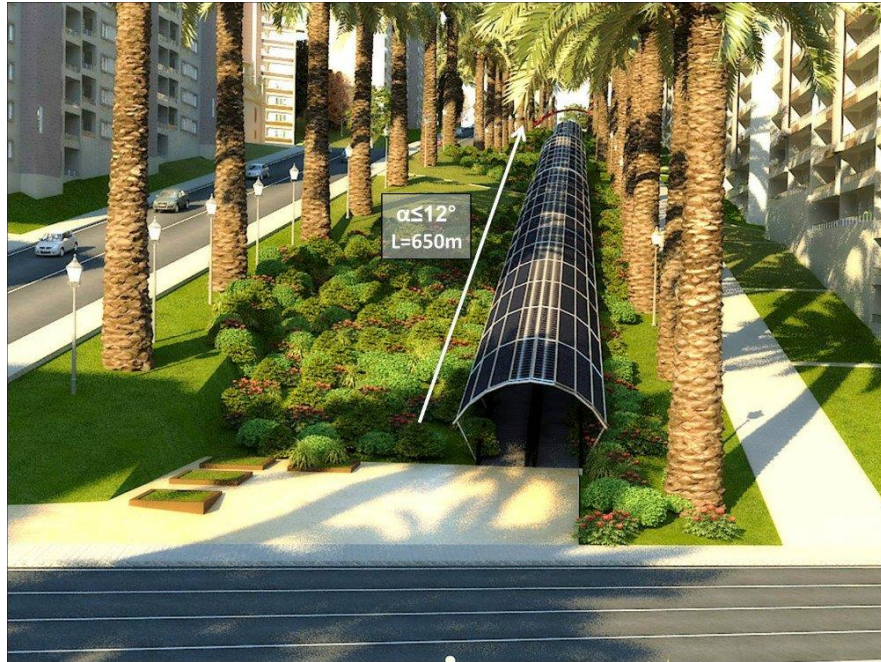


Figure 2.10: Projected status of Bayraklı streets after the regeneration.

2.3.2.6 Relationship with the sea

Although the Bayraklı region is very close to the sea, the local people cannot benefit from this area because of Altınyol. For this reason, a solution has been produced for this project. This solution is to construct a bridge in this area. The bridge to be started in the middle of the project will get people to the beach. In this way, people will benefit more from the sea. The project also includes a marina and a beach where people can swim. There is no beach in Izmir. With this Project, this issue will be solved. The marina will be opened at the seaside and together with other facilities will boost the trade (Figure 2.11). There will also be a very large artificial pool at the top of the slope. The water from this pool will flow down with the green field. The aim here is to create the effect of combining the artificial pool with the sea.



Figure 2.11: Projected status of Bayraklı coast after the regeneration.

3.METHODOLOGY

In the methodology section, previous methods conducted by Beste Gumusoglu and Atkinson were evaluated as example methods. Survey questions and application process used in this study were defined.

3.1. Participation

3.1.1 The definition of participation

In 1992, the first European Urban Charter in line with Europe's campaign for a “Better Life in the Settlements” which grounded on cooperation and solidarity, based on urban policies within the framework of the “European Campaign for Urban Renaissance” was submitted for the signature of local governments.

The Charter is composed of 13 principles and a declaration prepared in parallel with these principles. In the 20-point declaration presented, the rights of cities living in European settlements were defined [26]. These rights;

- Security: Safe city free from crime,
- Unpolluted healthy environment: Environment free from pollution, nature and natural resources protected environment,
- Employment: Establishing adequate employment opportunities, taking share of economic development and providing individual economic freedoms,
- Circulation: Providing a harmonious scheme that does not restrict the freedom of movement of all road users,
- Health: Ensuring the environment and conditions that help to protect the body and mental health,
- Sports and recreation: By ignoring all differences, providing opportunities for each individual to do sports and fill their leisure time,

