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RECONSTRUCTION IN HISTORICAL CONTEXT: CASE STUDY "TÜRKTEPE" NEIGHBORHOOD

M.SC. THESIS

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CIVIL ENGINEERING

BY
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Reconstruction in Historical Context:

Case Study “Türktepe” Neighborhood

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Supervisors

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by
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ABSTRACT

RECONSTRUCTION IN HISTORICAL CONTEXT: CASE STUDY "TÜRKTEPE" NEIGHBORHOOD

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88 page

Developing countries have faced outstanding rate of urbanization and increasing in poverty since the 1960s. Uncontrolled slums generation is the result. In Turkey especially for the last 50 years, there has been a massive migration from rural to urban areas in parallel with this rapid urbanization**.** In general, squatters without legal recognition or rights occupy these unplanned and underserved neighborhoods. These slums mostly suffer from insufficient municipal services, such as water supply, sanitation, waste collection or infrastructure and are exposed to disease, crime and natural disasters. Thus, many governments have developed strategies to find solutions to this phenomenon.

The city of Gaziantep, in Turkey, is an example of a rapid urbanization growth within the recent decades. Being an industrial city, that increased the rate of migration and exacerbated its problems, which led local municipalities to adopt urban renewal projects with the meaning of urban transformation in several parts of the city. This study came to keep up with the efforts of Gaziantep Municipality in developing and renewal one of these neighborhoods, called Türktepe, which is listed on the agenda for next urban renewal project. The study follows a convenient methodology to analyze the physical problems of the neighborhood in specific, and the socioeconomic problems briefly, which allows giving recommendations about case study to ensure the success of the project.

Key words: Urban renewal, Urban transformation, Slum.

ÖZ

TARIHSEL BAĞLAMDA YENIDEN YAPILANMA: "TÜRKTEPE MAHALLESİ" ÖRNEK ALANI

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August 2015
88 page

Gelişmekte olan ülkeler 1960'lardan beri önemli oranda kentleşmeyle ve artan bir yoksulluk ile karşı karşıyalar. Sonuç ise kontrol edilemeyen gecekondu oluşumudur. Türkiye'de özellikle son 50 yıldır hızlı kentleşmeye paralel olarak kırsal kesimden kentsel alanlara yoğun bir göç yaşanmaktadır. Genel olarak yasal bir onay ya da hak olmaksızın gecekondu yapanlar bu plansız ve hak edilmemiş çevreleri işgal etmektedir. Bu gecekondu bölgeleri yetersiz belediye hizmetlerinden dolayı çoğunlukla su kaynaklarına, hijyene, çöp toplama ve alt yapı hizmetlerine ulaşmakta zorluk çekmektedirler. Bunun sonucu olarak bu bölgede yaşayanlar daha fazla hastalığa, suç ve doğal felaketlere maruz kalırlar. Bu nedenle, birçok devlet bu olguya çözüm bulmak için stratejiler geliştirmiştir.

Türkiye'nin Gaziantep şehri son çeyrek yüzyıl içinde hızlı kentleşme ve büyümenin yaşandığı bir şehir örneğidir. Bir sanayi şehri olmasından dolayı göç oranı arttı ve şehrin kendi problemleri daha da kötü bir hale gelmiştir. Bu durum belediyeleri önlem planı hazırlamaya ve şehrin birkaç bölümünde kentsel yenilenme amacıyla kentsel dönüşüm projeleri gerçekleştirmeye sevk etmiştir. Bu tez çalışması özelde uygun bir metodoloji izleyerek çevrenin fiziksel ve sosyo-ekonomik problemlerini analiz etmeyi ve kentsel dönüşüm projelerinin başarılı olması için bu analizlerden elde edilen sonuçlara göre önerilerin belirlenmesini içermektedir.

Anathar Kelimeler: Kentsel yenileme, Kentsel dönüşüm, Gecekondu

To My Parents

ACKNOWLEDGEMENTS

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TABLE OF CONTENT

LIST OF TABLES

Page

LIST OF FIGURES

Page

LIST OF SYMBOLS/ABBREVAIATIONS

AW	Anganwadis Center
BSUP	Basic Services for Urban Poor
CHF	Cooperative Housing Fund
ESAF	Evangelical Social Action Forum
GAGEV	Gaziantep Development Foundation
GCMA	The Greater Cairo Metropolitan Area
GTZ	German Federally Owned International Cooperation Enterprise
ICS	Integrated Care Society
NGO	Non-Governmental Organization
PHC	Primary Health Center
SCALE-UP	Slum Communities Achieving Livable Environment with Urban Partners
SDP	Strategic Development Plan
SRDA	Silk Road Development Agency
SWOT	Strengths, Weaknesses, Opportunities and Threat

CHAPTER 1

INTRODUCTION

1.1 Background

Urban renewal studies were getting started by the beginning of the 19th century in the developed countries. It generally aims to preserve society in all aspects. However, a few years later, urban renewal in these countries got some changes included upgrading areas with urban decline, old industrial zones and discarded historical sites, to increase the values of urban land for better and healthy life (Özdemir & Egercioğlu, 2007).

In Turkey, until the 1980s urban renewal plans aimed to improve living standards of squatters and its urban environments. Between the periods from 1980s to 2000s, several of amnesty laws put into force to legalize the existing building stocks and solve the ownership problems in the squatter areas. In general, urban renewal were ended with constructing high-rise mass housing units to replace the squatter housing stock of that era. Since the early 2000s, because Turkish government looked up for a membership of European Union, the 1999 Marmara Earthquake and the new legal arrangements about the urban renewal plans, all of that led to increase the number of urban renewal plans all around Turkey. It was called widely as "urban transformation projects," This strategy have been accepted as an important actions especially by policy makers to overcome physical, social, economic and environmental problems of suffered areas. Since then, urban renewal projects have been implemented in squatter housing districts, old industrial zones, and disaster prone areas and in old historical city quarter (Şahin, 2006).

1.2 Research Problem

Each urban renewal project is unique and requiring a custom-made process. It is affected by several aspects, which is different from one case to other. This thesis concerns analysis one of the most critical slums in Gaziantep city, due to its location nearby the Castle and adjacent to the Historical City. Over the years, the numbers of overcrowded buildings with poor conditions, unsafe homes, irregular and unpaved walkways have been increased. Consequently, the risks involved in these circumstances to the historical city are raise up. This status prompted the municipality to list this neighborhood on the agenda of next urban renewal project.

Urban renewal and slums upgrading have multi concerns including physical, social and economic improvements undertaken cooperatively and locally among citizens. Due to all mentioned above, this study came to determine all of these aspects, using a scientific methodology to define the intervention plans and manage urban renewal process for the case study (Figure 1.1).

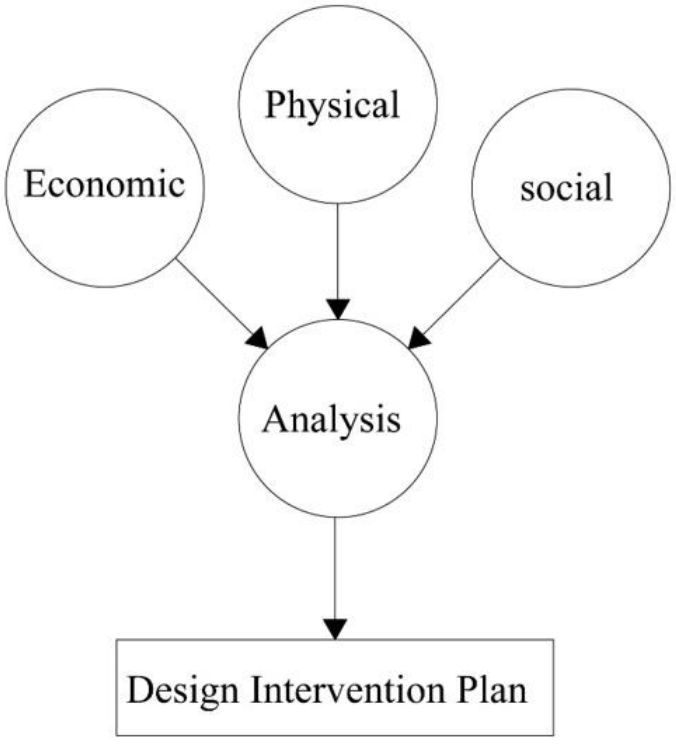

Figure 1.1 Concerns of urban renewal intervention plan

1.3 Purpose of Thesis

The main objective of the study is to evaluate the problems of case study by using a scientific approach and providing recommendations by which helps decision makers taking forward steps to access potential urban renewal project. This is more likely to keep up with the efforts of Gaziantep Municipality in developing and renewal the neighborhood and other similar slums.

In order to achieve the main objective of the thesis, it is worth to highlights sub-objectives:

- Review the definitions, approaches, evaluation, and factors relevant of urban renewal.
- Get knowledge from previous experiences of international and local urban renewal projects.
- Use a convenient methodology to analysis case study.
- Discover SWOT analysis.

Although this thesis focuses on studying physical dimension as a main aspect, it also includes brief analyses of socio-economic aspect, hopefully to understand this kind of neighborhoods more thoroughly. Anyway, an extensive institutional economic and social study should be allocated to get results that are more responsive for the project.

1.4 Research Methodology

This study adopt both of a qualitative and quantitative methods as a way to generalize and interpretative local resident's impressions. There two reasons for adopting qualitative method. First one lies on the focused on, as much as this case of personal and unofficial writing like story-telling has the advantage of decreasing the space between the writer and reader (Creswell, 2003). Moreover, the story telling not only give meaningful form of the requirements and needs of the people but also achieve an advance steps, helping us to expect their attitudes and allow us to explore alternative futures (Lincoln & Denzin, 2011). Second, this qualitative survey can be another source of information in order to support the other quantitative survey in order to reach more accurate results as the

quantitative, which were adopted by the metropolitan municipality and other partner not only for the this specific neighborhood but also to others selected within the city.

1.5 Limitations

Reasonable research limitations available in this study, which can be summarized within two factors. First, the difficulties to connect the necessary number of residents due to language differences between the researcher and the residents. Therefore, a wider survey would prove to be more accurate in identifying information. However this study adopt a qualitative analysis of by making several interviews with residents in different locations and define the intersections between them to form a real ambitions of the local resident's expectations from applying urban renewal project. Second, the limitation is of time of this thesis, which made this study to focus on the most critical points in analysis case study.

1.6 Structure of Thesis

The study aim to achieve the objectives of the study following sequential steps to reach convenient solution for developing and renewal the urban in case study and keep pace with the requirements. Research were conduct by working in parallel on two main axes as shown in Figure 1.2. First axis is a theoretical framework includes introduction, approaches, factors and evaluation of urban renewal beside of reviewing concepts and theories of different applicate urban renewal projects, which allow producing conclusion and getting benefits from common points with case study.

The second axis concerns about collect selective information about case study including plans and related GIS information produced by the Municipality beside of photos, site observations, site interviews and other resources, which allow to analysis case study based on the dissection formed in first axis. This part use a selective information to analysis the current situation of the neighborhood using suitable methodology, which make it possible to define SWOT of the case study.

As a conclusion, the final section of the study give suggestions regarding urban renewal of upon the study analysis to make it meet the needs of the resident's requirements for a suitable life style. The methodology adopted to collect data based on multiple sources of evidence included:

- Formal discussions with officials and planners.
- Reviews of documents from the planning department and local newspaper and websites.
- Observation, by several visits to the site location to gather information.
- Photography.

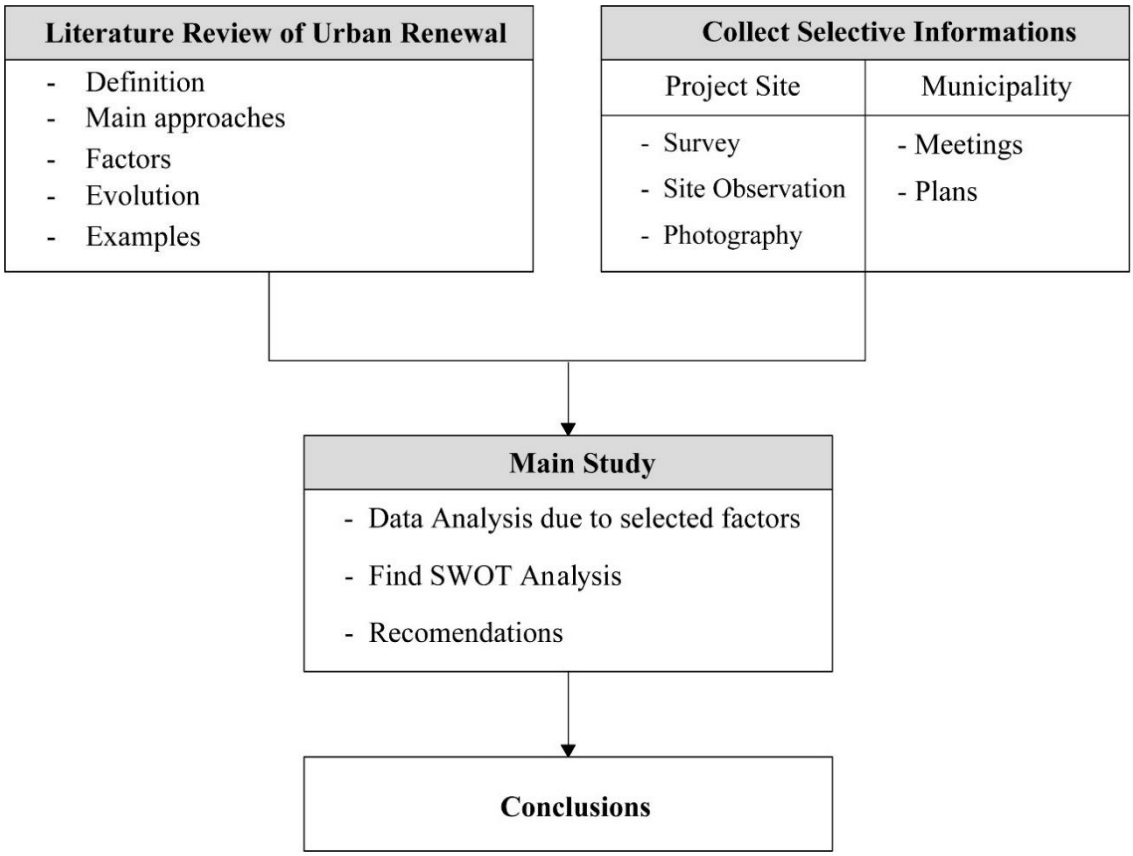

Figure 1.2 The scheme of the thesis study

CHAPTER 2

THEORETICAL BACKGROUND ABOUT URBAN RENEWAL

2.1 Introduction

Once the meaning of the phenomenon of urban renewal has been looked on, it is possible to find various concepts of urban renewal. According to one definition, renewal is the process that makes it possible to change the old and decayed parts of cities in time and renew them by taking into considerations the socio-economic conditions of these areas. In other words, urban renewal is defined as planning the cities in order to redesign and suit them to the necessities of our time (Egercioğlu & Özdemir, 2007). The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether.

2.2 Definition of Urban Renewal

Urban renewal is an American term in urban planning field. The first call was in 1954 by Eisenhower through the advisory committee. This committee was incorporated in the Housing Act of 1954. This Act and the previous one in 1949 are generally considered the foundation stones of urban renewal policies. However, urban renewal process also called broadly as urban regeneration in Europe countries and urban transformation or "kentsel dönüşüm" in Turkey (Rui, 2003).

Urban renewal is a broad subject because it encompasses different aspects of intervention namely physical, social, economic, politic, culture, health, and environmental to redress a complex of urban problems including unsanitary, deficient, or obsolete housing,

Inadequate transportation, sanitation and other services and facilities, traffic congestion and others (Rui, 2003). These determinations of urban renewal varies due to the needs of every specific method. However, the definition of urban renewal got throw three different levels. The early definition is a classic or general concept of urban renewal, which concerned with physical planning and housing policy. The urban renewal process in this period aimed to restore the decayed and obsolete physical urban elements and thereby making them functionally suitable life style (Verbeelen, 2013).

However, by the time, increasingly number of governments have realized that urban renewal does not only concern about physical aspect, but also relates to social and economic aspects as well. In 1990, another concept defined urban renewal as a dynamic process of physical change (redevelopment, rehabilitation), change in use, or intensity of use of the land and building, by which giving more concerns for social-economic needs of the urban areas (Lichfield et al., 1975).

The third and broadest definitions was "a systematic effort in the field of planning and building as well as of the social, economic, cultural, and environmental standards of living, in order to preserve, repair, improve, restructure, or clear built-up areas within municipalities" (Priemus & Metselaar, 1992). In this case, urban renewal does not only encompass the classic fields like physical planning, housing policy and building activities. It depicts an integral background with a multi-disciplinary participation, in order to have a good built-up environment, including small villages in the countryside (Rui, 2003). However, terms such as urban regeneration, gentrification, urban revitalization, rehabilitation, neighborhood renewal, and renovation are all involved under urban renewal definition. In this thesis, the term urban renewal is used to refer to the general process of transforming slum a squatter area.

Due to the different applications of urban renewal, this process has been expanded and divided into many directions. This study reviews urban renewal approaches due to the first International Seminar, in August 1958. The three principles of urban renewal were specified as redevelopment, consisting of destruction and rebuilding; rehabilitation, improvement of the main structures, and conservation of historical. Claude H. Boistière, of the French Ministry of Reconstruction and Housing, identified the various approaches of urban renewal as rehabilitation, complete destruction and rebuilding, considering

preservation to be a form of rehabilitation (Marie, 1994). Urban renewal projects could be done in three different ways

First approach, involves obtaining and clearing the slum or poor area and disposing the land for redevelopment according to new plans. The second approach consists of the rehabilitation and preservation of structures in such an area, accompanied by improvement of infrastructure. The third approach is a combination of the last two approaches. The potential approaches to neighborhood renewal can be defined as redevelopment, whereas the existing structures are preserved and upgraded regarding their values. Each approach includes the rehousing of the inhabitance at original site or moving them to other temporary location within the city. The three different approaches are detailed more clearly in this section.

2.2.1 Redevelopment

Redevelopment consists of the elimination of current buildings and involve the emptied area again for the implementation of new. This approach can be applied to areas in which buildings are in seriously deteriorated state and have no historical value, or in which the arrangement of buildings are such that the area cannot provide satisfactory living conditions (Marie, 1994). In such cases, destruction and rebuilding of the target area or part of it thought to be the only solution to ensure future satisfaction and safety of the residents.

For developers, redevelopment gains an ultra-benefit through selling of the new raised units. For local governments, this approach represents maximum use of land, higher floor area ratio, and has the advantage of introducing higher income groups and commercial activities to the city, which increase tax revenues. It also helps increasing population density and improving infrastructures and services, which are strongly desirable for modernizing inner-city areas (Rosly & Abdul Rashid, 2013).

However, this approach will cause heavy social and environmental expenses. The destruction of architectural environments is the most dangerous consequence of the redevelopment approach. It can cause some sacrifices of the community's cultural heritage and the demolition of viable neighborhoods, depriving residence of worthy housing resources, which in most cases still offers a beneficial (Marie, 1994).

Redevelopment generally consist of relocation of the main population to another place in the city. Even when the people were rehoused on the same location after the redevelopment, the renewal of the neighborhood has inevitable psychological impacts upon the community. The scattering of families and close neighbors is harmful especially to the elderly (Kou, 2013).

Redevelopment means the destruction of damaged housing units and it does not prevent the appearance of slums in other districts of the city. It also contributes to the impoverishment of the original residents by reduction of job opportunities, as resettlement regions are generally located in the outer side of the city. This process in the most of developed countries has been neglected as a method to rejuvenate old parts of the city. However, in many developing countries, the reconstruction of slum clearance and redevelopment process is still regarded, as it is the only viable way to improve housing conditions and to modernize inner-city areas (Mukhija, 2002).

2.2.2 Rehabilitation

Rehabilitation can be defined as the opposite of redevelopment and often it is termed preservation, conservation or restoration. It is based on preserving, repairing, and restoring the natural and existing structures in the neighborhoods. Rehabilitation is applicable to areas where buildings structural are in good condition but have deteriorated because of neglected maintenance (Marie, 1994). It has the advantage of existed buildings as a worthy resource and adjust old houses to renew and convenient to standards. Original resident's participation is demanded throughout different phases of the rehabilitation process. It is more practical to organize the participants into neighborhood associations, which lobby local governments to get technical and financial assistance beside of improving the public services, and to inspirit other inhabitant to fix up their housing (Mayer et al., 2005).

Rehabilitation realizes that the funding limitations for new construction and the serious housing lacking make the choice of demolishing of existed housing appear both imprudent and unaffordable. It recognizes the importance of old neighborhoods by conserving what is ancient, unique, and local. It can also participate in developing the tourism industry and stimulate the economy. From the viewpoint of cost and time,

rehabilitation is considered a reasonable solution to the problem of neighborhood regeneration (Marie, 1994).

Through the process of upgrading, the habitants remain in place and invest their own energy, money, and time into refurbishing their housing and improving their social conditions. In developing countries, upgrading refers to a comprehensive evolutional approach wherein the original inhabitance stays in site and gradually upgrades the neighborhood, with or without public assistance. By treating the inhabitant population as an effective force in the process of housing, this approach produces a greater pride in the neighborhood and halts the impending deterioration resulted from a lack of investment and environmental concern (Mayer et al., 2005). It also respects the social dimension, which were formed within communities through years.

However, many people do not believe in rehabilitation to be a realistic approach because of the amount of work and research involved and the technical difficulties. Rehabilitation is often perceived as a complex process and consumes time, which is more difficult to be accomplished when compared to redevelopment. It demands a high level of social responsibility and social organization. In addition, it needs a total reorganization of the housing process. In many cases, old houses are so desolated and their original character changed during the years make it is not practical to upgrade them and to raise their conditions to convenient standards. The providing of new infrastructure to dense old neighborhoods can be a difficult mission (Marie, 1994).

2.2.3 Integration

The third approach of neighborhood renewal is called integration, views redevelopment and rehabilitation as complementary joins the best aspects of both approaches. It consists of rehabilitation of what is practical to be saved, combined with reconstruction of new buildings in place of those beyond the reach of feasible rehabilitation (Marie, 1994).

Integration today is considered the most acceptable method to regenerate old neighborhoods. It allows preserving the traditional urban environment and its human scale using flexible project implementation to achieve respectable densities, by rehousing the majority of the original residents on the site and invites mass participation, also it respects the social order of the community. Integration results in the creation of better

environments by the integration of new buildings within the existing neighborhoods and allows developing a new form of contemporary architecture with local characteristics, enriching the appearance of the old city while maintaining its identity. However, for many local authorities and developers, integration is a process that consumes time, with less profit than redevelopment with mass housing (Marie, 1994). Figure 2.1 refers to the three approaches of urban renewal.

Figure 2.1 Main approaches to urban renewal (Author, 2015)

However, other approaches are also used in term of urban renewal like reconstruction, which establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, in all new materials. Revitalization approach also is more people centered than other strategies. The major aim of this approach is to increase the income earning capacity of the slum residents by providing job opportunities, introducing skill acquisition and entrepreneurial training programs for the residents to make them economically productive and financially buoyant. This will make them to feed well, think well and hence begin to respond positively to the upgrading effort of their abode.

2.3 Factors Relevant to Urban Renewal

Urban renewal can affect the target zone at different scales. All of physical, social, economic, and others are liable to variation depends on the every project needs. Table 2.1 explains the factors of urban renewal due to different previous researchers (Rui, 2003).

Table 2.1 Factors of urban renewal due to different previous researchers (Rui, 2003)

Factors	Abbott	Arteaga	Britannica
1	Physical	Technique	Physical
2	Social	Social	Culture
3	Economic	Economic	Economic
4		Legal	Politic
5			Health
6			Environmental

This study selects Abbott urban renewal trends obtained in Figure 2.2. This economic and social value is regarded as key factors of urban renewal beside of the physical factor (Mak & Stouten, 2014).

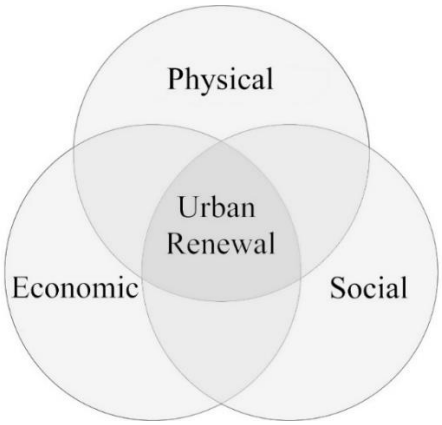

Figure 2.2 Factors relevant urban renewal (Author, 2015)

2.3.1 Physical factor

The outcomes of urban renewal can be varied depending on the type and depth of physical interventions. The first applications of urban renewal, especially in developed countries, gave a slight consideration for the existing urban form. Schemes based on a comprehensive land reconstruction had led to demolish great numbers of existing neighborhoods, which are displaced with high-rise blocks, changing the physical characteristic of their cities. This process of clearance became common as the bulldozer policy (Teaford, 2000). Anyway, this policy did not last for long time as governments start to develop urban renewal strategies to reach the aim of urban renewal.

The success of physical aspect of any urban renewal can be effected directly by several smaller factors. Physical renewal is necessary in most circumstances and considered an important visible sign to achieve the success of renewal. In almost all cases, it is commitment to change and improvement (Usta et al., 2014). First factor is the housing size for local residents as one of the most important factors. Designing this factor should take into consideration the family size, composition and stage in the life cycle to determine the amount of needed space. The overcrowding housing or lack of space lead to discomfort among family members and make them susceptible to disease. Therefore, the size of the housing unit is a basic need for healthy living beside of the housing quality (Kou, 2013).

The second factor is physical dimensions in designing the neighborhood. Both of the density and the attributes of neighborhood physical environment are connected to this factor. The density has took a farther attention of residential satisfaction. In general, residents don't attract to live in high-density area. In psychological view, the high-density living causes undesirable behaviors, and increases social upset, that may cause tensions on their daily life. Furthermore, researchers acknowledged that the impact of high-density might not be direct to neighborhood environmental conditions such as lack of sunlight, noise, traffic congestion, crowding, and crime (Lee & Park, 2010). Other attributes of neighborhood physical environment affect directly the residential satisfaction. First, the availability and accessibility of public facilities such as shops, community centers, schools and others. Second, parking, public transportation, and the ease axes to work. Third, the entertainment objects including green spaces play zones for children. Fourth: aspects like buildings design, landscape planning, and lighting, pavement, sidewalks and others all effect the general appearance of the neighborhood (Lee & Park, 2010).

Finally, it is worth to mention that the increasing of land diversity and supporting by activities establishments such as small workshops and sale centers for local handcrafts can provide services for local residents as well as providing support for the tertiary activities of the city center. This study analyze the physical aspect components regarding neighborhood and take into consideration the selected aspects of physical factor by gather needed information from site and local residents opinion regarding physical priorities.

2.3.2 Social factor

Concerns for social aspect on the community and the individual are major aspect to ensure the success of urban renewal project. Urban renewal acts require either re-accommodation of the original inhabitants or moving them to different temporary locations. Relocation occurs generally in large-scale urban renewal project and depends on the way of legalization treatment in each country (Marie, 1994).

For the local residents, some urban renewal processes that cause displacement carries both financial costs, as well as emotional costs. In some cases, urban renewal leads to the dissolution of urban communities and separates between families and friends. Therefore, to reach a sustainable social development, the original inhabitants have to get guaranties for a live continuing in their place with insurance of their needs for the present and future

(Hui, 2013). In general, the community displacement lead to changes in lifestyle, which cause psychological shock, especially for the most vulnerable part of the residents including young children and elderlies. The loss of contact with a familiar environment to which people have developed strong emotional attachments may occurs both when residents are displaced and when familiar environments are radically altered by revitalizing activities (Marie, 1994).

The high social and emotional costs paid by evicted residents generally have been written off as an inevitable progress and a necessary consequence of modernization. While the governments can intervene to compensate victims for part of the economic costs of displacement, the psychological costs are less easily mitigated. The aim of renewal should be to maintain continuity, both of the community itself and the image of history and of nature that is held by its members. Relocation therefore remains an important aspect of the process of renewal and should be given special attention (Marie, 1994).

In this research, this factor tends to include general status of views and attitudes for people's willingness to live in this neighborhood and their expectations from renewal the neighborhood.

2.3.3 Economic factor

The economic analysis of target area is necessary to discover the reasons of low neighborhood maintenance. It is more practical to plan through the needs of local citizens. Urban renewal process should raise the quality of local economy and design plans that appeal to everyone (Turk, 2012). The percentage of the project's economic success can be scored positive, if the sum of the benefits exceeds the sum of the costs, then the action is termed eligible (Plassmann & Tideman, 2007).

Generally, the value of any property depends on part upon the neighborhood in which it is located. In addition, cities that did the most slum clearing or "urban renewal" had a higher increase in property values, income and population compared to non-participating cities. The results also show that these cities maintained roughly the same demographics, and did not push low-income residents out of cities, but rather redistributed the population (Turk, 2012).

In essence, urban renewal attempts raise up the economic validity of city in general and local residents in particular. The attraction of firms and workers would tend to raise the population, which could amplify effects on local productivity. In some cases renewal efforts, which include raise local housing quality and thus cost, that may be unhandled with the local residents to accommodate with high level of life style (Kou, 2013).

Urban renewal may have additional outcomes, including population and housing stock variables. Effective plans of urban renewal program had positive effects on average city-level outcomes due to increasing in sales; property values, employment and tourism, but simultaneously had negative effects on specific population groups (Collins & Shester, 2010).

2.4 Conclusion

Urban renewal is a multi-faceted and complex process, which should not be viewed merely as a physical and financial proposition, but as social and economic process as well (Rosly & Abdul Rashid, 2013). Over the last experiences have demonstrated the need to view neighborhood renewal as a comprehensive and integrated process, dealing with all phases of life. As well as all functions of a community, this process creates a livable and healthy urban environment. Therefore, it appears that a realistic urban renewal process must be based in holistic perspective and be based upon a multi-disciplinary understanding of the social and economic factors affecting urban areas and the physical aspects and the surrounding environments. It thus requires variety and perspicacity in policy responses.

CHAPTER 3

THE POLITICS AND PRACTICES OF URBAN RENEWAL

3.1 Evolution of Global Urban Renewal

Globally, more people live in urban areas than in rural areas due to continues migration from rural to urban. By 2014, 54 percent of the world's population residing in urban areas while in 1950 only 30 percent of the world's population was urban as shown in Figure 3.1. All regions are expected to urbanize further over the coming decades to reach 66 percent of the world's population is projected to be urban by 2050 (United Nations, 2014).

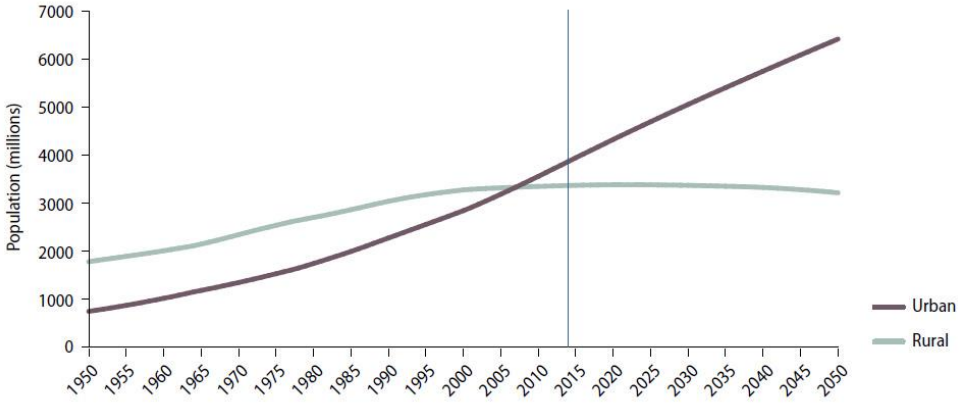

Figure 3.1 Urban and rural population of the world, 1950–2050 (United Nations, 2014)

The evolution process of urban renewal between developed and developing countries is different. Developed countries are considered the leading countries in the field of urban planning. Especially after the Second World War, these countries were in dire need of re-planning and rebuilding cities in addition to the revival and rehabilitation of areas of archaeological obligations. All proved the importance of developing studies in the field of urban renewal (Egercioğlu & Özdemir, 2007).

The first urban renewal project began with handling of the slums in 1950s, project called the nests of poverty. In 1960s, it was witnessed that there was also a huge investment in housing, which guided the private sector's investments to the rehabilitation of houses (Egercioğlu & Özdemir, 2007). The 1960s period was an important evaluation in the socio-economic and political aspects. The orientation of societies increased towards environmental and social issues after expanding in inner city problems. Different kinds of urban renewal projects were developed and applied in order to solve urban problems (Rui, 2003).

In 1980s, there was a new and unexpected urban renewal issue, which originated in big social housing areas. The problems, which were faced in such areas, resulted in technical faults, and the social chaos compelled the public authorities to interfere with the problem. This experience required the authorities to make changes in urban renewal concept, which aimed to solve the social and physical problems at settlements simultaneously. In 1981, the European Council started a campaign called "urban renewal". However, since this term meant knocking down a building and reconstructing it and since it caused anxiety, the name of the campaign was changed to "Urban Renaissance". The aims of the campaign can be given under four headings:

1. Improvement of the living conditions in cities.
2. Definition and discussion of present and future roles of cities.
3. Application of available laws and obtaining new legal supports to improve the city life.
4. Development of managerial and technical methods related to solving the city problems (Egercioğlu & Özdemir, 2007).

After that and reaching 2000s. Neo-liberal economic policies affected the strategies of urban renewal project. New concepts such as sustainability and heritage conservation are listed in urban discussions. Urban rehabilitation and urban development projects are dominant in this period (Rui, 2003). On the other side, the urban growth in developing countries was not caused by such obvious industry development and the cities could not absorb or provide enough employment to the immigrants, which led to more problems on economic and social aspects. At the same time, the problem of land dereliction is not as common in developing countries as in developed ones. Finally, urban renewal in developing countries appeared for solving the urban problems, especially the problem of

squatter settlements appearance (Rui, 2003). The years from 2000s up to now, the discussions about heritage preservation, local residents participation, and the identities have become much more crucial than the last years. The numbers of urban rehabilitation and urban regeneration projects have increased in this period. Urban rehabilitation and regeneration projects become the main urban renewal strategies (Rui, 2003).

3.2 Urban Renewal in Turkey

Turkey started to develop urban renewal plans and areas upgrading in order to improve the living conditions in low quality urban declined areas, squatter housing districts, and old housing stock and historical districts. The economy development and saving environments have been other factors for urban renewal process. Thus, in Turkey, urban renewal plans have been developed in due to squatter housing problem and disaster prone areas that are under the risk of natural disasters, such as earthquake, flood and landslide, slum areas, urban decline areas and old historical districts (Mutlu, 2009).

3.2.1 History of urbanization and slum appearance in Turkey

Turkish Republic was founded in 1923 after the defeat of Ottoman Empire. A century ago, the most of Turkey's population was a rural. Urban population ratio was found to be 17 percent in 1923, at this period, the main governmental attitude was to develop the national economy. By year of 1927, the Industry Support Act was put into enforcement after that the Central Bank of the Republic of Turkey was founded. After the Second World War a fast changes of globalization, industrialization and economic in the world caused unplanned and fast urbanization process that has created cities with un-legalized area all over the world, besides the social transformation following the has a great effect on the urbanizations. The high massive immigration rates from rural areas to the big cities in a short time period caused by high population increasing and the industrialization, that have triggered increasing urbanization rates and construction of illegal settlements in all over the world and in Turkey also (Korkmaz, 2013).

Moreover, between the years of 1950 and 1980 economic continued to grow that encourage population to keep moving from rural to urban area. Turkey has been pursuing a market-oriented looked for more developments in economic strategies and a fundamental shift from the previous protectionist. The belief behind this shift was that

the country's development was becoming severely constrained by the inefficiencies of the domestic economy (Erkip, 2000). In other words, one of the main causes of Turkey's rapid urbanization is the high rise of economic development in that period.

Within these conditions and attraction factors, a social migration from rural to urban area happened with the hope for better living conditions in cities. Therefore, the primary purpose of the immigrants, who generally have economic difficulties and low educational levels, was to get shelter in the new allocated urban area (Uzun et al., 2010). Unfortunately the governments, politicians, municipalities and the industrialists who had encouraged migration didn't think of its effects on urban space, because migrated population offered them cheap labor force, they could not provide housing in face of the ineffectiveness of the ways of legal housing provision in Turkey (Ulu, 2007).

Due to all of these events and variables, the ratio of urban population is totally reversed to reach up to 72 percent in 2013 (United Nations, 2014). That means only one to four of the total population live in rural areas. Such demographic change that took place in a short time of 80 years started by population flow from the villages to the cities especially since 1950s (Mutlu, 2009). Figure 3.2 demonstrates the urbanization rate in Turkey between 1927 and 2012. The urbanization rate in Turkey was around 17% from the foundation of the Republic in 1923 until the early 1950s, and it increased up to 25%, 45% and 60% in 1960,1980 and 2000, respectively (Uzun et al., 2010). According to World Bank data, Turkey consider the third country among world countries with the highest urbanization rates between the years 1980 and 2000.

As a result, of the urbanization problems and insufficient housing in the cities that prompted immigrants to make their own illegal homes as a solution for their problem, which is called now gecekondu (Erman, 2004). In the original meaning, gecekondu housing, which in Turkish language means "built overnight", refers to temporary housing built around the city that serves as shelter for the rural migrants and the poor incoming residents came from out the city (Erman, 2004).

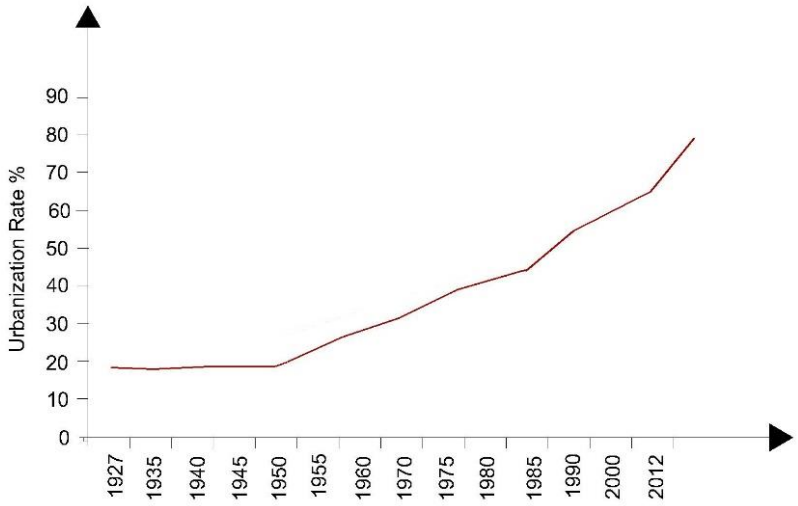

Figure 3.2 Urbanization rate in Turkey (1927-2012) (TUIK, 2014)

Besides slums don't have legal status they are also built in a way which is not approved by the general legal provisions of buildings and construction. It is constructed out of second-hand material with low standard. It lacks urban utilities and constitutes a health hazard (Korkmaz, 2013). Furthermore, power and tap water theft is a very common situation in the slum areas, which is an extra adding tax for all the citizens (Karmarkar, 2012).

Because slums kept to growth and expands that caused environmental degradation, unclean water, improper waste disposal and deterioration of existing infrastructure beside of low job opportunities for the growing unskilled workforce (Korkmaz, 2013). In general, Turkish historical cores of the city suffered from declarations, authentic neighborhoods and similar dwellers were changed and has been losing their functions, abandoning to dilapidated and vanishing in urban area (Cagla & Inam, 2008). A typical slum neighborhood shown on the Figure 3.3, which has no roads, green areas, car park or anything belong to a city.

One of the buttresses of recent political agenda of the Turkish government was the reconstruction and renovation projects. The government resources fast-paced projects that range from hydroelectric stations to housing developments and to renovations of historical city quarters (Korkmaz, 2013). The illegally constructed settlements, obsolescence in existing building stock, inner city problems, and disaster fact all are considered as direct reasons for adopting urban renewal plans in of Turkish Republic (Mutlu, 2009).

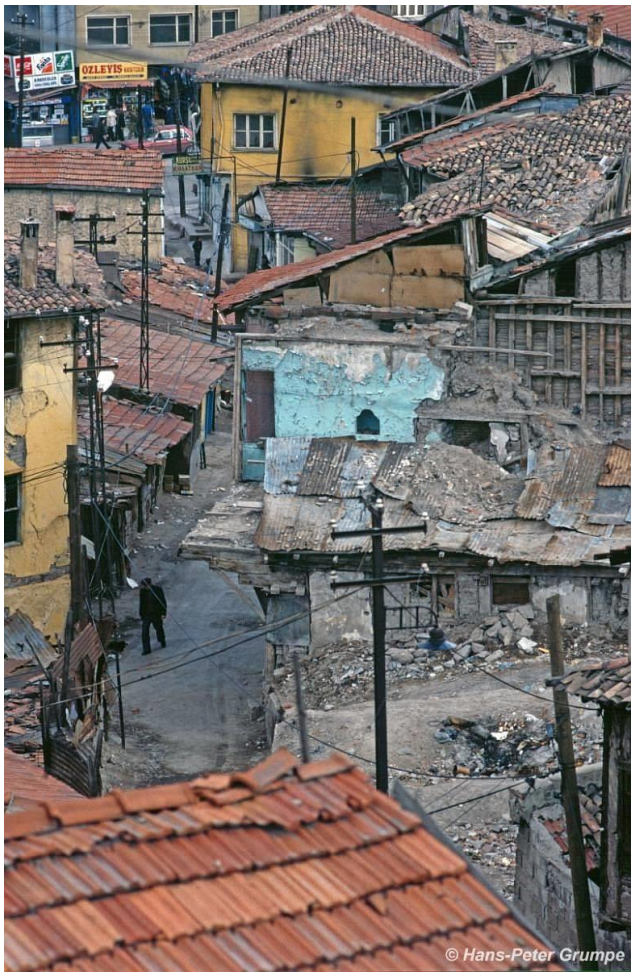

Figure 3.3 Gecekondu in Ankara, Turkey
(Hans-Peter Grumpe, *http://www.hpgrumpe.de/*)

3.2.2 Attempts of urban renewal in Turkey

Table 3.1 refers to the regulations development in Turkey. In 1950s, the Turkish Central Government supported housing construction as much as in European Countries as a result of welfare state policies for these. After 1950s, the squatter housing areas became apparent in city pattern. These areas lacked social and technical infrastructure and were constructed in public land. Therefore, squatter housing districts have witnessed the immense changes in the built environment. Public discussions has raised up about such projects focused on healthy urban areas, sustaining housing and solving problems of immigrants or citizens who are living in squatter housing districts to urban life. As an urban renewal strategy, urban redevelopment projects were applied in the squatter areas to improve the living conditions of these areas (Korkmaz, 2013).

Table 3.1 Concepts and processes related to urban renewal in Turkey (Özdemir & Egercioğlu, 2007).

Year	Legal arrangements by year	Plans of act	Authority modifications
1950-1980	327 (1963) 755 (1966)	Central planned development model.	Establishment of state planning Department.
	1164 (1969) 6785 (1972)	Comprehensive planning approaches.	Give more power for Ministry of Public Work and Housing.
1980-2000	3030 (1984) 2985 (1984) 3194 (1985) 2805 (1983)	Master plan included macroform.	Give the authority of planning to local municipality town.
	2872 (1983) 2873 (1983)	Apply Transformation project in settled location.	Introduction of participation in the scope of local Agenda 21 Program.
After 2000	5216 (2004)	Participative application with initiation of other actors.	Extend of authorities of great municipality.
	6306 (2012)	Law for the transformation of areas under disaster Risk	Give more participation informing the policy.

In 1960s, the illegal squatter housing districts continued to expand and raising up more floors, whereas the politicians was keep trying to put the amnesty laws into execution for slums and squatter districts. In general, development includes contemporary housing areas plans have taken place in squatter housing areas. The new regulations about squatter area have also played an important role at this process. For example, in 1966 the

“Gecekondu Law” numbered 775 provided squatter areas with sewage system, new roads and infrastructure opportunities. At the beginning in 1960s, low-income groups had settled down squatter housing and slums area due to their housing demands, but after 1960s, this aim changed. While the economic power of low income residents of these squatter housing unit increased, they tried to keep constructing another squatter housing and rent the new illegal blocks to new coming tenants. Therefore, squatter districts became profitable areas. As a result, urban reconstruction and urban redevelopment project is applied in Turkish cities as an extension of urban renewal strategies (Köroğlu & Ercoşkun, 2006).

At the beginning of 1970s, the aim of supplying housing needs of residents turned into sustaining profit from these areas by constructing multi story illegal apartments (Özden & Kubat, 2003). Especially in developed countries the participatory approaches of urban process became dominant, the approaches request increase in the role of local authorities and limitations in the role of central government. In addition, discourses paid attention on the consensus between interest groups. The political economic approaches was effected also by these developments Turkey. Furthermore, the processes of suburbanization, decentralization and urban decline in Western countries had parallel trends with the rapid urbanization process based on migration in Turkey (Akkar, 2006).

The years between 1980 and 2000, as a result of globalization and liberal policies, a new residential developments was began in around the main cities and suburbanization areas. Besides residential areas, the renewal was also applied in industrial and central business districts. In Turkey after 1980s, urban land were more available for large constructions due to the new regulations between central and local governments made. (Erkip, 2000).

Within the neo-liberal economic policies, the structure of Turkish cities started to change due to two intervention actions. The urban transformation with urban improvement plans are the first solution for the squatter housing areas, then in 1980s public-private partnerships shared efforts in urban transformation and urban renewal plans (Mutlu, 2009). Moreover, solving the ownership problems were discussed within of many of amnesty laws that has been put into force to legalize the slum problems and to. In 1984 with the last Amnesty Act numbered 2981, improvement plans were prepared for squatter districts (Köroğlu & Ercoşkun, 2006).