- Culture: Access and participation in different cultural and creative activities,
- Intercultural Interaction: Ensuring the peaceful coexistence of different ethnic and cultural communities from past to present,
- Architecture and physical environment of good quality: Restoration of historical heritage and creation of beautiful physical places that are compatible with the application of qualified contemporary architecture,
- Compliance of functions: Ensuring that life, work, travel functions, and social activities are as correlated with each other as possible.
- Participation: In pluralist democracies, providing the principles of assistance, information and eliminating unnecessary bureaucracy in urban governments where solidarity between institutions and organizations are essential,
- Economic development: Local governments have the responsibility to contribute directly or indirectly to economic development,
- Sustainable development: Ensuring reconciliation between the principles of economic development and environmental protection by local governments,
- Goods and services: Ensuring accessibility and comprehensive goods and services of good quality through the partnership of local governments, the private sector or both,
- Natural richness and resources: Conservation and management of local natural resources and values rationally, carefully, and efficiently by local governments considering the benefit of people living there,
- Personal integrity: Establishing urban conditions for the social, cultural, moral, and spiritual development of the individual,
- Inter-municipal cooperation: Being free and encouraged to participate directly in the city or in its international relations,
- Financial structures and mechanisms: Authorizing local authorities to find the financial resources necessary to ensure the rights defined in this declaration,
- Equality: Local authorities are obliged to ensure that all these rights are provided to all individuals equally, regardless of their gender, age, origin,

belief, social, economic and political distinction, regardless of their physical or mental disability.

Perhaps the most important of the above items to shape the project is participation. One of the urban regeneration actors is the local people. In fact, the starting point and the center of the regeneration are people. However, local people do not participate in regeneration projects in our country. When we examine the examples of Europe, it is seen that the ideas of the people are taken in the regeneration projects and they are informed about the progress of the processes. In a project where local people do not participate, unfortunately, this urban work will not reflect the identity of that place. People need to have an idea about the project and find answers to their questions in order to believe in and choose urban regeneration projects.

The works to be carried out in the field of urban regeneration should be directed towards the people who will live in this area. Therefore, some important issues need to be clarified.

- There may be licensed, unlicensed structures in the area of regeneration. Therefore, it is necessary to determine the ownership status of the people living in this area. If this result is not determined, it may cause negative results.
- Most of the people living in areas requiring urban regeneration are less educated and do not try to establish an organization by coming together. For this reason, they should become aware by participating in the process.

3.1.2 Importance of participation in urban regeneration projects

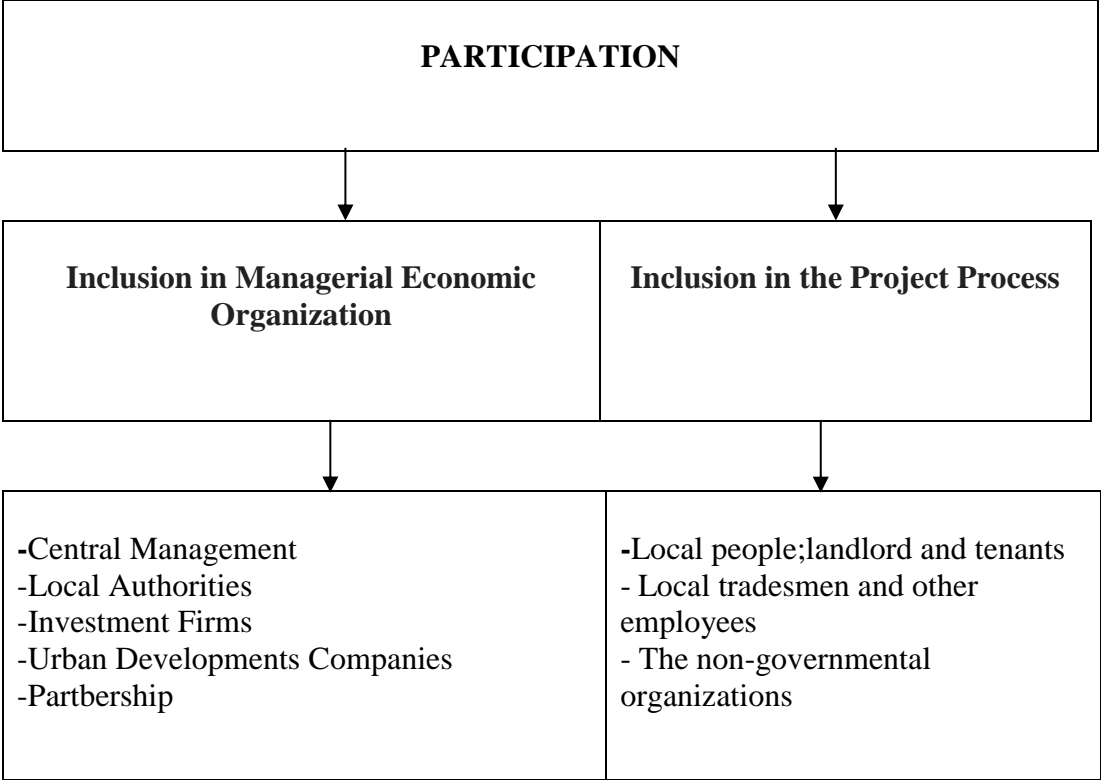
The basic discourse of the last few decades is that local conditions in urban projects shape the project, local actors actively participate in the process and direct the project; in other words, it is based on the principle of participation. However, as participation is a social, cultural and economic issue as well as institutional; putting into practice depends on the existence of certain conditions. First of all, it is the first condition that residents are presented options to consider for deciding and changing accommodation and working conditions by participating in the planning processes. The second requirement is that actors must have the power to bear the economic obligations and the ability to negotiate these options. The third is that they have complete knowledge and organization skills in order to influence the planning process [26]. The fact that

the local people have full knowledge of the problems of the region, where regeneration will take place, will undoubtedly contribute positively to the diagnosis of the problem and to the creation of the necessary urban policies as well as to the implementation of these policies. However, at this point, there are duties for the local people. They should not expect that only the central or local government has access to adequate information, which is the first condition for participation in the project process; they should learn to be aware of all aspects of the project [27].

Stating that urban regeneration was difficult or even impossible to be performed by a single person, institution or organization, Özden discussed the process in two stages: inclusion in the project process through administrative and economic organization (Table 3.1) [13].

Participation in the process of urban regeneration aims at the participation of all concerned groups in the decision-making process. Taking decisions together with interest owners on urban issues is an approach that democratizes the decision-making process. Participatory planning processes require the creation of a culture of open dialogue and equal participation of everyone in these environments. This is a very important tool in the development of a democratic and participatory society [29].

Table 3.1: Participation In The Renewal Process [13].



3.1.3 Methods of participation

Participation takes place at various levels and can be found in various forms in the literature. In this sense, Atkinson re-compiled Arnstein's eight-stage ladder proposal, which he described as a useful ladder on the grounds that there are significant ranks in urban participation (Table 3.2) [27].

Table 3.2: Arnstein's Eight-step Ladder Proposal [27].

URBAN AUTHORITY DEGREES
8.Urban Control
7.Delegated Authority
6.Partnership
DEGREES OF SYMBOLIC REFORM
5.Persuasion
4.Negotiation
3.Information
PLANE OF NON-PARTICIPATION
2.Therapy
1.The Manipulation

According to Atkinson, there is no participation at the therapy and manipulation levels in the lower steps of the stairs, because the purpose of the power owners is not to involve the public in planning or their managing the programs, but rather to educate the participants and find solutions to their problems. The aim of persuasion, negotiation and informing levels in the middle ranks is the symbolic fulfillment of participation because it is clear that the people can hear and be heard, but they lack the power to make sure that the opinions are heard by those in power. The urban control of the top ranks, the level of delegated authority and partnership are the levels of power of the people, including the increasing degrees of decision-making power.

If a community-based partnership is envisaged in the regeneration process in a neighborhood and there are various local organizations, the involvement of these groups can bring about a number of problems in the process. The first of the two most important problems is that the collective production process and decisions are taken in the interests of the more dominant participants. The second problem is the lack of capacity of local people to take social responsibility. Therefore, in order to manage the first problem in participatory decision-making environments, it is necessary to apply the different power relations of the participant groups and different methods of participation in order to have a say in the decision-making processes of these groups [29].

In this sense, we can list the methods of participation [13].

- Meeting with public organizations,
- Temporary cooperations,
- Informative public meeting
- Publications, brochures to announce to the public,
- Sessions, seminars,
- Advisory committees,
- Consulting councils,
- Polls,
- Referendums.

3.1.4 The importance of the participation in the urban regeneration process

Experiences up to now show that the inclusion of the people in urban regeneration projects is one of the most important steps in achieving success. To make the project feel like their own, to take into consideration their decisions and demands, to involve the local people in the project providing them with awareness-raising tools (eg consultancy offices, information desks), and to encourage and mobilize them should be considered as important steps in the success of the project [13]. The importance of participation of local people in urban regeneration projects and the contribution they will create will enable them to have comprehensive information about the problems affecting their regions. It should be noted that this information is of great importance both in defining the problem and in the implementation of policies [11].

If participation is successful, the achievements that people will earn are as follows [28].