In 1986, the squatter amnesty act numbered 3290 enlarged the rights of squatter housing residents. The law excuses not only the squatter residential buildings, it also excuses the commercial use transformed from residential uses (Özden & Kubat, 2003). With the Law numbered 3414 in 1988, some statements of the law of gecekondu numbered 775 that restricted and sustained control over squatter houses within the boundaries of municipalities were changed. The law gave authority from governorship and metropolitan municipalities to local municipalities and declared off the rule that restricted the sale or transfer of land or house within 20 years, which were sustained by government. Afterwards, the owners of the squatter housing units started to sale these units and gained economic profit. Especially after 1985, land speculation increased to increase the land values on unfair grounds (Mutlu, 2009).

In these days urban renewal applications started to get access in squatter housing areas. At the beginning of the development, process of squatter started in districts that exist near the industries out of city center, at the periphery of the cities. Although these efforts the slums become as parts of the city due to the increasing of population and the expansion of cities. Therefore, the economic pressures to transform these areas into more profitable places increased its effect and made these areas more attractive places (Özden & Kubat, 2003).

Also, obsolescence in existing building stock and inner city problems are other main problems of cities in the third period. The changes in physical form of cities in socio-economic, cultural and political conditions in cities at any point in time as well as the variance in developing needs and expectations through time would result in a mismatch or conflict between the capability of a building or a group of building or the area. This mismatch leads such an area deep into the process of deterioration and decay (Doratli, 2005).

The substandard, poor maintenance, lack of contemporary usages, lack of infrastructure facilities caused deterioration or decay in building stocks. After 1980s, inner city decline started to appear as a problem in Turkish cities especially in old housing stock districts, in old industrial zones that occupies central parts of the cities. Moreover, suburbanization process at the beginning of 1990s also fastened the obsolescence in the core of the big cities. In order to increase health standards, create livable environments, sustain vital

social life and evaluate existing historical vacant housing areas, urban renewal projects have been an important intervention strategy of government (Doratli, 2005).

The detritions in the building stock and the encouragements by legal arrangements for transformation of the illegally constructed settlements have increased the importance of urban renewal plans after 1980s. The physical transformation of space has focused on two main issues since 1980. One of them comprises the reconstruction of the ties between the state and the capital with neo-liberal policies and arrangement of ownership property rights in high-income groups' favor. The other factor focuses on the assumption of public space as a commodity (Mutlu, 2009). Within the last three decades, rehabilitation of squatter districts with improvement plans could not solve the problems in squatter areas. High-rise and illegally constructed buildings emerged in the scenery of squatter districts. Urban sprawl occurred with decentralization of residential areas and effects of neo-liberal policies in globalization process have turned government attention into urban renewal projects. Social effects of urban renewal plans started to be discussed. Moreover, to revitalize urban economy urban renewal plans also became a main strategy of the government (Mutlu, 2009).

Urban renewal projects have been taking place especially at the inner city districts with their accessibility and increasing land value. Anyway, squatter housing districts and slum areas became a part of centers in the extension processes of cities were seen as a barrier in front of the contemporary development. Therefore, discourses on urban renewal plans at this scope include transforming squatter housing districts into more reliable and healthy areas with eradicating physical and economic decay. However, in urban transformation projects the social and environmental impacts have not been taking into consideration sufficiently (Mutlu, 2009). In addition, urban renewal plans are also seen as partial and incremental interventions that cannot respond to the new problems in a short time, immediately after the projects applications. Therefore, 1980 was also an important turning point in planning approaches. Before 1980s, urban transformation had been applied with dominant urban plans whereas, whereas since 1980 urban transformations have been done with urban renewal plans (Şahin, 2006). The international efforts and rapid changes in socio-economic, political and environmental issues forced government to put into force new legal arrangements. The elite group's awareness about the importance of natural and cultural heritage increased recognitions of government. There

for several important laws were put into force after 1980 (Özdemir & Egercioğlu, 2007). The established laws were as an extensions of the increasing environmental sustainability concerns and the importance of preservation of natural and cultural heritage, in worldwide. Urban renewal plans kept to take place on the agenda of local government depending on new legal arrangements (Mutlu, 2009).

The improvement plans provide new parcel pattern for the construction of apartment blocks. The first solution of improvement plans was raising up the 1-2 story squatter houses to 4-storey apartment blocks. As a result of this process, although the density of population had increased in squatter areas, adequate social and infrastructure could not be obtained. In addition to this, high-rise uncontrolled housing stock became a risk factor in disaster prone areas (Mutlu, 2009). In 1990s, new legal arrangements raised acceleration of urban renewal process. Luxury international projects are developed and put in place. Conservation, restoration and rehabilitation of historical districts took important place as a result of new urbanism flow all over the world. The popularity of urban renewal process has been increased since 1980s, whereas public and private authorities believe in that all problems of cities can be solved with urban renewal plans. The projects also became a prestige factor for local authorities. To become a global city, to sustain market mechanism demands by changing spatial relations in metropolitan areas, urban renewal plans became an important strategy. The collaboration of local authorities with private sector has been strengthened to apply urban renewal plans (Mutlu, 2009).

By 2000s, the role of with private sector increased. Urban renewal projects have been applied not only in squatter housing areas but also in historical districts, disaster prone, and urban decline areas vice versa. In addition, the competitions between large cities to become a global city have increased. At same period urban gentrification, urban redevelopment, urban rehabilitation projects are dominant the strategies of urban renewal plans. In 1999 is Marmara Earthquake was a main factor in adopting more urban renewal projects in Turkey in order to save cities from any other possible natural hazards. The illegal and substandard structure and the important locations in the cities, slums districts became first in priority of the agenda in Turkey (Özden & Kubat, 2003). However, since the Eastern Marmara Earthquake, the number of legal arrangements related to urban renewal plans increased. Due to all of mentioned above, urban renewal process have

become a main governmental policy to encourage local municipalities for developing urban renewal plans. According to the Municipality's regulation numbered 5393 in 2005 whereas local authorities have been in charge of the application of urban renewal plans within the boundaries of metropolitan areas (Özdemir & Egercioğlu, 2007).

In 2005, after the government introduced a reasonable finance explaining the bill of urban transformation and development, a rapid urbanization has been one of the fundamental problems of Turkey. In this process, immigrants have settled down especially in old city centers and historical districts and were converted into urban decline areas losing the vitality of economic. In addition to this, because of the uncontrolled building structure, these areas threatened the life and property of society. The Act of Greater Municipality numbered 5216 (2004) valued the power of local authorities. The Act of Urban Transformation (2005), meanwhile, enlarged the boundaries for the areas for the implementations of urban renewal plans (Özdemir and Eğercioğlu 2007).

3.3 Examples of Urban Renewal Around The World

Globally, according to United Nations data 54 percent of the world's citizens living in urban areas in 2014, while in 1950, only 30 percent of the world's population was urban. The same statistic expect that 66 percent of the world's population is projected to be urban by 2050 (United Nations, 2014). This high rapid of urbanization caused slum appearance, which prompted governments concerns to create solutions and develop technics to handle this phenomenon. This Chapter, highlight some of previous international and local experiences in urban renewal to carry out adopted solutions for different problems and get benefits for case study area.

3.3.1 Informal and squatter settlements in Greater Cairo

Egypt's population was estimated in 2006 with 73 million people living on just 5.5% of the total area of the country divided into 55% rural and 45% urban (Howeidy, et al., 2009). Because of a rapid expansion of urbanization, urban with illegal buildings took place mostly within informal and squatter settlements on the peripheries of cities, with inadequate infrastructure and services. About 18-20 million people live in informal or squatter settlements without enough numbers of affordable housing. Neither strict regulations nor heavy land protection enforcements can stop the expansion of squatter

and informal settlements (El Kouedi & Madbouly, 2007). The Greater Cairo Metropolitan Area titled by GCMA is inhabited by 17 million person. Density reaches 40,000 inhabitants per square kilometer making it one of the most densely populated city in the world. It includes Cairo Governorate, Helwan, Giza and Qalyobiya Governorates, and 6th of October Governorates (El Kouedi & Madbouly, 2007). Greater Cairo is four times larger than Alexandria, the second-largest Egyptian city, and completely dwarfs all other major cities in the Arabic Republic of Egypt (El-Batran & Arandel, 1998). Over the past four decades, GCMA had over 2.5 percent as a rate of annual urban growth, which caused problem and challenges in housing and urban management. These challenges and others are clarified in Table 3.2.

Table 3.2 The main challenges facing the GCMA
(El Kouedi & Madbouly, 2007)

The major challenges facing the GCMA due to the population increase
• The unplanned growth of the built-up area.
• Increasingly pressure on infrastructure.
• High rates of pollution and environmental degradation.
• Transportation problems.
• Management problem resulted by expanding the illegal region.
• Bad connectivity between existing built-up area and the new urban.
• Decrease of the economic competitiveness.

Informal settlements become as one of the city's characteristics due to the leak of available formal residences (see Figure 3.4). These informal settlements are occupied by lower-income families as they provide an option for new housing. They are illegal and breaking local laws and at least one of regulating planning such as subdivision, construction, registration of property, or preservation of agriculture lands. Ministry of Local Development had announced that about 1,105 squatter and informal settlements existed in Egypt, housing 23 percent of Egypt's population with about 15.7 million inhabitants (Municipality of São Paulo, 2008).

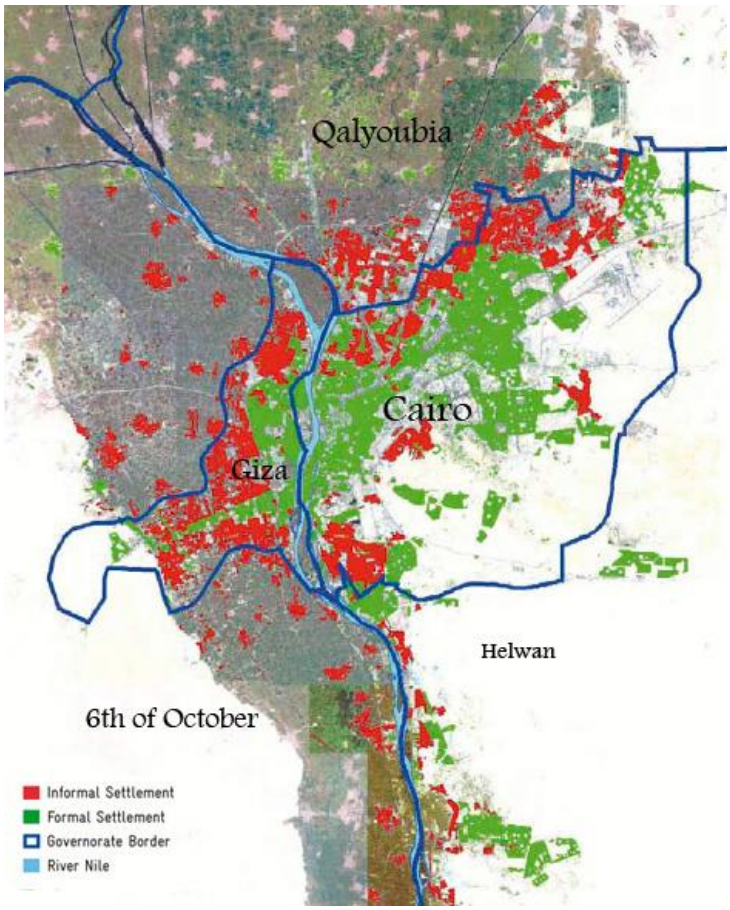

Figure 3.4 Extent of informal settlements in GCMA
(Howeidy, et al., 2009)

By some accounts, 70 percent to 80 percent of all new housing stock produced in the GCMA. In the past three to four decades can be classified as informal. The origin and characteristics of urban informality can be best understood by its history (Municipality of São Paulo, 2008). Due to the accumulative problems of slums, the formal housing sectors were unable to provide affordable housing solutions. In addition, informal areas consists of small apartments occupied by the owner-builder or are sold and rented through vibrant informal market mechanisms. These areas are well located within the urban space, with good access to city. Figure 3.5 and Figure 3.6 shows that more than 81% of informal settlements in Greater Cairo are built up on private agricultural land, while informal settlements on desert lands limited to about 10 percent. The remainder are on agricultural land nominally controlled by the state (Municipality of São Paulo, 2008).

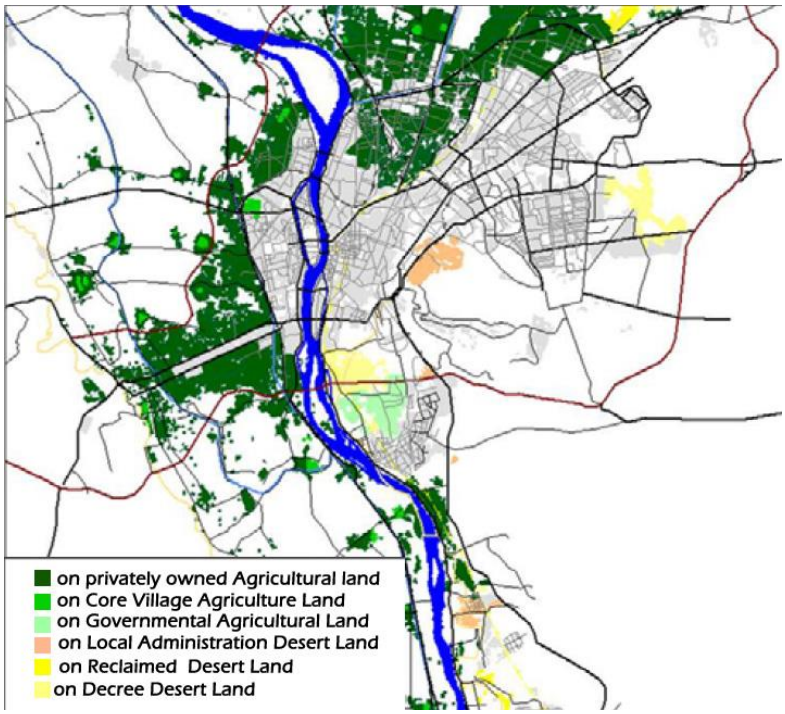

Figure 3.5 The distribute the slums of Cairo according to land (Howeidy, et al., 2009)

Figure 3.6 Informal settlements on subdivided former agricultural land in Giza (Municipality of São Paulo, 2008)

As a result of this serious situation long-term strategic development plan (SDP) based on a shared vision among stakeholders. The SDP seeks to define the metropolis's future role, development priorities, and a strategy for increasing its competitiveness and the volume of investment, especially by the private sector, to implement the clear vision for emerging capital investment plan. The SDP aimed for a coherent institutional beside of setting a stone base of financial framework for management and services. Because of the supports were provided, the GCMA had ability to transform many of its challenges into opportunities. The emerging vision so far indicates the need of the GCMA to reposition

itself regionally and globally to attract investments into high value-added sectors, such as information and communication technology, biomedical and pharmaceuticals, special light manufacturing niches, and services, especially tourism, business, education, finance, and logistics (Municipality of São Paulo, 2008). Specific standards have been adopted in order to select the appropriate strategy of intervention according to the type of the informal area. This covered areas not located in precarious environmental conditions because their morphology structure allows the provision of basic infrastructure and services like areas included in the National Program of urban upgrading. The methodology to deal with such areas is as follows:

- Establish a stakeholder council for each area representing all parties concerned. The council task is to participate in the design of the upgrading scheme and follow up on the implementation.
- Finalize urban plans and determine the required Services.
- Define in the layout a minimum number of access roads.
- Set the construction terms and criteria, and obtain elected councils approvals.
- Implementation and monitoring.

In the next Table 3.3 examples of ongoing projected within different districts.

Table 3.3 Examples of ongoing upgrading projects in Greater Cairo (Municipality of São Paulo, 2008)

Area	District	Government partners
Arab and Ezbet Alwalda	Helwan	NGO: Integrated care society (ICS)and several ministries
Al Ma'sara:	Helwan	NGO:ICS
Al salam and nahda	Al Salam	NGO :Heliopolis association for services
Manshiet Naser.Al Dwiqa Project	Manshiet Naser	Abu Dhabi fund, Ministry of housing
Manshiet Naser. Participatory housing	Manshiet Naser	German technical cooperation(GTZ)
Rehabilitation of Fustat area	Old Cairo	
El-Marg artisipatory urban upgreading	El Marg	Several ministries
Ezbet Hareedy	El waily	NGO: future foundation

This case is predicted to be long and large-scale term urban renewal project due to the arising of problems resulted from accumulation of slum's problems. In this context, and although Gaziantep case does not looks equally bad, but it could provide an idea of how to deal with a large-scale city issues. Dividing the slums area into separate project and allocate appropriate strategy of intervention according to type of the slum area besides of distribution of tasks to different parties is an important factor in urban renewal process.

3.3.2 Urban renewal of Ju'er Hutong neighborhood in Beijing, China

Ju'er Hutong neighborhood is located along Jiao Dao Kou Street in the northern part of the inner city as referred in Figure 3.7. It lies close to the historical classical block of the Drum and Bell towers and the Shi Cha Hai Lake. The area have a good public transportation services with a Ding Men subway station within walking distance (Zhiqian, 2002).

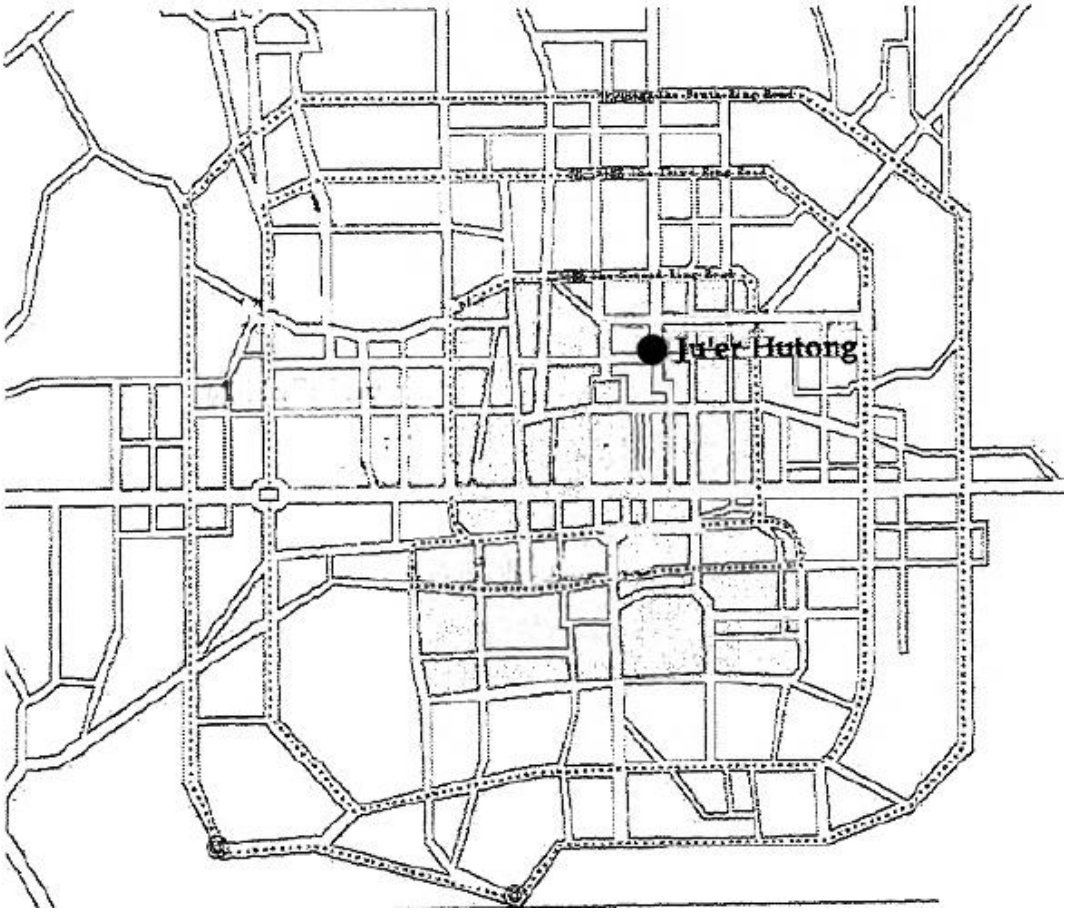

Figure 3.7 Location of Ju'er Hutong neighborhood
(Sorce: Zhiqian, 2002)

Ju'er Hutong area was known as one of the most sites that is indeed of renewal process. The site was occupied by single-story courtyard houses, which were mostly built before 1949 and most of them were in very poor condition, lacking basic facilities and suffered from extreme overcrowding (Figure 3.8), with an occupancy rate of land up to 80%. The level of the ground was lower than the street level, causing humidity problems, and two-thirds of the households lack sunlight. In 1987, the renewal project was designed and followed by accomplish of the project through two steps step between 1988 and 1992 (Zhiqian, 2002).

Figure 3.8 Upper view for Hutong neighborhood
(Beijing Cultural Heritage Protection Center, 2005)

Ju'er Hutong project is a small and crowded district with traditional-inspired houses coordinated as clusters around small high quality courtyard types. The design of the layout with interior courtyard recall the traditional Beijing house style (see Figure 3.9).

The project consists of blocks with two and three-floor level have sloped roofs, red doors and traditional gray bricks. Entry stairs are located in yards corners and lead to external galleries have a view to the yard. Under the stairways, there is bicycle parking. Generally,

each apartment unit contains a double direction and standard-size balconies. The last floor units have an extra room in the attic and a roof terrace (Hao, 2007). The principal open spaces in every building is the enclosed yards. In the central of the area, there is a neighborhood organization's office, which provides a good access.