- Increase in the quality of decisions,
- Decrease in costs and delay,
- Reconciliation,
- Increase in ease of application,
- Ensuring reliability and validity,
- Prediction of public opinion and attitudes .

Urban regeneration projects that should aim at the development of physical, economic and social improvements in cities should be performed by a multi-actor group that includes local people, the private sector, involved volunteer groups and expert staff under the leadership of local governments. Where the regeneration takes place, people that inevitably experience the most change are the people of that place. The principle of participation, which will enable the central and local government to have knowledge of the people's wishes and expectations from the policy-making to the implementation stage, also has the opportunity to increase the civil capacity in the democratization process and establishing public confidence in the state as well. In this respect, urban regeneration, which will be implemented in urban areas having problems at various levels, is the type of planning that should ensure that the local people have full knowledge about the process and produce appropriate policies, explain their expectations and participate in the project planning and implementation processes at the highest level in order to achieve complete success for the project [27].

3.1.5 Evaluation of public participation by local community

As I emphasized before; in this study, I will consider the urban regeneration practices in the slum areas in the region from the perspective of people living there. I will look for how much the principle of participation is implemented in the thesis study. The methodology of this thesis was composed of literature and internet surveys, together with in-depth interviews with local residents living in the project area, and a questionnaire applied to 60 people.

Since there are three districts in the project area, 20 people from each district were interviewed and surveyed. District officials were informed about the research by going

to the area. The academic framework of the study was explained and stated that the names of the interviewers would not be shared with the Municipality. A beginning in this way enabled both the trust in the research and the help of the residents to adopt the research. As a result of the observation made in the region, we concluded that people are relatives and moved to this region about 50 years ago. Then they settled here after their relatives moved to this area. As families expanded, they expanded their homes. In the urban regeneration project, groups that could not reach a compromise with the municipality established associations among themselves, for example; Erzurumlular Association. In this survey, it was discussed with the associations. Survey results will be evaluated in the following topics.



4.RESULTS AND DISCUSSION

Survey results are demonstrated and evaluated in this section.

4.1. Demographic Structure And Social Distribution

Table 4.1: Gender Distribution.

Gender	Number	Rate
Woman	12	%20
Man	48	%80
Total	60	%100

As a result of the survey, 12 out of 60 people interviewed were female and 48 were males. The survey was conducted between the hours 12:00 a.m. and 18:00 p.m. Women, in general, did not want to participate in the survey.

Table 4.2:Age Range.

Age Range	Number	Rate
18-24	5	%8,33
25-34	10	%16,66
35-44	7	%11,66
45-54	15	%25
55 and over	23	%25
TOTAL	60	%100

It is understood that the surveyed people were over 45 years old at a rate of 50%. In general, people above median age live in this region. The fact that young people below the median age who live in these areas move to the center because of the low quality of life is found out from face to face interviews.

Table 4.3:Education Status.

Educatin Status	Number	Rate
Illiterate	0	%0
Literate	1	%1,66
Primary School	32	%53,33
Middle School	7	%11,66
High School	12	%20
University	8	%13,33
Postgraduate	0	%0
Total	60	%100

In the survey, we see that 53.33% of the primary school graduates are over. Many of the residents were graduated from elementary and high school. In fact, this study shows that the level of education here is actually low. In face-to-face interviews, we learn that there is only a primary school in this area due to the irregularity of the area and there is no high school. In order to continue their education, children go to schools in the nearby neighborhoods.

Table 4.4:Employment Status.

Employment Status	Number	Rate
Officer	4	%6,66
Worker	11	%18,33
Self- Employment	6	%10
Artisan	0	%0
Farmer	0	%0
Housewife	11	%18,33
Unemployed	0	%0
Retired	21	%35
Other	7	%11,66
Total	60	%100

According to the survey, the percentage of retired people is 21%. Most people surveyed are housewives and retirees. It also coincides with the average age survey.

4.2. Awaraness Of Project

Table 4.5: Do you know that an information meeting was held within the scope of Bayraklı Urban Regeneration Project?

Do you know that an information meeting was held within the scope of Bayraklı Urban Regeneration Project?	Number	Rate
Yes	38	%63,33
No	22	%36,66
Total	60	%100

According to the results of the survey; it is clear that 63.33% of the participants know that there are public availability sessions held by the municipality. 36.66% said that they had never heard of a public availability session and also stated that they learned about the regeneration in this region through the consultation office.

Table 4.6: Have you attended these meetings?

Have you attended these meetings?	Number	Rate
Yes	17	%28,33
No	43	%71,66
Total	60	%100

When compared to the previous survey, we see that more than 50% of the people knew about the sessions but only 28% joined. This ratio gives us some details about public participation in the project. The result is that the municipality did encourage people to join the sessions, thus not enough public information.

Table 4.7: Did you have your opinion during the design phase of Bayraklı Urban Regeneration Project?

Did you have your opinion during the design phase of Bayraklı Urban Regeneration Project?	Number	Rate
Yes	9	%15
No	51	%85
Total	60	%100

85% of people said that the local people's opinion was not taken into consideration when designing the project. As a result of the surveys, it is seen that the municipality did not provide public participation in designing the project and only the people were involved in the process after it was finished. The interviewees stated that they were

informed about the project only after it was finished and they were not asked for their opinions.

Table 4.8: Do you think the design meets your needs?

Do you think the design meets your needs?	Number	Rate
Yes	5	%8,33
No	52	%86,66
I don't know	3	%5
Total	60	%100

In fact, we conclude that the public did not participate in designing the project. 52% of the respondents think that the project did not address the needs of the people. The most important factor in regeneration projects is the people living there. For this reason, a project without public opinion will not give healthy results.

Table 4.9: Do you think that the municipality's success in the participation of the people living in the project are successful?

Do you think that the municipality's success in the participation of the people living in the project are successful?	Number	Rate
100-80	0	%0
80-60	0	%0
60-40	0	%0
40-20	0	%0
20-0	60	%100
Total	60	%100

The result of this survey is that the public was not included in the design process. All respondents stated that there was no public participation in the project. They stated that they were not promised, the project did not meet their needs and they were put under a burden of debt.

Table 4.10: Are you positive about Bayraklı urban regeneration project?

Are you positive about Bayraklı urban regeneration project?	Number	Rate
Yes	59	%98,33
No	1	%1,66
Undecided	0	%0
Total	60	%100

According to the question of this survey, almost all of the participants want an urban regeneration in this area, since they wish to dwell in more durable buildings and in a better environment. Most importantly, as they will bequeath their home which is the most important asset of their own, they would like to give them a better inheritance in the future.

4.3 Evaluation Of Public Opinion

In the interviews with the local people living in the area of Bayraklı urban regeneration, they said that their grandfather migrated here approximately 50 years ago and they constructed unlicensed buildings in these areas. In the studies, 45% of the residences in this region is licensed and the rest is unlicensed. With the settlement of the relatives later, the property owners added unlicensed floors to their homes. Their houses are generally single floor or low-rise. Then, when we look at the present day, people realized that with the increase in their education levels, they could not keep up their standard of living. They want better buildings and social areas with a high quality

of life. As a result of the survey, we see that 98% of the respondents want the urban regeneration to be started in this area.

The people we have interviewed think that the project is not suitable for them. For example, most of the houses are low-rise and have a garden. In the new project, residences are always apartment buildings. People do not want to leave their low-rise homes with a garden. For example, a person who lives in Cengizhan district does not want to live in an apartment in Fuat Edip Baksı district after the transformation. They don't want to move from the district they've been living for years. Another issue that they cannot settle with the municipality is the property valuation. For example, if the person who lives in an unlicensed house with four floors, each child living on each floor. This person requests 4 apartments from the municipality. However, for this house which has a total land area of 50 m² and is unlicensed, the municipality offers them an apartment type of 2 + 1 with 65 m². Local people ask why they should have one apartment when they already have four apartments and they do not want to get into debt because of it. They want the project to include low-rise buildings in the region. They also want their apartments to be delivered to them on the basis of apartments and not on an m² basis. In fact, all of these problems indicates that public participation in the project has not been ensured in the planning process. If the construction starts in this area, the public will be evacuated to another place during the construction period. Local people expect their spending to be covered by the municipality. The accepted opinion of the people in the region is that the buildings to be built there do not meet their own needs and that this regeneration will be conducted for high-class elites, not for themselves. This brings to mind gentrification. The people say that if the apartments are allocated on the basis of the apartments owned, not on the basis of m², they will lean toward the Project. Otherwise, they will be indebted to the municipality, so they will have to move from the houses they have been living for years. The people who live there do not want to move from their homes.