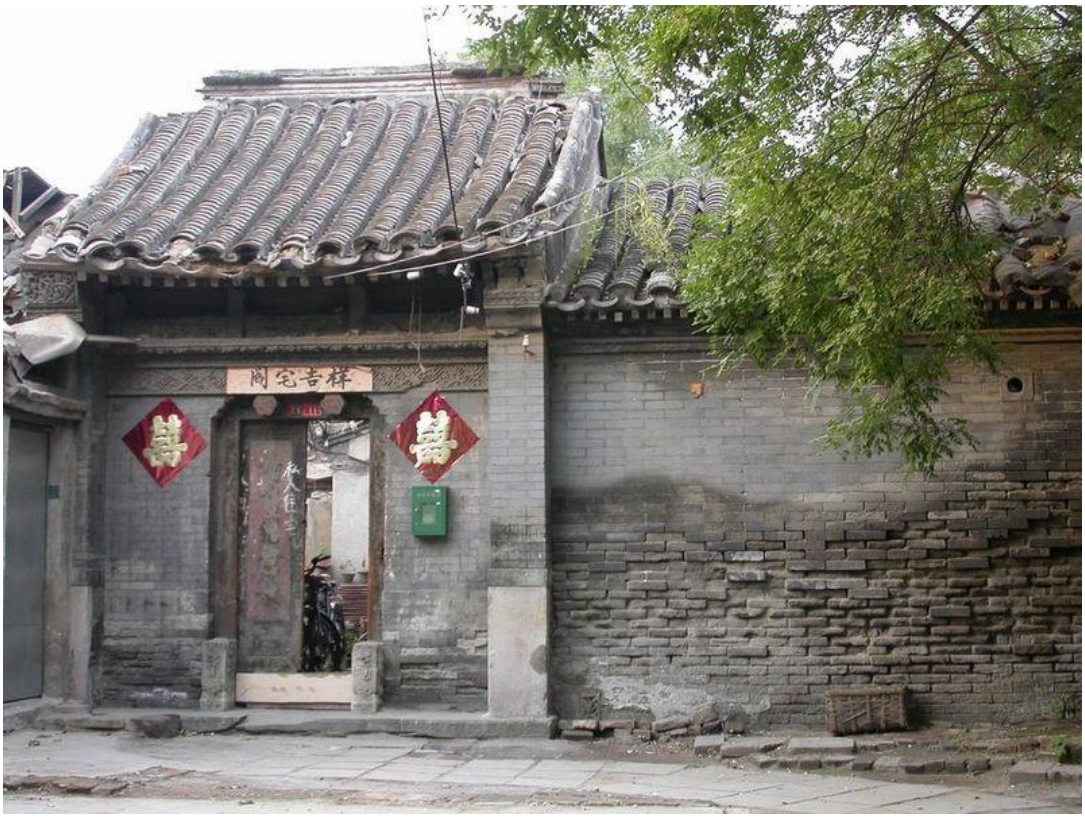

Figure 3.9 Entrance for an old house in Ju'er Hutong neighborhood

Initially, the main goals of the project were to preserve the existing community by re-housing the original residents on the site and improve their living standards by providing them with better-built houses and more storage space. In order to recover the costs of renewal, additional units as well as commercial buildings were built and sold at market rate (Wang, 2013). However, the goal of renewal did not meet with the process of relocation of the original residents. Because of only families who were allowed to stay are those that can afford buying their units. In the first phase, out of forty-two only thirteen households could afford to come back. The other residents exchanged their houses with families from different parts of the old city who were prepared to pay and move into Ater Hutong. Others were moved to various districts in the city. In the second part of the project, out of eighty only thirty households could stay. The rest were relocated to Xiao Ying, in north of Beijing. This site was being built simultaneously with Ju'er Hutong, to

make it easier to gradually transfer residents. People who get back to the original site, a temporary housing provided for them by the developer. Before moving back, residents spent one year in the temporary housing. The high quality of the project means expensive prices, which lowered the number of the residents who returned. The prestige and quality of this renewal have attracted other buyers from different places out of the old neighborhood. In the second phase, most of the units were bought by wealthy people to serve as offices or guest apartments (Zhiqian, 2002).

This example funds that this kind of integrated urban renewal approach has high negative social effect due to relocating original residents in other area. On the other hand, the general social environment in the existing neighborhood was satisfactory because of the good management and the overall of the existing environment, which contribute the social activities within the neighborhood.

3.3.3 Urban renewal of Jat Trodi in Nagpur, India

Nagpur is located in India, which shared implementing the SCALE-UP (Slum Communities Achieving Livable Environment with Urban Partners). SCALE-UP aim to include the slums into project planning and development by build capacities of dwellers, which in the case of Nagpur were CHF's(Cooperative Housing Fund) local NGO partner ESAF (Evangelical Social Action Forum), and the implementing agency, Slum Rehabilitation Authority (Chatterjee, 2013).

Nagpur city is considered the third largest city of Maharashtra after Pune and Mumbai. Nagpur date back to over three thousand years and it is one of the ancient cities of India. In 1960, the Marathi majority Vidarbha region was merged with the new state of Maharashtra and Nagpur was designated the second capital of Maharashtra, alternating with Bombay as the seat of the Maharashtra state legislature. The city faced surpassing growth in industrial and economic sectors over the last few years. This has led hug increasing in population of 14.37% for 2001-2011 with population density kilometer from 411 to 470 per square. In 2011, Nagpur was ranked the 'greenest city in India after Bangalore' (Chatterjee, 2013).

One of the key visions of Nagpur is making it a 'Slum free' city by providing affordable housing and slum upgrading. Slums become consist 40% of Nagpur's population, which

are spread over large area in the city. Slum pockets vary in area from 2,000 to 50,000 sq. Because of Nagpur is pegged to grow at a fast pace there is an urgent need to improve the infrastructure of the city. Ensuring housing and other basic services beside of making land available to the urban poor can prevent or restrict the growth of new slums. CHF prepared a Slum Atlas for Nagpur in 2008, which showed that out of the 446 identified slums 287 were notified, 137 were not notified and 22 were newly identified slum areas (Chatterjee, 2013).

Jat Trodi is located in the South West constituency of Nagpur (see Figure 3.10). From mid-60's, people started settling in this area. The area was called by Jat Trodi because it was dominated by Jats2 who had migrated to Nagpur searching work. Then followed by people from other parts of India also settled in the area. Jat Trodi is three kilometers from the Nagpur Railway Station. At the moment, Jat Trodi has a mass of three slums. The slum called Jat Trodi 2 is one of the pockets in this mass. This slum was notified in the year 1994 (Chatterjee, 2013). The next Table 3.4 identify the physical environment of Jat Trodi prior to redevelopment

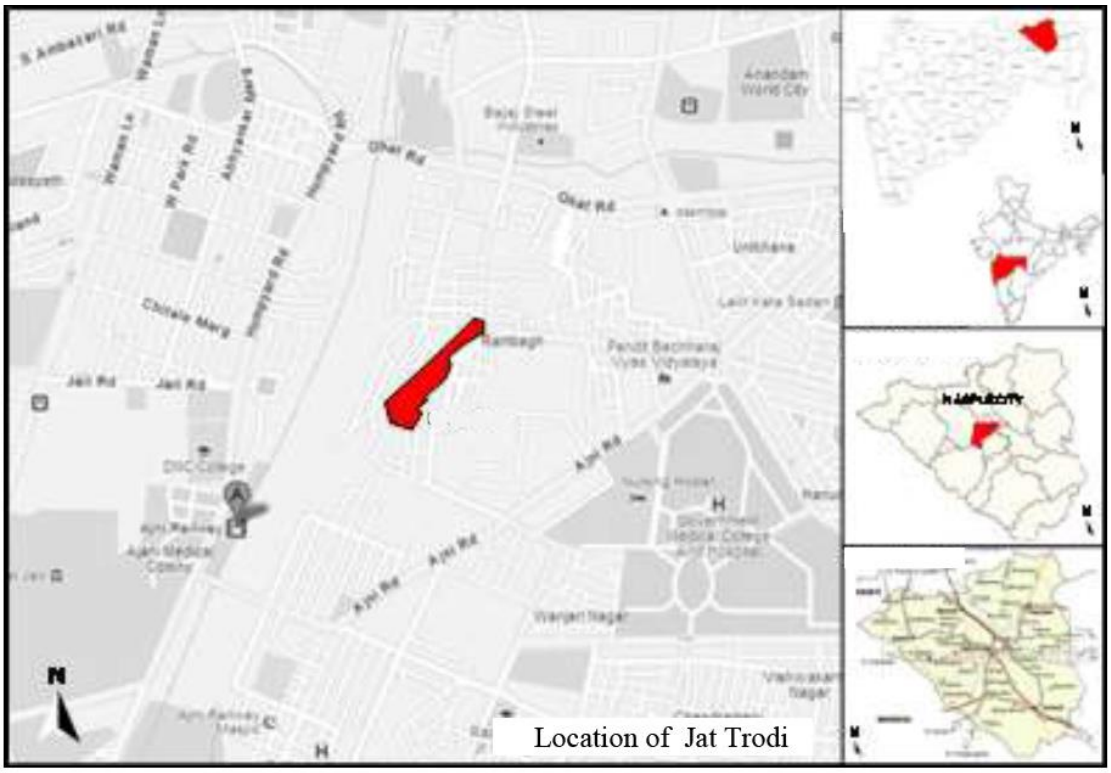

Figure 3.10 Location of Jat Trodi neighborhood
(Chatterjee, 2013)

Table 3.4 Identify the physical environment of Jat Trodi prior to redevelopment (Chatterjee, 2013)

Provision	Characteristics
Settlement Structure	The structures are mostly semi permanent with the average hutment size of 300-400 sq. The kutcha structures are made of mud and have thatched roof while some are made of wood with asbestos sheet/tin sheet as roof. The semi pucca structures have brick walls with tin/asbestos sheet roofs.
Physical Infrastructure	Water supply: There is piped water connection in the colony. Only 31 households have individual water connections. Rest of the community collects drinking water from public stand posts and hand pumps. Electric Supply: Only 55 households have metered electric connections. Sanitation: There is a sewer line in the colony. 78 households have individual toilets.
Social Infrastructure	Community Hall: There is one community hall, but it is not used by people in the building. Primary Health Center (PHC): None in the area. Nearest Hospital: There is a govt. hospital which is at a distance of 2 km from the colony. Anganwadis (AW): There is one Anganwadi, which is located less than hundred meters from the new building. There are two staff—one teacher and one helper, at the Anganwadi center. At present, there are twenty children in the Anganwadi between the age group of 2.5 years to 5 years. Anganwadi hours are 10:30 am in the morning to 1:30 pm; however the staff is supposed to be at the center till 3:30 pm to finish and update their documentation. Nearest School: One of the government schools, Jattarodi Hindi Pratmik Shala is at ten-minute walking distance from colony.
House Form	Kutcha - 65%, Semi-pucca - 25%, Pucca - 7%
House Layout and habitability	There is one major “L” shaped tar road. The houses are aligned along this road.
Material of construction	Roof - Tiles/ “Kavelu” with thick plastic sheets, Asbestos Sheets, Tin Sheets. Wall - Mud, Logs, Bamboos, Bricks. Floor - Mud, cement. Windows and Doors - Wooden.
Problems with Existing Houses	The houses have poor ventilation because there are very few windows. The structures are located very close to each other. The by lanes are very congested and due to this there is poor natural light. During rainy season, there are flooding and roof leakages. Mosquitoes are a problem due to the presence of open drains.

The Consultative Process started with smallest cluster was chosen for redevelopment in first phase as the cluster had only 11 families. CHF along with ESAF helped in mobilizing the community and explained to them the benefits of participating in BSUP, the chance to get bigger houses and better sanitation. Transit accommodation was provided to families and they had to demolish their existing homes once they shifted to the transit accommodation which had been built in the open grounds next to the phase I clusters. A meeting was arranged between members of the Jat Trodi community, SRA officials and the local MLA by CHF to allay the concerns of the slum dwellers. The community was presented with three design options and plan was rejected by the community. They demanded tenure of the same area where they lived without going vertical and protested against reductions in their existing footprint. To address these concerns ESAF organized mobilization drives to raise awareness about the BSUP scheme, community consultations were held on slum up gradations, neighborhood meetings were organized and the scheme was explained to every slum dweller and the consent of the community was taken on paper. Community did not have an opportunity to make changes in the house design at the individual level. They were presented with three alternative designs and had to choose one of the options. The proposed layout for the redevelopment as planned (see Figure 3.11 and Figure 3.12) had used a different flat design and building typology than what has been implemented.

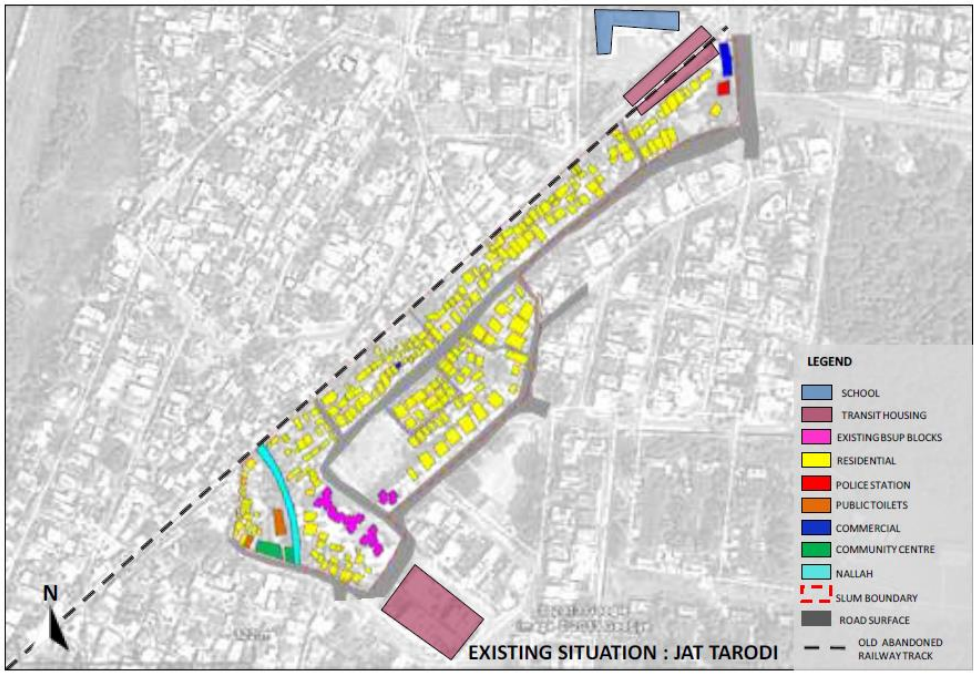

Figure 3.11 The Distribution of functions in Jat Trodi before development (Chatterjee, 2013)

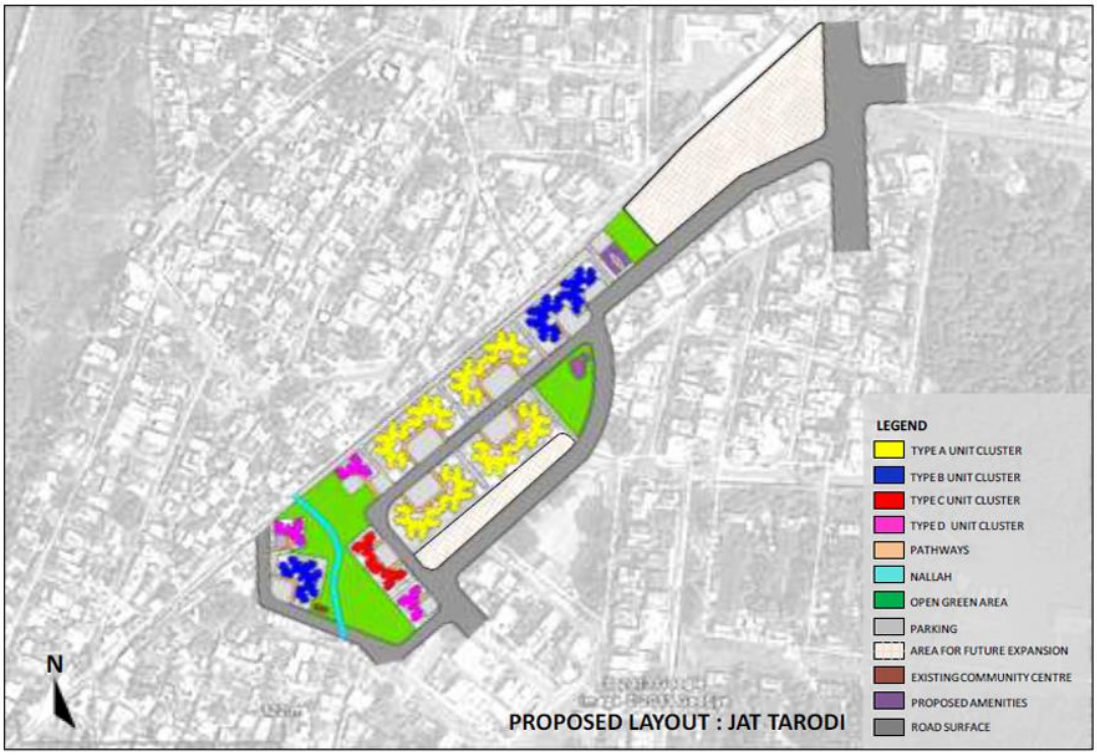

Figure 3.12 The proposed layout for the redevelopment (Chatterjee, 2013)

According to the development plan, missing services for Jat Trodi have been provided. Water Supply, which aims to reduce water wastage by removing standpipes and providing individual metered water connections to each household. In addition, Individual electric supply connections will be provided to each dwelling unit and for streetlights due to location of the new roads. Drainage and Sewerage will be provided and gutters will be built to provide sewer coverage to the slum areas (Chatterjee, 2013).

The plan proposes 6m wide roads for internal access and 9m wide roads for the periphery. The NMC proposes to levy a solid waste user charge in the slums and the rest of the city for collection of solid waste. The implementation of this program will result in the creation of several open spaces in Jat Trodi2. The creation of additional public parks is not a part of BSUP but NMC will synthesize the open spaces with its citywide strategies for parks planned for the future. The plan includes funds for the creation of market areas on some of the undeveloped lands (Chatterjee, 2013).

Finally, Social Services asper BSUP guidelines the slum redevelopment will aim to improve convergence with existing health, education and social services and other facilities. Social infrastructure like livelihood center and health clinic is provided due to the development plan (Chatterjee, 2013).

3.4 Examples of Urban Renewal in Turkey

In this section some examples about local urban renewal process, which carried out in Turkey, is presented.

3.4.1 Urban renewal of Beypazarı neighborhood in Ankara, Turkey

In spite of the large numbers of available examples concerns urban renewal, this example is selected due to the achievements and sustainability could be applied in all aspects, economic, social, environmental, and socio-cultural (Turk, 2012). In the case of Ankara Beypazarı, the cultural background of the local inhabitants has been put forward, variety of area, the development of tourism has and the quality of life has been raised up. Figure 3.13 shows a top view of the neighborhood and type of traditional residential blocks.

Figure 3.13 Beypazarı neighborhood in Ankara (Gunay & Zeren Gülersoy)

The mayor took the first step for urban renewal in the Beypazarı district in 1999, by painting historical Beypazarı Houses. Upon a favorable reaction to the changing and renewed appearance of the buildings, a sanitization project was set up and the process continued with the restoration of houses. The physical renewal was supported by cultural activities and attractions in the field of tourism were created by organizing festivals. Beypazari neighborhood consists of 1977 blocks and almost 14.30% of them are registered. This high rates of unregistered buildings cause problems to cultural heritage and the historical components. In Beypazari most of buildings suffer from negligence and

about 15.2% of all the buildings are physically in acceptable condition. Protecting the authenticity of cultural heritage was one of the main features were applied in this case (Turk, 2012).

The Renewal process gave importance for tourism promotion by establish cafes and accommodation places beside of supporting local residents who do not have the finance and ability to invest on these enterprises and support the renewal process. The participation of local community was an important impact in order to guarantee the project success, which cannot be achieved without the direct finance support for the local residents. In order to utilize current development potentials and create new market opportunities, the local economic production was supported as well as urban conservation practices. New products were presented in national and international platform; functional variability in commerce, services and tourism was provided for traditional crafts and handicrafts as well (Gunay & Zeren Gülersoy, 2010). In addition several courses and seminars were given by chamber of commerce and municipality for educating people and they found them jobs. Another project was carried out for drug users to bring them in community. They found them jobs, gave them instructions and psychological support. In this way, the socio-cultural sustainability stage was also provided.

In this case, the achieved success of urban renewal came from the success of designing work plan. Different public and private sectors designed this plan. Besides, the social sustainability was on the main priority schedule by supporting people living there by suitable jobs and needed educations.

3.4.2 Transformation of Çukurambar gecekondu

In the Çukurambar gecekondu the social effects are focused on. Basically, 'Çukurambar' means the place with granary at low topography. Because of the low topographical location consisted by slight sloped from different directions, Çukurambar was used in agricultural for wheat fields planting and cereals storehouses. Slight slopes from different directions define the topography. The Çukurambar neighborhood is located on the southwest of Ankara. The neighborhood is located near of the intersection between Eskişehir Highway and the Konya Highway. In addition, Çukurambar has a vital place close to the city center, and near to subway stations at the cross-section of the transportation network of Ankara, which has increased the attractiveness of the area by

policymakers for develop area, (see Figure 3.14). The total area of land is almost 250 hectares. The number of residents was 2400 in 1980s then it get increased to reach 4919 in 2000. Three different urban areas are noticed in Çukurambar site; an old residential area, under construction area, and a transformation area. Since the 1960s, it was considered as a gecekondu site. The implementation and development plans have been designed for the neighborhood in 1993. After these development plans get applied it led to change in the spatial and social aspects. Today, Çukurambar developing area had deluxe multi-story buildings, which attract high-income inhabitants to settle down the area (Köroğlu & Ercoşkun, 2006).

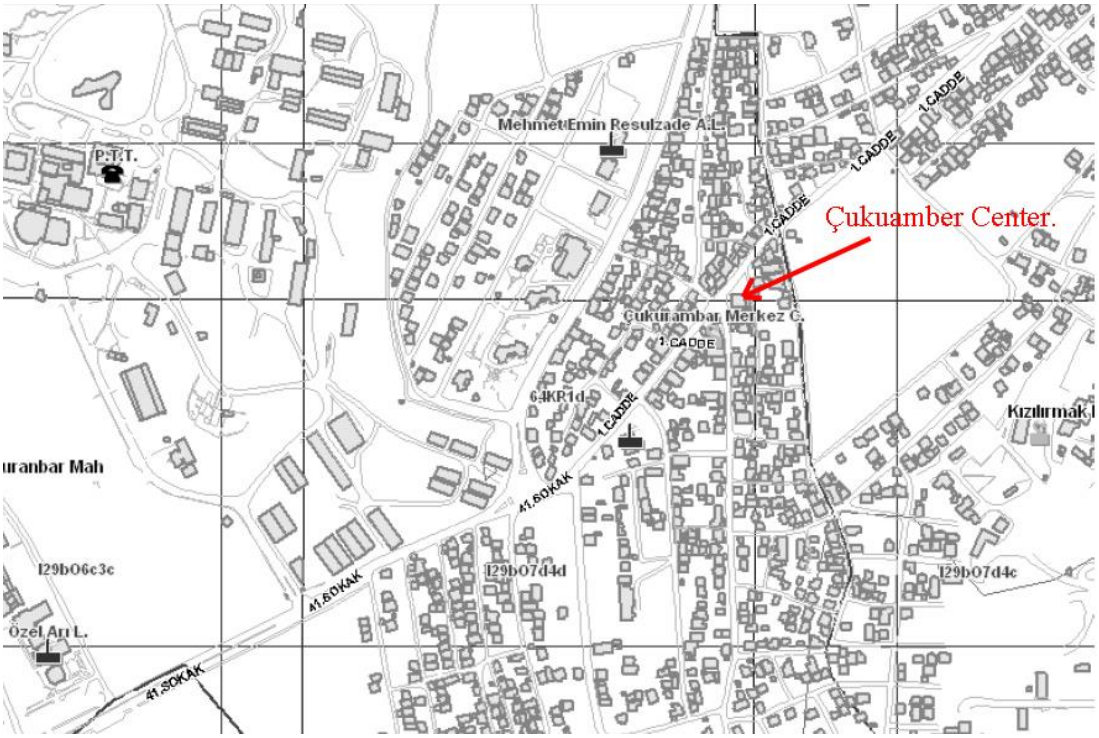

Figure 3.14 Çukurambar neighborhood with slums (Köroğlu & Ercoşkun, 2006)

In the 1960s, the gecekondus problems raised up in general of Turkey and in Ankara in special. In this period, rural to urban migration increased to both the center and periphery of the city. Çukurambar neighborhood had become a familiar area for migrants due to its rural natural. In this case, of urban renewal, the original inhabitants of Çukurambar sold their lands and fields to the new residents in order to support their finance or build their own houses. In general, houses are built on their own lands, without building permit. In other words, Çukurambar distinguish from other gecekondu locations of Turkey, which were built on public lands. Between 1967-1974 periods, the neighborhood had witnessed

rapid construction and urbanization process. In the earlier periods, the neighborhood suffered from unclean water, lack of electricity and transportation problems, etc. (Köroğlu & Ercoşkun, 2006).

Both the local residents and the new inhabitants shared same social, spatial and economic problems in this neighborhood. The serious problems of Çukurambar pushed local residents to discuss to find solutions for their problems. Thus, in the beginning of the 1960s, the community had founded an association for the improvement of the Çukurambar neighborhood, in order to solve social, spatial and administrative problems. In 1965, the local association focused on solving the electricity and running water problems. After that, due to the efforts of association, the primary school and health center were opened at Çukurambar. Most of service areas, such as education and health services, were built on field land within the neighborhood border. Although the number of new residents and gecekondus had increased, Çukurambar maintained its rural identity with low-density until it had been announced as a neighborhood of the Çankaya district. In 1972, Çukurambar became an independent neighborhood of the metropolitan municipality and the Çankaya district. In 1987, the neighborhood was provided by sewage system, as it was the last facility brought to it.

However, in the provided services, were very limited and after the second transformation process, the existing services could no longer respond to the needs of all new inhabitants. The services included one primary school with 10 classes accommodate 815 students. The neighborhood community and the local association played a vital role in developing area. The residents of neighborhood were pleased with this social environment in Çukurambar and this way of collective life, which enabled the families to act in solidarity. The mutual help of residents through neighborhood relations increase trust among them, which made life easier for the community at the harmful conditions of the metropolitan cities (Köroğlu & Ercoşkun, 2006).

While social facilities and environmental conditions transformed, the sense of community in the gecekondu area kept its importance until the recent transformation process. Anyway, planning process followed by the existing gecekondu area has been transformed into the prestige residential area and high-rise housing blocks. Consequently people of gecekondus have left their houses and the Çukurambar neighborhood and moved to other gecekondu areas at the around of Ankara. In other words, this development project could

not keep the original residents in their places. Therefore, this process ends up with the exclusion of local inhabitants with low income and replaced by the new coming people, which can handle the new prestige residential area. In general, there are two reasons for leaving original inhabitants. The economic factor, made the gecekondu owners sell their luxury flat at a high price and buy other flats in around the area as a kind of investment to support their income. The other factor is that most of gecekondu owners used to live in low level separated homes and cannot adapt to the way of life in the flat and tries to find another detached house with a garden. Finally, because of the differences between the new coming groups themselves and between the original inhabitants, the sense of solidarity had decreased in the area. The new residents don't knows each other. Within this socio-spatial transformation planning as a legitimization process has played the role of catalyst. By the year of 1980s, the laws offered legalization of illegal houses with preparing improvement plan for Çukurambar in the same time then approved in 1984 to transform the gecekondus. In this plan, the plot area was 2500 m2; including residents with two story blocks, minimum distance among houses was 5 meters while average distance between houses and road was 10 meters. In addition, it accepted the local development plans and gave development decision only for planned areas (Köroğlu & Ercoşkun, 2006).

In 1993, Ankara metropolitan municipality prepared the development plan of Çukurambar to be a low-density residential area, but this density was increased in the revision plan. While the current density of population in the gecekondu settlement was about 150 person per hectare, the new plans of metropolitan proposed 200 person per hectare. However, the ratio raised up in the revision plan to 350 people per hectare due to its location near of the city center, and to the new developing axis on the west city entrance of Ankara. In addition of that, the common services of area such as education and health centers has also been increased in the developing plans. On the other hand, the first zone has been changed to commerce in linear form.

The height of building is given as 34-31 meters in the new plans (see Figure 3.15). Because of the high urban land values at this area of Ankara city, high buildings and high population density determined in the planning process. Therefore, every gecekondu owner has expected to exchange their lands with flat of apartments. As a result of this project, the luxury high-rise buildings appear and the two floor gecekondus together in

Çukurambar. However, in a short time, there will be no more one-story gecekondus in Çukurambar.

Figure 3.15 Çukurambar after urban renewal (Köroğlu & Ercoşkun, 2006)

The developing plans divided land into different plots. After starting of the construction works, the high-rise building blocks have been disrupted in the middle of each land plot, which gave a new environmental description of the Çukurambar neighborhood. The direct effects of some values like base area and floor area coefficients determined the building character. However, the main determinant of the physical form in the Çukurambar is the previous land-ownership pattern.

Because of the nested character of the gecekondu, the land-ownership structure in Çukurambar was complicated. The transformation process is applied plot by plot, although it was hard to get agreements of every landowner in the implementation process. In order to raise up the new buildings and get construction permission, the gecekondu owners had to meet and unite their lands. As a result, for some plots up to 50 gecekondu owners for same plot should come together and find a contractor for having a high-rise apartment block. The contractor came to the area after the landowners had agreed to sell

their land specially when there was high urban rent. The contract give them 50 percent building rights while developer give rent payments to land owners during the construction time. Generally, construction work takes two or three years- time. When constructions are finished the landowners find it better to sell their share of percentage of building because they could not afford to buy and live in those dwellings. Finally, high-income groups, come to settle in these new buildings. Due to the fact that there are not design guide for the new plans as it don't take into consideration architectural identity, the result of this renewal project is a similar residential blocks with strange elevations. Every block has between 10 and 15 stories (see Figure 3.16). These blocks cover 25% of their plot. The rest of the plot is used as garden with green spaces and car parking. The open and underground car parking area is planned and implemented in most cases.

Figure 3.16 Buildings heights of Çukurambar after the renewal project (Köroğlu & Ercoşkun, 2006)

Due to its high urban rents and because of the strategic location of this neighborhood near the city center, the greater municipality gave high density residential land use decision for Çukurambar. Planners could not bring low density to the agenda for this area. However, during the preparation of the improvement plans, planners did not use any design guides or any other tool that would have directed urban design and also the urban transformation process. Yet, the increasing value of the lands in Çukurambar, has caused the previous landowners to leave the neighbourhood during the transformation process (Köroğlu & Ercoşkun, 2006).

3.4.3 Doğanbey urban renewal project, Bursa

Because of the unique geographical, cultural and historical identity of Bursa, that has made it one of the distinct cities in Turkey. Being one of the capitals of the Ottoman Empire; Bursa has always enjoyed its assets such as fertile lands, geography, historical

and cultural accumulations, and its location on the historical Silk Road and near of historical city center (See Figure 3.17). It was famous with textile industries and the commercial center (Köroğlu & Ercoşkun, 2006).

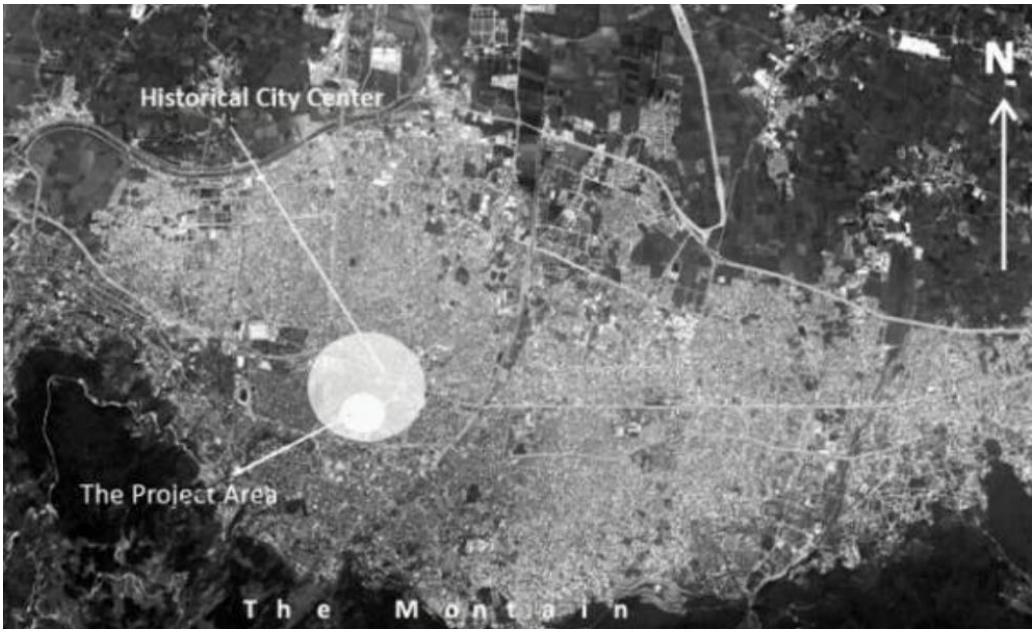

Figure 3.17 Location of Doğanbey within Bursa city (Köroğlu & Ercoşkun, 2006)

In the 1960s, the city's urbanization rate increased in parallel with other parts in Turkey. In accordance with the globalization process, the 1980s witnessed changes in Bursa's socio-cultural and spatial structure. After the 1970s, there have been significant changes in city's morphology and socio-cultural structure due to industrialization. In 1978, 'Historical, Natural and Archaeological Sites of Bursa' was officially instituted in order to conserve the Bursa Plain from these changes. Despite efforts on city planning in the 1980s, urban sprawl has got out of control. In 2005, The Doğanbey Urban Regeneration project area was launched in the neighborhoods called Doğanbey, Tayakadın, Kiremitiçi and Kırcaali, located nearby the historical city center. The area was designed as Central Business District in 1993 due to its proximity to the historical city center. Consequently, commercial activities increased; however, the Doğanbey neighborhood turned into a slum area within this commercial district. Initial preparations for the project began in 2005. Finally, in 2006 The Prime Ministry Mass Housing Development Administration and The Osmangazi Municipality signed a protocol on 'The Doğanbey Urban renewal Project'. The neighborhoods Kiremitçi, Tayakadın, Doğanbey and Kırcaali (282,000 m² area) were declared as urban renewal area. The apparent reasons for urban renwal were that the area

has no functions, it is economically in decline, and the infrastructure is in miserable condition. There are mostly detached buildings with 1-2 floors and gardens. Therefore, it is hard to rehabilitate these buildings in accordance with modern housing conditions. In addition, joint-ownership, legal reasons, social problems, housing rights etc. prevented the implementation of the project. Because most of the locals are low-income dwellers, it was also not possible to rebuild buildings individually The main reason for urban renewal projects that are widely observed in the Osmangazi District, is that there is not enough space to implement new housing project as it is one of the oldest areas of settlement in Bursa. In the project, construction of 2,500 houses and 50,000 m² open spaces were assumed. In 2007, 4,300 titleholders agreed on the project and demolitions began. However, there have been several changes in the project. For instance, 23-floor buildings, which were not part of the original plan, were considered. The morphological structure changed 'from 75-100 hectare/person to 800 hectare/person with this new project. The Doğanbey project, which led to a change in urban identity, was later regarded 'as a mistake' by the former Minister of Environment and City Planning. In a joint declaration.

Before the project, the neighborhoods were physically rich in terms of urban morphology and typology. The forms of the houses and the street patterns were in harmony either with the rest of the city, or with the historical commercial buildings close to the area. Although the area itself was not defined as a historical site, its closeness to the site area made it a unique place. Some historical buildings in the area, such as mosques or fountains, were also important landmarks that enriched the region's identity. The old neighbors had known each other for a long time and this publicity had enriched the identity. The region with its neighborhood, street-building typology, place-attachment or morphological factors gave distinct identity to the region and affected its perception. After the project, front typologies and morphological orders of these new high blocks are very different from the historical street tissue in the area. In the original structure of the neighborhood, it was possible to observe historical continuity in terms of street design. However, it seems that these marks disappeared after this new project because the area was considered only in a 'new' structure of settlement. This change is not limited to this urban area, but a new image was also created in Bursa's urban identity. The project resulted in a historical-physical loss of urban identity (see Figure 3.18). Before the project was implemented, the general image of Bursa was limited as a city that spread on the slopes

of Uludağ, consisting of similar morphological language. After the project, it is now possible to see these new houses from any spot in the city.

Figure 3.18 Doğanbey before and after the renewal project
(Köroğlu & Ercoşkun, 2006)

The project caused demolition of the street patterns and morphology in the area, which used to demonstrate the continuity between the houses with gardens and the historical city center. Some of the historical buildings were conserved. However, the fact that historical monument is only meaningful when surrounded by spatial and social design was ignored. The new area reduced the influence of historical city center in the silhouette of the city. This new project mostly considered urban rent, rather than historical, morphological and cultural features. The original morphology has changed and this change has become a sociological and environmental threat for historical pattern in the historical city center. In addition, although title owners were able to afford new houses, traditional relations of neighborliness were dissolved. The next Figure 3.19 show overview of Doğanbey area.

Figure 3.19 Doğanbey view after the Urban renewal project
(Köroğlu & Ercoşkun, 2006)

3.5 Conclusion

For more than a decade, most of developing including Turkey has witnessed unprecedented growth that is in many cases led to conform slums. The efforts in solving this phenomenon started by providing infrastructure and social services to slums. However, because of increasing in slum numbers and its accumulated problems a major development projects have taken place. The developments and urban renewal projects adopted in Turkey and most of developing countries concerns mostly to just physical factors. In most cases, it is implementing as, top-down decisions that do not sufficiently account for environmental protection or consultations with citizens, which lead in some cases to relocate original residents in other area. The success in physical aspects only do not lead to sustainable results.

Regarding previous practices analysis and in order to keep up with all of possible needs about case study the analysis in Chapter 4 will focus not only of physical analysis of case study but also will discuss the socio-economic factors using two different survey by wish can lead any urban renewal study for more healthy results.

CHAPTER 4

ANALYSIS OF CASE STUDY IN THE CONTEXT OF GAZIANTEP CITY

4.1 Introduction

This Chapter focuses on analyzing of case study within the concept of development of Gaziantep city. The first part concerns about description of urbanization process and plan development of the Gaziantep city, which witnessed slum appearance. The next part of this Chapter focuses about the Türktepe site description, which is located within the boundaries of Şahinbey Municipality of Gaziantep. The case study area is adjacent to the historical old city of Gaziantep, which contains the ancient Castle. The Castle is at the northwestern side of the neighborhood at a distance of about 300 m from the neighborhood central area.

However, although most of Türktepe neighborhood's area is located out of old city boundaries, there are still an intersection in the western part of the neighborhood. Finally, the physical problems, which is a main aim of this thesis, will be analyzed based on the theoretical introduction explained in Chapter 2. In addition, considering urban renewal is not only relevant to physical factor, the social and economic aspects will be briefly analyzed based on site interviews and other official survey, which contribute the physical analysis of the case study.

4.1.1 Historical overview

Gaziantep is considered as one of the oldest inhabited cities in the world (Yılmaz, 2014). Many historical ancient settlements surrounding the city, which belong to dwellings from the Paleolithic, Neolithic and Chalcolithic periods. In the 16th century BC, the Hittite

Kingdom had governed this region. Following the Hittites, the region passed into the hands of the Assyrians, and then, in 613-612 BC, to the Medes. After Persians governed the area, it was taken by the Macedonian King Alexander (Gaziantep tur Reberi, 2015).

The Romans annexed the southeastern region of Anatolia in 64 BC. Byzantine rule over Gaziantep and its environs came with the Islamic conquest during caliphate of Umar. In 1071 after the Manzikert battle, the Turkish state joined to the Seljuk's Empire. After that and during the Mongol invasions in 1270, the city of Gaziantep was destroyed. Ottoman ruled the city in 1516 after it was settled by Dulkadiroğulları and the Mamelukes. Many baths, mosques, and madrasas were constructed during this period and located at the crossroads of major trade pathways. The city quickly developed and grew because of its strategic location near northern of Syria (Ganteping, 2011).

During the Ottoman period Antep, as it was called, was a district under the jurisdiction of Aleppo. At the end of World War I and after the Ottoman defeat, the city was first taken on January 15, 1919 by the English and then by the French on the 29th of October. On February 6, 1921, the Grand National Assembly of Turkey awarded this city an honorable title of 'Gazi', which means 'veteran'. After that, the city was named 'Gaziayıntap' until its name was changed officially to become Gaziantep in 1928 (Ganteping, 2011).

4.1.2 Geographical location

Gaziantep is located in the Southeast Anatolia Region adjacent to the Mediterranean Region of Turkey. As the map of Turkey shows in Figure 4.1, Gaziantep was surrounded by Şanlıurfa to the east, Adıyaman to the northeast, Kahramanmaraş to the northwest, Osmaniye to the west, Hatay to the southwest, and Kilis to the south.

For centuries Gaziantep was an important transportation and business center because of its location on the Second Silk Road which began from Antakya, passed through Gaziantep, and then went on to China via Iran and the Pamir Plateau in Afghanistan as shown in Figure 4.2 (Ganteping, 2011). Now days the city keep up to be as a traditional market center due to the tight connection with Syria and Iraq markets. It is considered also as a transit center in order to reach the Middle East Countries (Yılmaz, 2014). It

became a place not only for exchange goods but also for exchange cultures (Gaziantep tur Reberi, 2015).

Figure 4.1 Locations of Gaziantep city & the Southeastern Anatolia region in Turkey (Ganteping, 2011)

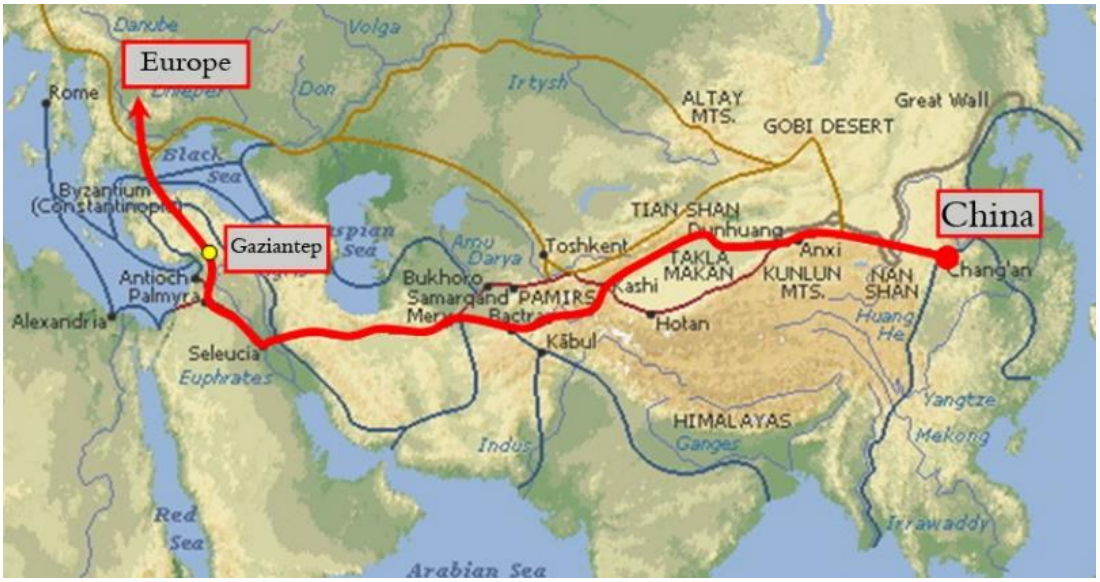

Figure 4.2 The Second Silk Road and the connection with Gaziantep city (Ganteping, 2011)

Gaziantep province with its 6887 km² territorial area covers around 1% of the total area of Turkey (TUIK, 2014). The altitude of the province averages 850 m above sea level, with a range of 250 m to 1,250 m. It is located on plateau, filled with fertile ravines and undulating hills such as Duztepe, Mardintepe and Gourban Baba near of the city center. There are also another hill highest of them all called Türktepe. The southwestern direction of Gaziantep there was a hill filled with hug pieces of granite and basalt, Kara Tash, which

was seat of an ancient volcanic eruption. The city is surrounding territory abounded with stone queries (Ganteping, 2011).

Gaziantep province is divided into 9 districts: Araban, Islahiye, Karkamış, Nizip, Nurdağı Oğuzeli, Şahinbey, Şehitkamil, Yavuzeli (Figure 4.3). The largest county in terms of land area is Şehitkamil while the smallest is Karkamış as is refered in Table 4.1 (Teker, 2013).

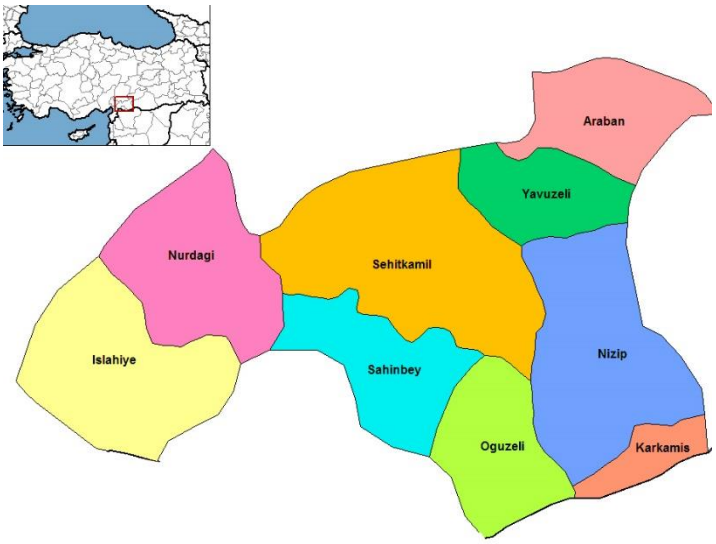

Figure 4.3 Distribution of towns within Gaziantep province (Yilmaz, 2014)

Table 4.1 Town's area of Gaziantep Province (Teker, 2013)

Province/	Area(km²)
GAZİANTEP	6803
Oğuzeli	689
Şahinbey	960
Şehitkâmil	1290
Yavuzeli	468
Araban	592
İslahiye	865
Karkamiş	298
Nizip	944

4.1.3 The population

Gaziantep is the sixth largest city of Turkey and the largest one in the Southeastern in terms of population. The citizens of the Gaziantep province was 1.889.466 in 2014, while it was 328.343 in 1950 as shown in Table 4.2. Which means that the census increased to

reach 575% within 64 years. On the other hand, Gaziantep City was ranked second according to population growth rate between 2000 and 2010 in Turkey. According to Turkish Statistical Institute data, by the year 2023, the population of Gaziantep is predicted to be 2.257.278 depending on the previous growth rate (Teker, 2013). While 1,556,381 of Gaziantep's population live in urban areas, 333.085 more live in towns and villages according to Address Based Population Registration System. The province's population density is 274 (people per km2). Gaziantep has 9 towns, 22 municipalities and 438 villages. Urbanization rate in Gaziantep in terms of annual population growth rate is above the average growth rate of Turkey. A recent statistics made in year 2013 show that are still waves of migrants come up and down due to local and global different factors (TUIK, 2014).