In the interviews, people said that only two people from the municipality visited the apartments and measured their houses. The result that came out from the conversation with them, the municipal authorities visited them and conducted a survey. However, a delegation including a representative of the district such as a leader did not meet with the municipality representatives during the planning process. The district leader stated that they had learned from the television that an urban regeneration project would be

carried out and that officials had planned a meeting later in order to introduce themselves and reach a settlement after completing the project. For this reason, the people of the district have established associations among themselves to act together and to form a majority. (For example, Erzurumlular Association). We observed that the participation of the public was not achieved in this project.

4.4 Evaluation Of Municipality Opinion

The Bayraklı region is settled in an important location in Izmir. It is in a very significant location because it is close to the port and close to the skyscrapers area, which is a new location in the city. The Bayraklı region is in a region where the irregular urbanization of the city can be observed most closely. Unfortunately, living conditions in this area are very poor. There are problems such as low-rise buildings, lack of green space, regeneration problem. In 2010, Bayraklı Municipality announced that it will undertake an urban regeneration project in order to eliminate these problems and improve the quality of life. In 2012, the project was transferred to the Metropolitan Municipality. From 2012 to 2013, urban regeneration project analysis and designs were conducted.

During my interview with the municipal authorities, they continuously mentioned that İzmir Metropolitan Municipality cares very much about Bayraklı and the people living here. They insist that not only in this region, but also in other regions of Izmir, they make improvements socially, economically, and culturally. They want to offer people more green space, more secure and socializing areas.

In 2012, the municipality authorities visited the houses together with sociologists and talked with people while conducting research. They met with the association officials and leader. They stated that this project emerged as a result of this meeting and had a 45-page survey including photographs of the meetings. After the end of the project, they established consultancy and consensus offices. These offices provide information on the regeneration project. They expressed that the reason for not putting into effect the regeneration project since 2013 is that the Metropolitan Municipality wants to conduct this project ensuring consensus.

They said that the reason for building tall blocks instead of low-rise houses is to make it neater and create more green space because of the scattered settlement. As the roads

are narrow and unsafe, they expressed that this project was planned to turn this place into a more spacious, peaceful and relaxing one.

Municipal authorities now argue that people should acknowledge their living in miserable conditions and agree on this project in order to leave a better environment for their children in the future.

Most of the buildings in this area are unlicensed, but the municipality accepts the house located on the ground floor as licensed and offers people a house accordingly. However, although upper floors are unlicensed, they want them to be accepted as licensed. Therefore, they stated that they wouldn't compromise. Likewise, classification is done according to land area (m²) basis, This is the most important problem of not reaching an agreement. However, the regeneration projects are based on the majority opinion, not on a person. For this reason, the municipality's approach to solving the problem is appropriate.



5.CONCLUSION

The aim of urban regeneration projects is to boost local people's economic conditions and provide them with houses and a quality of life they can socialize, settle in a healthier environment through a development plan. Because the private sector and local governments are neglectful of interest of the citizens. Within the scope of these projects, municipalities are trying to make decisions about allocations for those who do not live in licensed houses and not to make the citizens suffer. In addition to the shortcomings of urban regeneration, there are positive aspects. For example, it is pleasing to witness new laws. However, the contents of legal regulations are not explicitly stated. For example, the methods and principles of participation were kept superficial. In the urban regeneration, what is most visible is the change of a place, but the biggest change occurs regarding the local population. The principle of participation, informing the people living in that area after the project is completed and not being directly involved in the process, which is dealt with only in the form of information, is being criticized by various professional organizations, experts and academicians.

Today, İzmir is one of the cities with the highest number of immigrants. Accordingly, the Bayraklı Region has been subject to the thesis study for having an important slum texture and the fact that the regeneration project is performed for the first time. The field research results based on the survey and face-to-face interviews to obtain healthy results are outlined as the socio-economic status of the people, the appreciation of the project and the level of participation.

When the socio-economic status of the people is examined; people settled in this region 50 years ago and with the arrival of their relatives over the years, the slum areas began to expand gradually. Although they had settled with very primitive conditions in their unlicensed houses, they gained some profit (transportation, electricity, etc.) together with the zoning amnesty in the following years. In the surveys, it is observed that in general, retired people over 45, live in this area. Children leave their families

for education or other reasons. The inhabitants of the district are of the opinion that they do not support the project since they do not want to get in debt when the regeneration project is completed and the municipality will not provide economic support during the regeneration project. This has affected the project satisfaction level and the profit expectation after the regeneration.