Table 4.2 Population and density of Gaziantep from1950 to2014
(TUIK, 2014)

Year	Total	City	Rural	Population density/km2
1950	328.343	120.015	208.328	48
1955	376.969	153.699	223.270	55
1960	434.579	195.816	238.763	63
1965	511.026	244.215	266.811	75
1970	606.540	330.082	276.458	88
1975	715.939	427.017	288.922	104
1980	808.697	512.745	295.952	118
1985	966.490	642.938	323.552	141
1990	1.140.594	821.127	319.467	166
2000	1.285.249	1.009.126	276.123	188
2006	1.560.023	1.342.518	217.505	228
2013	1.844.438	1,511,159	333.279	274
2014	1.889.466	1,556,381	333.085	274

4.1.4 Urban development and slum appearance

When the urban development of Gaziantep is analyzed, four major master plans draw attention beside of the final 2003-2010 master plan. In 1938, Herman Jansen made the first master plan of Gaziantep that included two important purposes. The first one is expanding highway in south of the old city along east-west direction toward Aleppo City. The second important propose was the railway connection to the northern of Gaziantep. In Jansen plan, the city was divided into three zones as refereed in Figure 4.4. The

boundary of zones were determined by Aleppo highway, sports district, railway route and Alleben stream which is passing through the north part of old city (Yılmaz, 2014). Industrial development and worker's region in the northern part were disconnect from city center by Alleben stream and the railroad. The plan proposes that the western and southern region of old city was used for new housing development. Housing units were designed as three-floor garden houses while the administrative center was located between Aleppo highway and Alleben stream (Yılmaz, 2014).

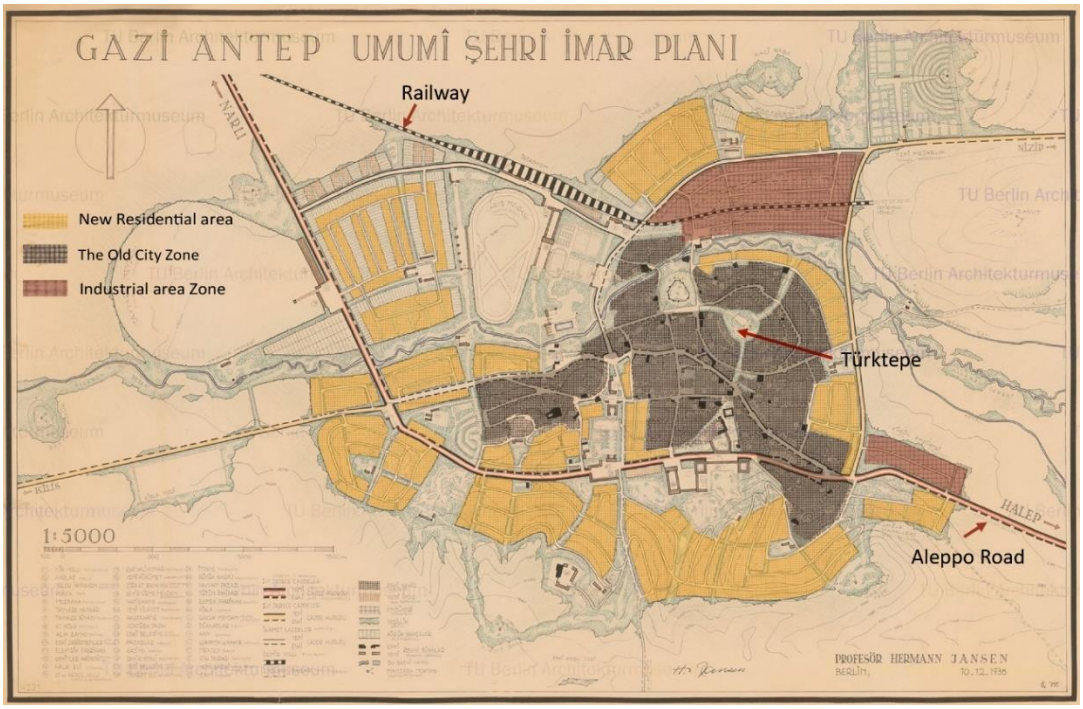

Figure 4.4 Development master plan of Gaziantep city (1938) by Herman Jansen (TU Berlin Architekturmuseum, 2015)

Alleben stream, as the natural asset of city, was located as a recreational corridor for both separating and integrating old city and new city. Topographic elements were handled as a design tool especially for arrangement of new housing areas in the southern part. While Herman Jansen did not offer high-rise blocks, he suggested a height limit of three floors for the larger towns. Moreover, while he specified one house block for every six families of workers neighborhood, he allocated a separated residences for every single-family with a private garden. Jansen attended this rule of developing separate residential area for workers in all his plans of Turkish cities (Yılmaz, 2014). The plan in this period emphasized Castle as greenery area surrounded by residential areas. One of the essential goals of Jansen plan were to respond the increasing population within the border of his urban development plan. Jansen clarified that the city should not overpass beyond the

walking distances limits and urban amplification is considered serious regarding security conditions. Jansen designed Gaziantep as a compact city but his assessment of population and macro form growth did not succeed.

In 1950, after Jansen's arrangement for Gaziantep, a new plan for the city had been generated by Kemal Ahmet Aru and Kemali Söylemezoğlu. They emphasized traditional urban values of the road system within the city (SRDA, 2015). Work zone region were placed in the northeast of Nizip road and at southeast development of Gaziantep borders. On the other side of the city, Aleppo Road and the Alleben River were surrounded by recreation and green areas and the city center started to gain a modern quality. Gaziler Street beside of many roads in the old city were prepared for automobiles traffic. The city developed towards the west and the southeast of the city in parallel with city growing toward the İnönü Street, Akkoyunlu Street and Atatürk Boulevard (Ay, 2001).

In 1950s, according to State Institute of Statistics the city of Gaziantep had speculated population of 120.015. Between 1950 and 1960 and because of unexpected increasing in numbers of population and the accelerated urbanization attendant with migration movements toward the city of Gaziantep that caused a relatively increasing in slums and high raised block in the first time in city history. This increment in population caused also increasing in work places and housing demand. In the second development plan of Gaziantep, though new residential areas are 106 separated from old city, low-rise multi-floor buildings within the old city texture collapsed and city was refreshed with new structures (Yılmaz, 2014).

In Gaziantep 40 new neighborhoods were developed between 1960 and 1975. Plenty of them were out of planned region (Ay, 2001). These new neighborhoods cause a raise in inadequate construction of business and residential region. This style of growth includes qualitative leap, sprawling, low-density and scattered development that experienced especially around rural settlements. Additional urban areas in Gaziantep have been increased because of the new policies and the additional development plans, which have opened extensive, amount areas to development (Ay, 2001).

Third development plan of Gaziantep was prepared by Zühtü Can in order to meet new city requirements until 1990s. Until the 1990s, the city's development tried to observe plan of Zühtü. The new plan consisted of extension for the residential area in order to

accommodate 1 million person with total area of 8010 hectares (Ay, 2001). However, the population projection failed because the population of the city sustained beyond the assessment by 1995. The urban population continued to increase dramatically and unplanned areas of the city continued to appear. These unplanned parts of the city were joined to the city thorough additional plans. Subsequently, the expansion of the unplanned and unhealthy city regions speed up. Gaziantep, which had have 8100 hectares of planned areas, between 1974 and 1989, had 31.394 hectares of adjacent area (Ay, 2001).

Due to problems of squatter housing, illegal constructions spreading, increasing in neighboring areas, and considering city's needs a fourth city master plan was prepared by Oğuz Aldan in 1990. The new plan's target was 2005 and the population of the city was assumed to reach 1.800.000. This plan increased city's planned areas from 8.000ha to 21.000ha (Ay, 2001). The next Figure 4.5 refer to the different city borders in the different periods.

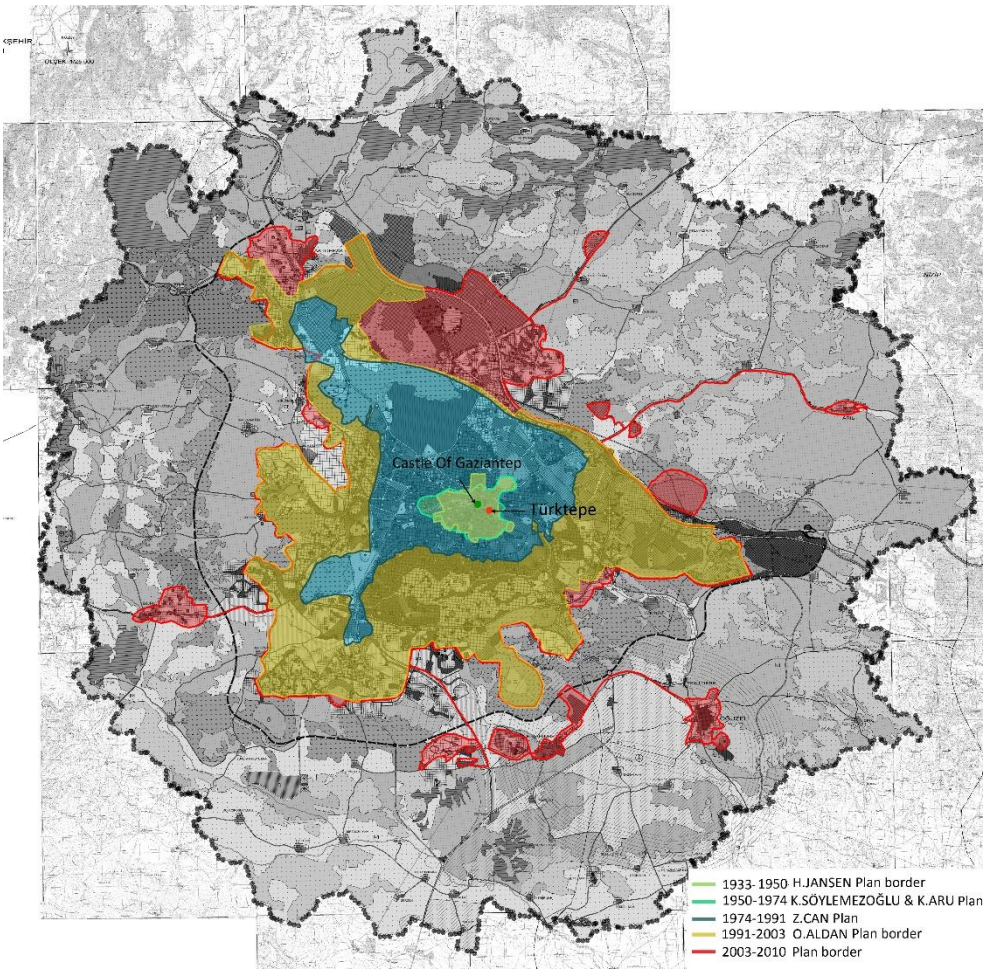

Figure 4.5 Development of Gaziantep province border
(Şahinbey Municipality, 2014)

According to this plan, İbrahimli and Kızılhisar, areas on the North and South of the city, were planned as residential areas to meet housing needs of the inhabitants. While urban population was approximately 71.000, the population has increased 15 times in 46 years. After 1990, planned housing area was increased from 4.500 ha to 7.400 ha. Industrial areas, the dominant sector in the development of the city, increased from 1800 hectares to 2250 hectares in the city plan of 1990. Traditional center -Gaziler Street, Mütercim Asım Street, Şıhcan Street, Hal Region had been changed into its original qualities. A new commercial center called GATEM (Gaziantep Trade and Industry Center) was created as nearly 40 hectares in the east part of the city (Ay, 2001).

Because of the increment in urban population, Gaziantep got many additional master plans. One of the plans was designed in 1980 called Göllüce Mass Housing to accommodate Afghan immigrants who run away of war in their country. However, instead of Afghan immigrants native people lived in this area. Another additional master plan in 1990 is Bağlarbaşı Mass Housing Area which was planned for the immigrants who came because of the terrorism in the southeastern and the eastern Anatolia. In addition, in 1993 Serice Mass Housing Area as an additional master plan in the southwest and south part of the city was prepared by the municipality. After that, 1998 additional master plan was prepared to gentrify the existing squatter housing areas. This plan includes Safa city Mass Housing that is located near of the industry and Taşlica Mass Housing. An Additional Master Plan in 2002, for the west side of the city that is connected by a wide and regular road patterns to the city center and the industry areas. This area was planned for high-income people who want to run away from the unfavorable effects of the city. In 2003 ring road, additional and revised master plan offers 10.000 square meters of area nationalized due to the difference between two road route decisions. After The Law of Metropolitan Municipality, administrative structure of the municipality changed. The city borders increased from 65.000 ha to 158.400 ha. In 2004, new areas were included close to the highway and terminal with the additional master plan. Areas close to the city center and the industrial areas were planned with 2005 additional master plan. This plan aimed to contribute to the city prestige.

Gaziantep was designed to be compact city, but because of increasing in the city density, people were forced to move to the edge of the city. Those people formed something called sub-centers. While the most of population live near the city center, only a small portion

of population live in peripheral areas. The expansion of the city towards peripheral areas caused a rapid growth of population instead of increase in densities of existing parts.

The final master plan of Gaziantep City shows that the inner core of the city has higher density by localization of different functions, while density is decreasing towards the outskirts of the city. At the same time according to urban development levels of the city slums were widely distributed through the urban textures and become a fact should deal with it. As the Mayor of Gaziantep stated, "Still 70% of the city area considers as a slum area" However, New intervention plans for slums were prepared by the municipalities beside of opening new areas for development at the outskirts of the city to decrease the demographic pressure of city center (Haberler News, 2014).

4.2 Analyses of Problems in Case Study Area

Depending on the introduced theoretical background, it can be concluded that any process of urban renewal has physical, social and economic implications. These outcomes differ according to urban policies and depend on the characteristics of each case. It becomes necessary to analysis the possible implications of this process in order to establish criteria for proposing strategies. In this section, general description of commencement is introduced and then the physical, social and economic factors of the neighborhood will be analyzed as was referred in Chapter 2 by which get benefits to select Strengths, Weaknesses, Opportunities and Threats (SWOT) for case study.

4.2.1 General description of case study

Because of scarcity of available information about origination and the evolution of Türktepe neighborhood, the analysis will base on the old maps beside of information collected from interviews with the local residents to make an overview about case study and make it possible to identify the special impacts for neighborhood and assist purchasing convenient steps in renewal process.

Basically, Türktepe means the "hill of Turkish" in the local Turkish language. The neighborhood locates near from the ancient castle, which were built on a hill called Kudret with of 25-30 meters height (Kuban, 2009). The Geographical analysis conducted by Google Earth program in Figure 4.6 can show the differences in heights between case study and the hill of castle. While the hill of Gaziantep Castle has an average 852 meter

high above the sea level, Türktepe neighborhood has 875 meter above sea level, which make Türktepe 23 meter above than Gaziantep Castle.

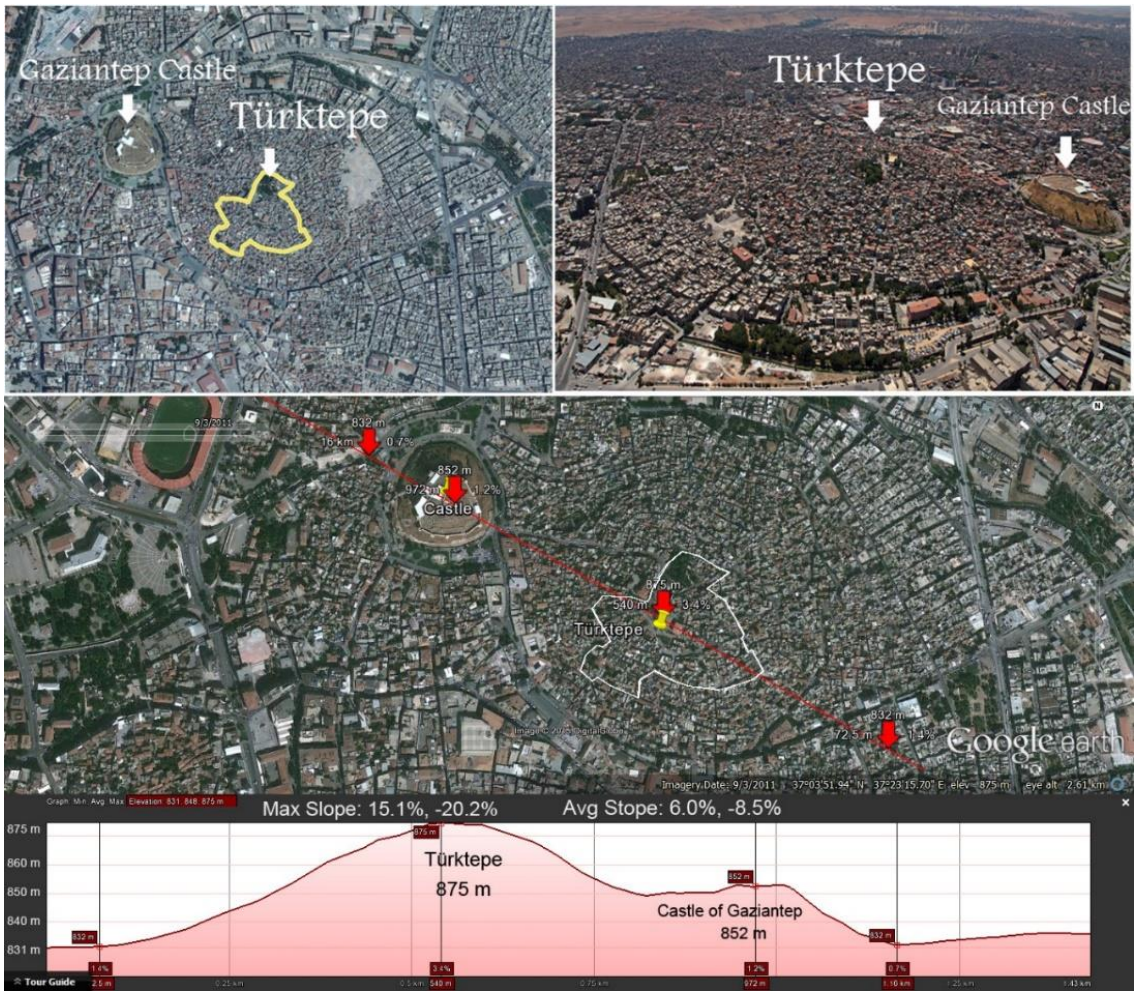

Figure 4.6 Analysis heights in Türktepe and hill of Gaziantep Castle (Google Earth)

Although the available references do not mention a specific date for the first settlement in this Türktepe neighborhood, an old map drawn by M. Abadie between 1920-1921 shows that the site of Türktepe inside the city borders as referred in Figure 4.7. The neighborhood location were noticed as the final eastern area inside the city border while the tree forests and green areas stretching to the east of the Gaziantep City. In that period, the center of Türktepe was covered with Kamalak Forest, which raised up high adjacent with castle of Gaziantep. Over time, Because of increasing number of residents and beside of the incoming immigrants to this area, the needs for using the wood for heating and other purposes caused decrease in amount of trees. At the same time new homes is raised up to fill every empty space of land in the neighborhood.

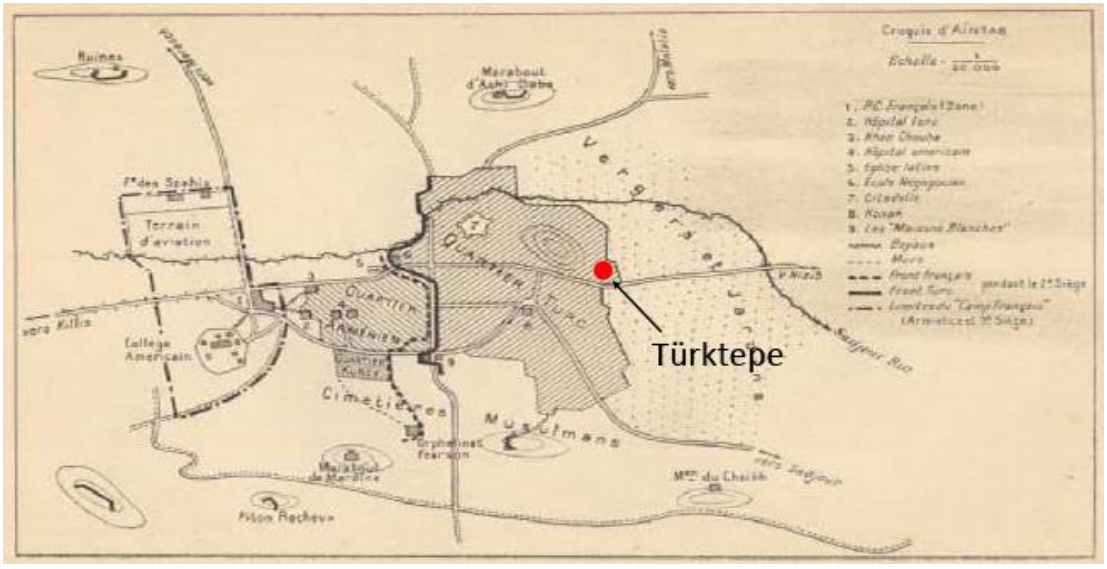

Figure 4.7 Map of Gaziantep city drawn by Lieutenant-Colonel Br. M. Abadie in (1920-192)

Another plan of Gaziantep belong to 1936 drawn by Walter Moest and Alfred Cuda clarify the originality of Türktepe neighborhood. The neighborhood were inhabited by residents living in the residential fabric surrounding large greenery area at the top of hill (see Figure 4.8).

Figure 4.8 Old map of part of Gaziantep city in 1936 (TU Berlin Architekturmuseum, 2015)

As the importance of this neighborhood increased because of its strategic location near from job places and the city center, beside it became a favor place for making wedding parties and other events. Türktepe is also rich with groundwater, which were supplying water to most parts of the neighborhood (Kuban, 2009). Actually, until the end of 1950s during the migration period, great groups transferred from other near cities like Kahramanmaraş, Urfa, and Adana to Gaziantep city and a part of them settled in Türktepe neighborhood. The immigrants, which reached the area reached up to 70% in some periods (Kuban, 2009).

4.2.2 Analyses on physical factors

In this section, physical factors of case study will be analyzed based on the theoretical background introduced in Chapter 2. Initially, for urban renewal process the density presupposition is the first factor in requirements appreciation arising from dwelling requirement. Indeed, without an assumption about number of units can be accommodated in the case study, it would be impossible to estimate of how much land will be needed. From the physical point of view, the total area of land is about 4.61 ha. Figure 4.9 clarify the average family size in the city of Gaziantep. However, in Türktepe neighborhood the value is predicted 4.58-4.96 person per family. This value decreases toward the western districts of the city, while it is increases toward eastern and southern side. Depending on this statistics, the total number of local inhabitants reaches 2418 based on number of floors multiplied with numbers of average family members in this district, which mean that the density of Türktepe neighborhood reaches 53/km². By reversion this computation, the principle of the approach is straightforward a site area multiplied by a density assumption to produce an estimate of site capacity.

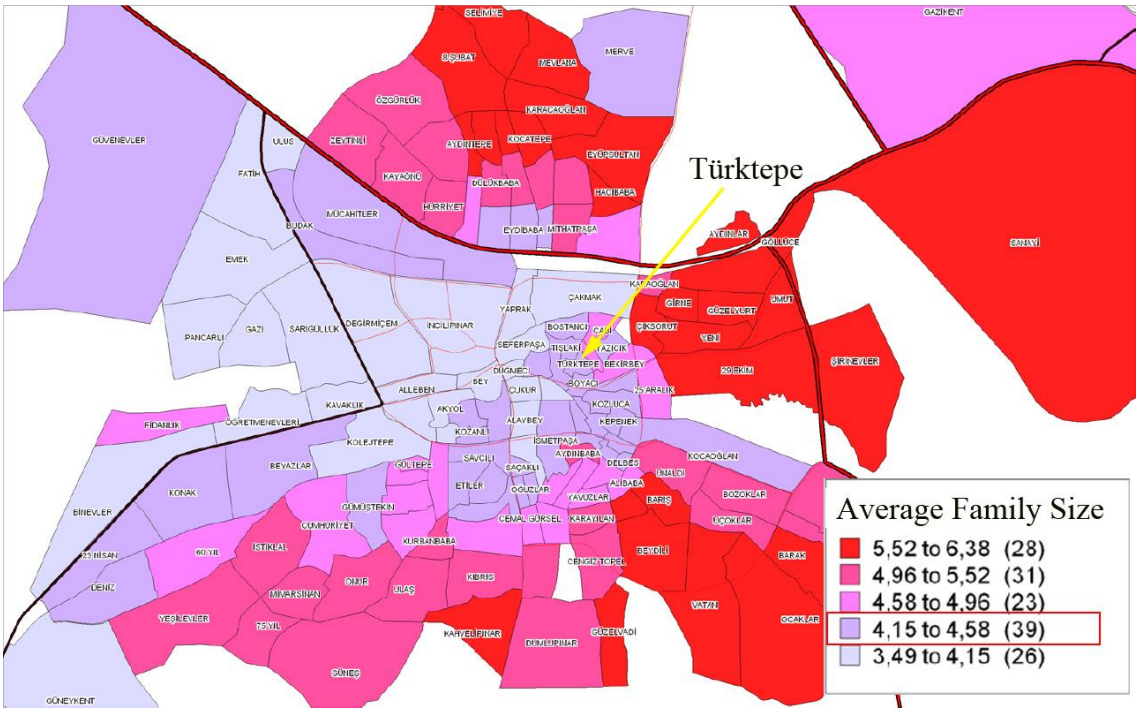

Figure 4.9 Average family size in districts of Gaziantep city (EKOSEP, 2009)

In order to analysis physical aspects three different kinds of resources are used including official CAD plan for Türktepe neighborhood and surrounding area, the official Turkish Standard of services and interviews made by local residents to record their view to the neighborhood's situation (Table 4.3).

Table 4.3 Type of resources used in the physical analysis

Kind of Data	Source	Output
Official CAD map of neighborhood generated by Municipality for case study with detailed spatial data.	Şahinbey Municipality, Department of Planning projects.	Physical condition of the neighborhood.
Regulation on Principles of Construction Plans.	Principles of Construction Plans Date.	Criteria for evaluate physical problems.
Inhabitants view.	Interviews with local inhabitants.	Supports the evaluation of physical problems.

4.2.2.1 *Analysis on land use*

The variable of land use proportion is used to evaluate the rationality of land use for whole neighborhood. Anyway, in this part the comparing is concerned with the existing functions within the neighborhood in order to find if the current services and functions are suitable in term of area to serve the residents or need to be (Table 4.4).

The residential area occupy 70% of total land area, localized in a compact way in the peripheral areas. The residential blocks are not exist anymore at the central area of the neighborhood, after they were removed by the municipality in order to create a lung area includes services and natural outlet for the neighborhood.

On the contrary, the zone shows that there are almost no presence for public services or shopping centers between the residential blocks while they are limited to presence at the center of neighborhood. The Green area is located at north part of the neighborhood and near from the central Mosque of Türktepe neighborhood (Figure 4.10).

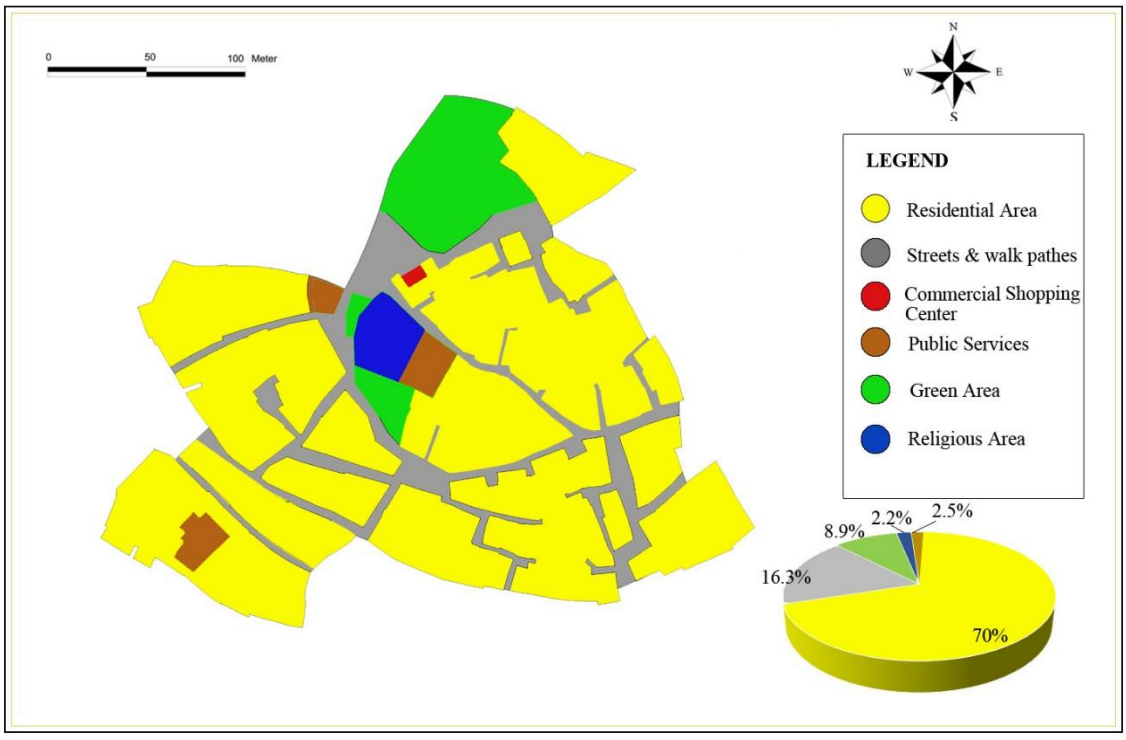

Figure 4.10 Distribution of functions within Türktepe neighborhood (Şahinbey Municipality)

Table 4.4 Areas and proportions of land use in Türktepe neighborhood

Land use	Area (m²)	Proportion (%)
Residential Land	32245	70%
Street	7533	16.3%
Green Area	4113	8.9%
Religious	985	2.2%
Public Services	1169	2.5%
Shopping Center	75	0.1%
Total Area	46120	100%

4.2.2.2 *Analysis on public and commercial service*

The neighborhood is considered poor with inner shopping center and service centers. It includes only one shopkeeper and one bakery to serve the daily needs of local residents. In order to examine the adequacy of services, a comparing between current areas and the official proportion due to regulation on principles of construction plan (Table 4.5)

Table 4.5 Comparing the current functions area with the Turkish Standards

Function	Standard (m²/Person)	Total needed area (m²)	Available area (m²)
Nursery & Kinder garden	1	2418	Unavailable
Primary Education School	4	9672	Unavailable
Secondary Education School	3	7254	Unavailable
Active Green Field	10	24140	4113
Health Facility Areas	2	4836	207
Social Facility Areas	0.5	1209	280
Religious Facility Areas	0.5	1209	500
Administrative Areas	3	7254	468

Although this comparing result shows a huge shortage in all functions areas and services, the vital location of Türktepe neighborhood near from city center's public facilities make

it is possible to compensate the shortage from the nearby locations. In order to examine the availability of different services around the neighborhood, function analysis for an area with radius of 500 meters is dedicated. When Figure 4.11 is analyzed, it can be found variability in commercial and shopping centers with 200 meter far toward the south. On the other hand, the only available high school is about 400 meter far to the north, while the secondary schools and kindergarten were not dedicated.

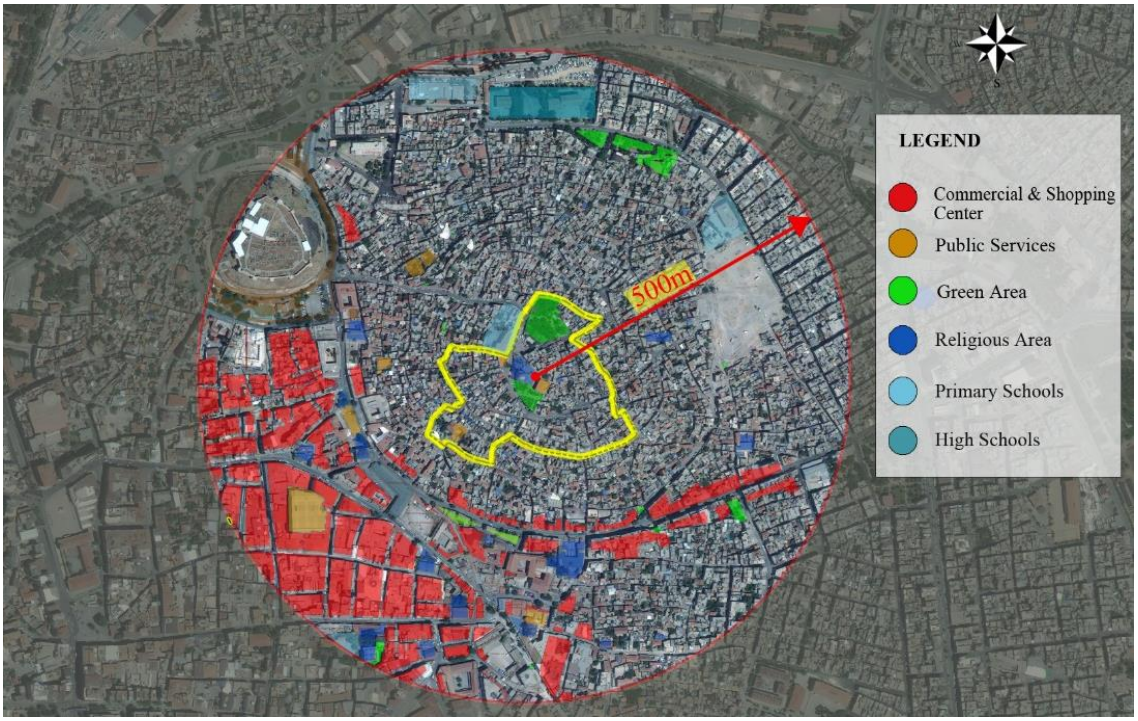

Figure 4.11 Analysis of services around Türktepe neighborhood
(Şahinbey Municipality using Google Earth maps)

Interviews were conducted as a part of physical analysis. Respondents were asked if the current services in their neighborhood is appropriate for them and which services is in shortage in their opinion. Their views supported last analysis regarding services due to their answers. They did not give much care about shortage in shopping centers and daily life needs because they can reach it easy around the neighborhood. On the other hand, they confirmed the missing secondary schools as they have to send their children far from their residents.

4.2.2.3 *Analysis on number of floors*

Most of residential block were built in primitive way and out of regulated standard. At the beginning, they were built as only a ground floor with average area of 60-100 m2

includes interior courtyards. Then some of residence owners raised up a first floor to accommodate the natural incensement in population. The number of blocks with one floor is 165, and the number of blocks with two floors is 337. Block with three floors are little and consist only 5% of total blocks as referred in Figure 4.12.

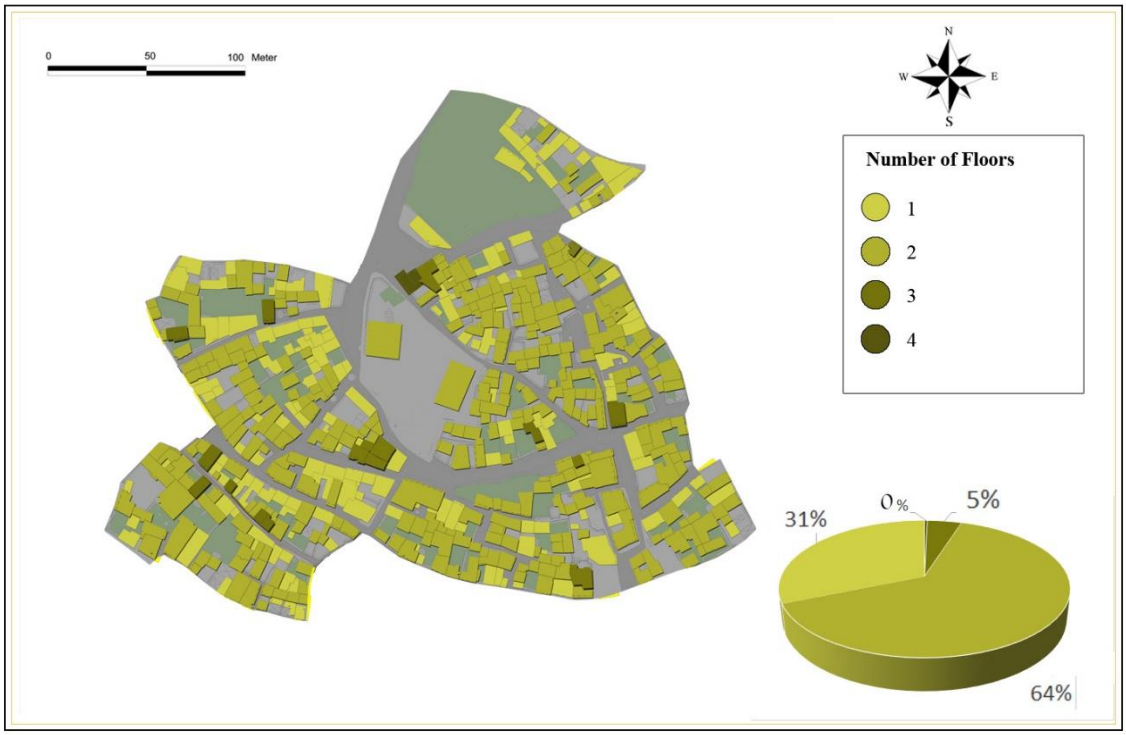

Figure 4.12 Building heights in Türktepe neighborhood
(Şahinbey Municipality)

Due to this analysis, it can be found that the total area for ground floors in Türktepe neighborhood is 32245 m² while it is about 15707 m² for the first floor, 1596 for total third floors and only 105 for the fourth floors. The total floor area for hall neighborhood is 49653 m².

4.2.2.4 *Analysis on road*

One of the basic problems regarding Türktepe neighborhood is the insufficiency of roads and walk paths. While there are only one road with 12 meter width and 286 meter length get across neighborhood (Figure 4.13), the other road branches of this street are narrow and tortuous, which make it impossible for car services and ambulance car to get axes to the inner residential blocks.

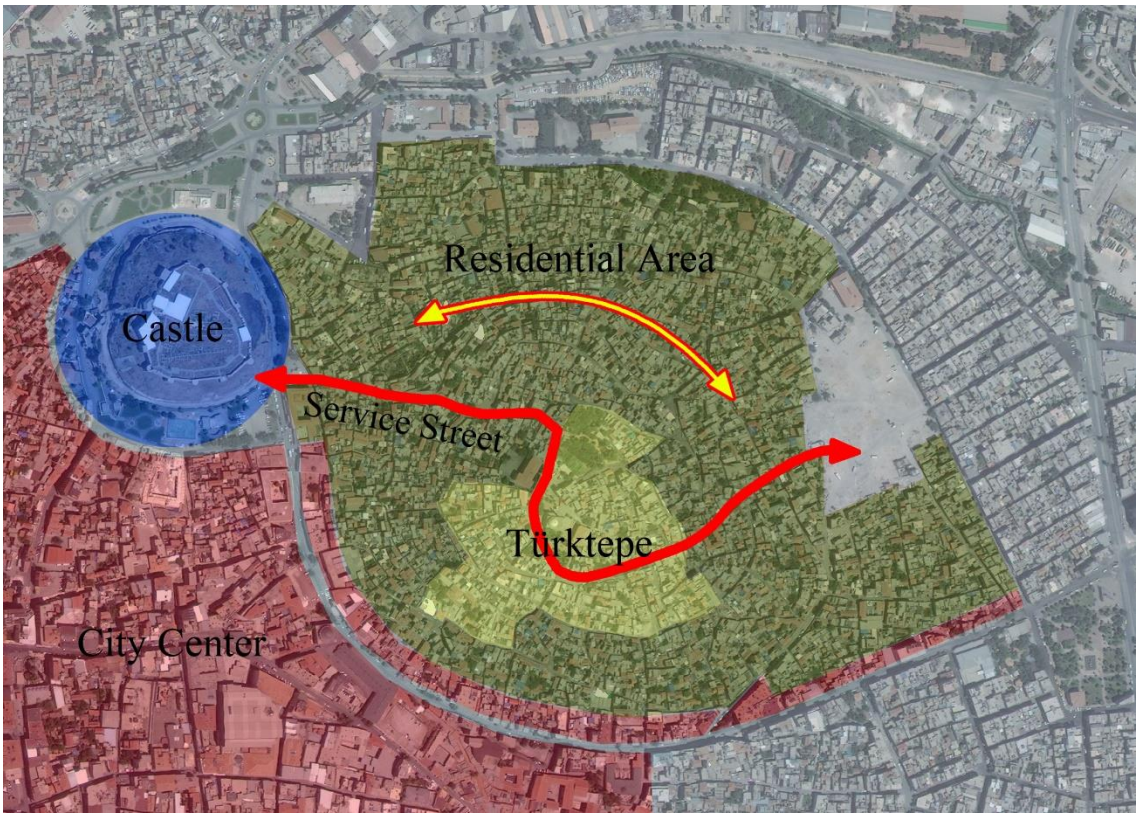

Figure 4.13 Service road of Türktepe (Şahinbey Municipality)

4.2.2.5 *Analysis on historical buildings*

Gaziantep was settled with different groups in different periods throughout history. As a result, various architectural buildings and historical land marks are exist as an evidence for existence culture on this land. Since the site plan of Türktepe neighborhood included monumental plots and are located adjacent of the historical city center, the analysis of physical aspects includes matching monumental plots which are located in case study. The next Figure 4.14 shows the neighborhoods of Gaziantep old city named and the intersection with Türktepe neighborhood. The total intersection area is 4000 m² area of land and included several monumental plots.

Figure 4.14 Borders of Türktepe neighborhood and the of old city of Gaziantep

Gaziantep has 219 archaeological sites in addition there are total 317 registered cultural properties in the surrounding towns of Gaziantep (Teker, 2013). Historical urban features of Gaziantep old city are composed of the citadel, the traditional commercial fabric and the traditional residential districts. The total registered lots in Gaziantep City Center reached 610, four of them are selected within Türktepe neighborhood including the Türktepe Mosque (Figure 4.15). Renewal projects in term of conservation were implemented for 41 monumental building in the city center of Gaziantep and five of these projects were implemented by private incentives and 36 of them were implemented by the public authorities (Teker, 2013).

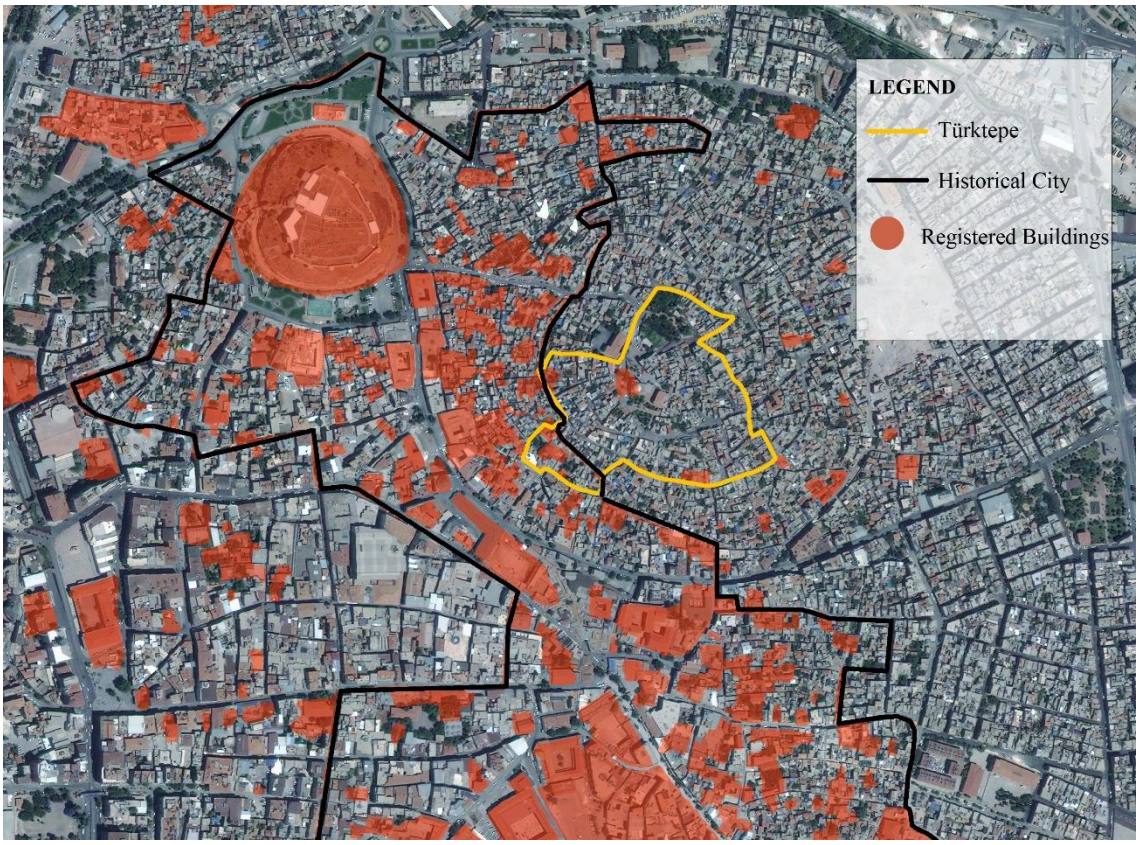

Figure 4.15 Distribution of registered building in the old city of Gaziantep (Teker.2013)

4.2.2.6 *Analysis on open spaces*

Green areas and open space do not in themselves generate much revenue, but they do contribute to the overall quality of life. Gardens and open space have been found to improve physical and psychological health, provide environmental benefits and create stronger, closer knit communities (Hammerschmidt, 2008). Total of 51% of Türktepe neighborhood is considered as an open space including green area, walk paths and interior outwards (see Figure 4.16). Although this ratio is reasonable for such neighborhood in the city center, but the open spaces do not distribute equally and sufficiently inside the neighborhood.