Satisfaction level of the Project: Although some district residents have stated that they will be satisfied with the new housing which will be built instead of the unsafe residences in which they live, some of them say that they will not leave their houses. However, sewage, roads improvement, green areas have positive aspects. Another result is that residents are more concerned with physical changes, not with social facilities such as parks, escalators, pools, landscapes, playgrounds. The lack of social and cultural facilities in this area is not a major problem. Most of the people living there are housewives and retirees.

Results related to participation in the surveys: Local residents do not have a knowledge of the project that will demolish their houses for the sake of high-rise apartment buildings. Therefore, they do not take any participation role in the planning stages and the information they obtain after the completion of the project is not enough for themselves. Only in the beginning phase of the project, the district headmen had been interviewed. During the face-to-face interviews, they stated that the project was carried out by the metropolitan municipality and the information and consensus briefings were given when the project was finished. The lack of participation of the residents in the project caused them to be dissatisfied.

The entire stages of the project should be explained to the public keeping in mind that the support of the people regarding the regeneration is needed for the success. In this context, the idea that no one will suffer and that everyone will get their own apartment should be expressed to people and their trust should be ensured. The regeneration project should not be defined only as the demolition of the poor image and demolition of slum areas. It should not only be considered as a modification of the physical environment. What is important here is to increase the quality of life in every sense by considering the public interest. In other words, an urban regeneration project should be planned considering the specific characteristics of the area in question, and the regeneration model to be followed should be structured by ensuring the participation

of all parties. These processes should include civil society organizations and the local people in the planning process [27].

When examining participation in the Bayraklı region, it is not fair only to blame the local government or the local people. For the municipality, it is inaccurate to only survey and interview with a few representatives. They had to hold frequent meetings to inform the public from the very beginning and to get their opinions. Or they had to establish the consulting bureaus to ensure people share their opinions. Or alternatively, after producing several projects, the most favorite one can be decided via asking the public their opinions. This would make sure that the public knows about the project and adopt it.

People could create the organizations at the beginning of the project and change the course of the project. The managers of the organizations, the headmen and the municipality employees could come together frequently and convey the ideas of the people. In this way, they would have adopted the project more. In fact, the project cannot be completed because the public has not much said in this process. Although the municipality wants to have a compromise, some of the people do come to terms with it. What is going to be done at this stage is to either make new arrangements for reconciliation or revise and re-create the project with the participation of the public. Thus, a conclusion can be reached! Unhealthy environment of the existing area should be restored and the quality of life of the people should be increased as soon as possible.

In the participatory processes, the public has the right to participate in the negotiations and to speak about their future. There were positive effects on urban planning when the processes are based on equality and consensus. The projects created are supported as long as they are conveyed to the public. By ensuring participation, the environment of confidence is ensured on both sides. Thus, a healthy project will come out with the participation of local people, public, the private sector and non-governmental organizations. The findings of Bayraklı urban transformation, which are examined under this thesis, support this result. The survey findings indicate that an urban transformation project in which public participation did not take place resulted in dissatisfaction of the residents.



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CURRICULUM VITAE

Merve Özkan was born in Ankara, Turkey in 1990. She went primary school at AyşeAbla Koleji, Ankara between 1997-2004. After the primary school, she went Teğmen Ali Rıza Akıncı High School, İzmir between 2004-2008. She completed her bachelor's degree in architecture at Balıkesir University, Balıkesir between 2008-2013. After that, she started her master degree in Urban Regeneration at Katip Çelebi University in 2013.

In between July 2010-August 2010, she made her internship in a project's building site that design by Söğütözü Building. A Architectural Design Office, Ankara. She took part in the Armada Shopping Mall Construction. After that she made another intership in an Office named Tuna Architecture, İzmir, between dates July 2011-August 2011. She took part in the restoration work in Tuna Architecture. In between March 2013 and December 2014, in İzmir,

She worked as a design architect by MOD Architecture Office. She was designed hotels, dormitories and villas project by Odeion Architecture Office. Mod Architecture Team has participated in three national architectural competition in 2013. Mod Architecture Team won a honorable mention.

In between December 2014 and July 2016, in İzmir, she worked as a design architect by Odeion Architecture Office. In between July 2016 and May 2018, in İzmir, she worked as a design architect by FOLKART. Since May 2018, she is working as a design architect by Rönesans Holding.