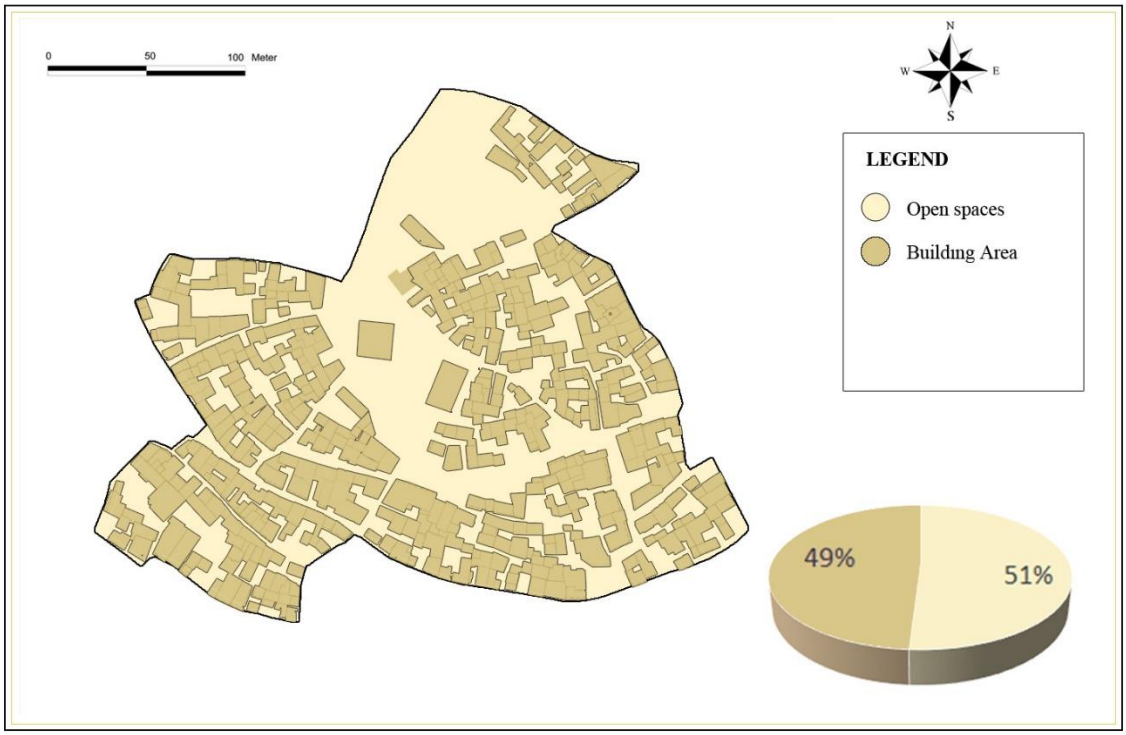

Figure 4.16 Analysis of open spaces in Türktepe neighborhood (Şahinbey Municipality)

4.2.2.5 *Analysis on land property*

One of the pervading challenges of urban renewal is to assemble real estate. Expropriation of privately owned property often is considered as important tool to complete urban renewal assembly according to the local Turkish regulations. The power of expropriation for typical municipal purpose in urban renewal projects such as widening roads, infrastructure services and replacing old unsafe instructions in order to minimize the disaster hazards. If the buildings cannot be renewed in the original location, the new buildings are going to be constructed in the areas reserved for this purpose. The various buildings and lands that belong to the public are going to be beneficial for this purpose (Waque & Hirji, 2005).

In Türktepe neighborhood, and according to the property plan made by municipality, until the end of year 2014, about 8% of general area was governmental property while 2% was a collective property and 90% is private owned land as shown in Figure 4.17. The high ratio of private land make the act of urban renewal process limited and irrelevant, which make expropriation of land is the first priorities to achieve goals of renewing the neighborhood.

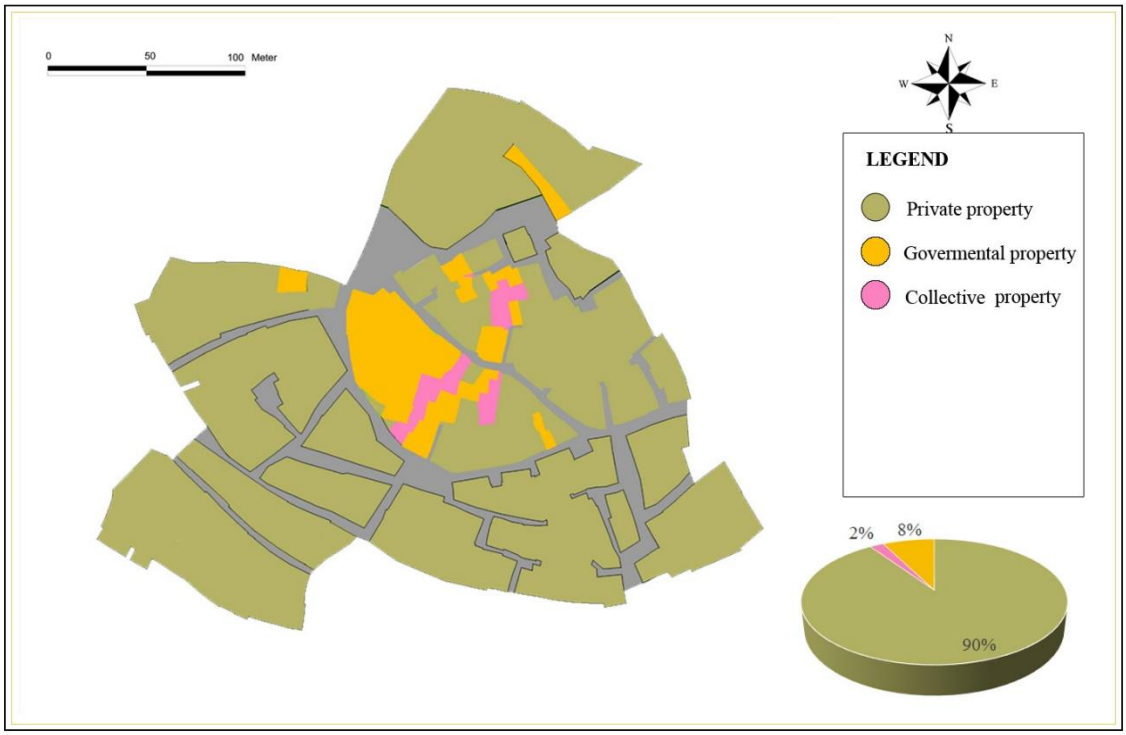

Figure 4.17 Types of land property in Türktepe neighborhood (Şahinbey Municipality)

4.2.3 Analyses on socio-economic factors

In this section, two resources of information is dedicated. First source is collected from case study site by making several interviews with local residents, which is considered as a qualitative source of information. The interviews selected samples of people in the fourth and fifth decade of age beside of the reeve of the neighborhood Mr. Osman Halat. Those categories of population, which spent more than 30 years in this place, are more likely to hold and give answers related to the needs of the neighborhood. The questions included three serious issues. One focus was given on how the urban renewal project can include the needs of Türktepe neighborhood. The finding indicated in this section were that the roads and car accesses is one of the basic problem for local residents. Although most of them do not have the finance to buy a car, they were concerned to have axes for car ambulance and fire fighter services to their home blocks. As the responses mentioned that there are no leak in most of municipality's services, they still can't get gas line service in some parts of the neighborhood. The other series problem faces the residents of Türktepe is the old dilapidated buildings that were built over the local land without taking into consideration building construction standards. By the time, the situation of the building get worse due to years of abandonment and successive weather effects, which

made one of, responded to describe some houses as “Harap” which means a ruined building in the local Turkish language. As the reviewed people, the normal family in this area is consists of 5-6 person, which means that there are no density problems in the neighborhood. On the other side, the reeve of mentioned that about 100 family of Syrian migrants are recorded in the last four years due to the mass migration waves from their county to Gaziantep City and the other Turkish Cities. A Syrian householder were asked for the reason to settle this area the basic reason was the cheap cost of life here beside the welcoming feelings of original residents and the neighbors in this area. Question related to the reason pushing them to allocate settling down in this neighborhood for this long period, they mentioned several seasons can be summarized by:

First, the high geography that keep the neighborhood far from the city noise and cars pollutions. Second, the cheap cost of life in the neighborhood considering that the surveyed people earn lower income, which don’t allow them to save money and move other place. The third important reason is the central location of the neighborhoods, which keep it nearby job places.

The final and most critical question, which have been asked to the reviewed residents, was if they encourage an urban renewal project like that applied in other parts of the city and if they are willing to stay in this neighborhood after renewing this neighborhood. The answers were identical, all of them looking for developing the neighborhoods and have intends to come back if they had the finance. Although the Municipality in general pay a low price for land propitiation, they are willing to stay in the same neighborhood even they got smaller flats and owed installments for the municipality to buy the new residence.

The second information source based on an official statistics and survey made by SRDA, GAGEV and The Metropolitan Municipality of Gaziantep City in year 2012. Although this survey select respondents from several districts in the city and determine a few number of samples in Türktepe neighborhood, it selects other samples from nearby neighborhoods located close to Türktepe neighborhood border and have same characteristics. The sum of samples for each of Türktepe, Bostancı, Tışlaki, Karagöz, Şekeroğlu and Boyacı neighborhoods equal 46% of total samples as is referred in Figure 4.18 and Figure 4.19. Due to this ratio, this study adopt the questionnaire in this survey as a supportive source of information for case study.

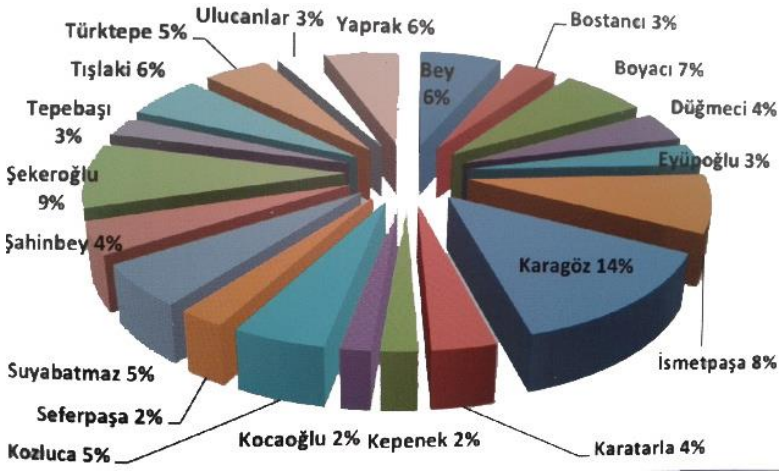

Figure 4.18 The distribution ratio of selected samples in the survey

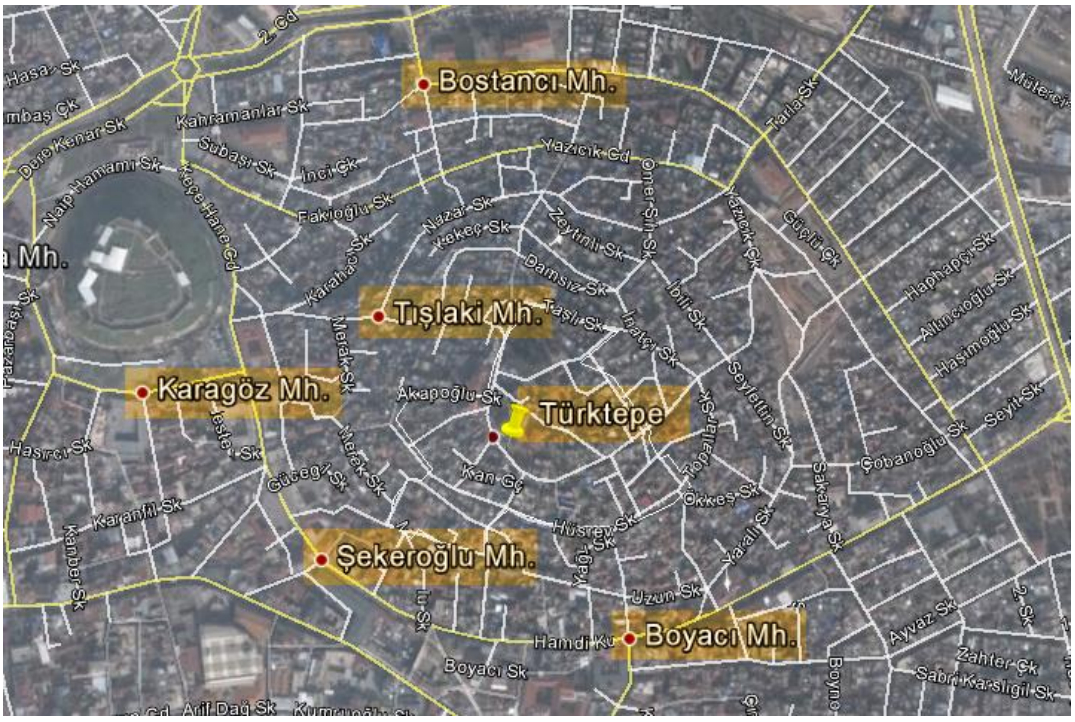

Figure 4.19 Survey selected in Türktepe and other nearby neighborhoods (Google Earth map)

The survey included participant's age, gender, education, period of living, and the reason for living in the neighborhood and others obtained by the general population structure by which will extend the findings and conclusions. The survey includes residents in different stages of life for both of genders. However, the male participants form 84% of the total samples while the female form only 16%. In addition, the questioner showed that 61% of participants are finished the primary school education level, 26% have passed the high

school education level and only 7% of them have been graduated from the university. However, only 2% illiterate and 4% read and write well (Figure 4.20).

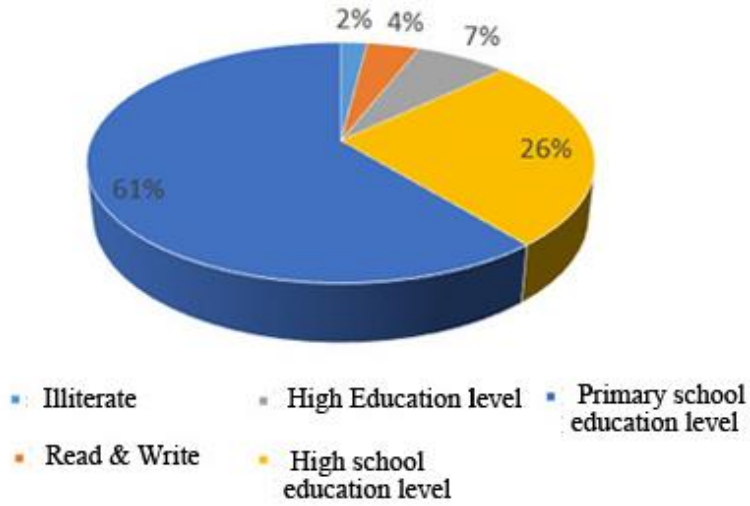

Figure 4.20 Education level proportion for local inhabitants

The survey shows that 42% of participants have been living in same place for more than 20 years ago and 10% for 15-19 year ago. The answers for a question had been asked whether the residents are pleased for improvement operations carried out by public institutions showed that 58% of them are so pleased while 25% of them are partly pleased (Figure 4.21).

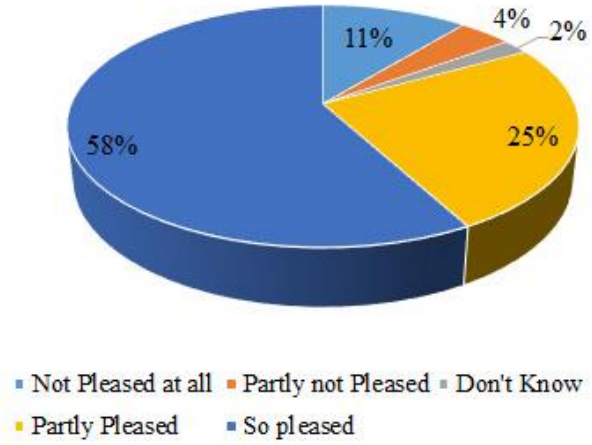

Figure 4.21 Level of local inhabitant's pleasant proportion

The same two questions that has been selected in case study were answered in this survey. The first one is whether they support redevelopment for your neighborhood and street improvement. The results show that 54% are totally support the redevelopment (see Figure 4.22).

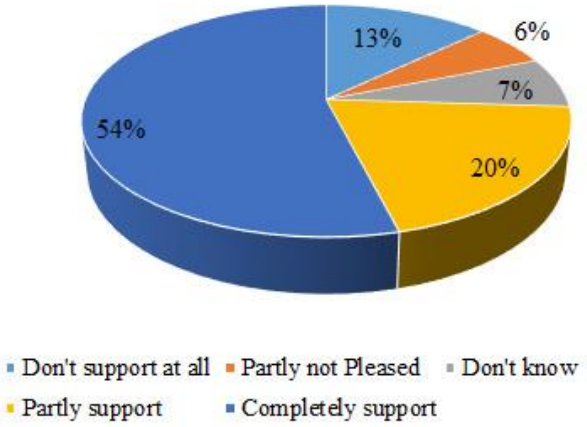

Figure 4.22 Support level proportion by local inhabitants

The second question was if they prefer to keep on living and working in their same places to moving other places after the redevelopment. The ratio of answers came identical with case study interviews. More than 57% of respondents attend to keep living here after redevelopment while 16% chose to leave as shown in (see Figure 4.23).

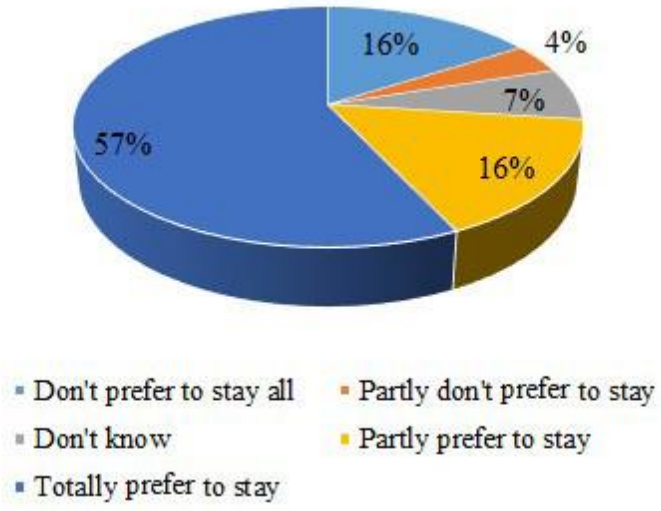

Figure 4.23 Permanence desire proportion in same neighborhood

4.3 SWOT Analysis

Based on the previous analysis in this Chapter and the interviews with local residents, the study can identify the strength, weakness, opportunity and threats (SWOT) of Türktepe neighborhood in different sectors (Table 4.6). Determining SWOT analysis provides a framework and a clear vision for planners to identify priorities in the urban renewal project of neighborhood and to further identifies the strategies to apply it.

Table 4.6 Defining SWOT analysis of case study

Strength	Weakness	Opportunity	Threat
Easy access from and to the city center (jobs, shopping).	Bad and irregular roads for services access.	Exist of monumental building raise up the value of neighborhood.	The change of demographic and social structure of citizens living in the old center.
Medium population density.	Most residents has low income.	Availability of public open spaces should be arranged in a way to attract citizens to spend their free-time there and for other events (Squares, parks, courtyards, other).	Continuing not to apply the quality and environmental standards, as they were assumed.
Excellent geographical position and open view to the city.	Insufficient in public services.	Possibilities for tourism development due to geographical location and culture value.	The continuation of degradation for old blocks and make it at risk of earthquakes.
Positive attitude of residents in case study towards the renewal project.	Characteristics of the urban structure (quality of street network).	Possibility of investment for the cultural monuments.	Strategically undefined role of tourism in town.
Easy to link with public transportation.	Most residents economically deprived, which make them unable meet consequences of urban economic renewal.	The old town core offers tremendous possibilities for the development of cultural tourism for case study.	
Infrastructure availability.	Mismatching with Turkish Urban Standards.	Positive Attitude of the municipality toward the neighborhood.	
	Low proportion of municipal land ownership (8%)		

CHAPTER 5

CONCLUSION

This thesis aimed to introduce and apply a set of factors relevant developing and renewal the case study including physical, social and economic. These factors was selected first due to Abbott approach of urban renewal as mentioned in Chapter 2 and then it was confirmed and explained by reviewing local and global examples in Chapter 3. The analysis in Chapter 4 plays a dominant role at determining the current quality of life and identity of the area to the developers and planners. In order to realize an urban area with identity high life quality and adequate other physical and social facilities, there is need to involve both planners and residents to the renewal process. Especially in renewal projects, which includes transformation process of specific area, planners should determine urban design criteria for neighborhoods that gives identify to the area.

The physical analysis shows that there is a big gap between the standard neighborhood demands and the case study conditions in all levels. In addition, most of the buildings suffer from negligence and unsafe constructions. These problems requires reconstruction of some parts of the neighborhood and other urban facilities taking into consideration the heritage spots into land site. On the other hand, although the buildings in this area have few traditional features, it is unrealistic to replace the area with the typical urban type and reduce the level of identification of its inhabitants with their city. In order to enhance the quality of life of the population for case study in a future urban renewal process, a number of objectives can be identified :

- Solutions to the traffic problem should take into consideration the present residents' use of the main street, without giving extra privileges to car users.Minor streets should take place to reach every residential block with sufficient parking.

- There is a need to be creative in reusing protected historical buildings and in making them accessible to truism.
- Reassessment of existing schools capacity or the provision of new school facilities in addition to create childcare facility and kindergartens, with accessible location. Consideration should be given to locating community centers near or integrated with residential blocks making it accessible to all by walking.
- Framework for identifying the most appropriate locations for new housing development. Land is a scarce resource and should be used as efficiently as possible.
- Open spaces including green area need to be appropriately designed, properly relocated and well maintained to encourage use by residents.
- The scale of new residential schemes for development should be in proportion to the pattern of the surrounding districts.
- In addition of all mentioned the urban renewal projects in city centers and near of historical city can make a new urban attraction points depending on the new design concepts. Within the application of the transformation projects, one of the main goals should be “not to dismiss the original populations” of the areas, which can cause social problems. Allowing the existing population to remain in the transformed area is a desirable aim by which preventing social exclusion. However, in case study the municipality follow acquisition of land policy by paying land value for original settler, which push them to move to another area in the city and making their own gecekondu again, so this is a shift, a cycle and it is not the right way to solve the gecekondu problem through improvement plans.
- In addition, the new development plan should also encourage the diversity of uses that is very important for the city's economy and helps to conserve resources. Finally, and probably most importantly, the population should be involved in the decision making process so that they can intervene in determining the future of their city and their own live.

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Appendix I

A several interviews were done by the author with an assistant of a student in the Architecture Department of Gaziantep. The questions were prepared to in order to determine the social and economic aspects in addition of supporting the physical analysis in the Türktepe neighborhood. The guideline is that the point of view of residents to their neighborhood, and how they evaluate their neighborhood and its future.

Interviews with same question were allocated with different people in order to match the answers and get the reasonable results.

1. How long have you been living in Türktepe neighborhood?
1. Ne zamandan beri Türktepe mahallesinde yaşıyorsunuz?

2. What is your reason for living in Türktepe neighborhood until today?
2. Bugüne kadar Türktepe mahallesinde kalmanızı gerektiren sebepler nelerdir?

3. Do you support an urban renewal process for Türktepe neighborhood, and are you willing to stay in this neighborhood after the urban renewal project?
3. Türktepe mahallesinde yapılacak olan kentsel dönüşümü destekliyor musunuz? kentsel dönüşümden sonra dönüp yaşamak ister misiniz?

4. What do you think the missing services in Türktepe neighborhood?
4. Size göre Türktepe mahallesinin servis eksikleri (elektrik-su-telefon) nelerdir?

Appendix II