

EVALUATION OF COMMUNITY DEVELOPMENT BASED URBAN
REGENERATION: THE CASE OF MEHMET AKİF ERSOY, ANKARA

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ABSTRACT

EVALUATION OF COMMUNITY DEVELOPMENT BASED URBAN REGENERATION: THE CASE OF MEHMET AKİF ERSOY, ANKARA

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Urban regeneration is one of the significant issues all over the world as well as in our country. The major developments occurring in urban areas with the industrial revolution has led to a change in cities and different places has emerged during this major changing process. Life in the city is permanently affected by economic, social and political changes. Therefore, in this changing urban dynamics, planning must be re-evaluated. At this point, renewal of the depressed areas in the city emerges as a problem and the terms, ‘urban renewal’ and ‘urban regeneration’ become important.

In the mid-20th century, the social and economic developments in Turkey inevitably resulted in a rapid urbanization process. As society experienced a massive social regeneration, most of larger cities have been strongly shaped by illegal squatter settlements, built by the migrant population to meet their urgent needs for shelter. Over time, these squatter housing areas have become a complex social, economic, cultural and political problem that has not yet been resolved.

The definition of urban regeneration/transformation in planning theory changes in each era and the various approaches to regeneration in planning practice differ from each other due to the paradigm shifts in planning history. In the 21st century, the post-industrial urban policies have gained a new dimension and integrated approach, multi-actor partnership, community empowerment and area-based policies became at the forefront. With this progress, it is necessary to re-evaluate and re-defined the concept of urban regeneration. However, since the answers to the different regeneration problems in our country have been reduced to the regeneration of the physical field, ignoring the social, economic, and environmental dimensions of the regeneration and the community in the regeneration area emerges as a problem.

The topic of community development based urban regeneration focuses on integrated urban regeneration including social development, economic development, physical improvement, and democratic organization. Using case study as a research method, this research focuses on the 'community-based' urban regeneration project implemented in the neighborhood of Mehmet Akif Ersoy in Ankara and tries to answer the question of how far this regeneration project is successful in terms of community development based urban regeneration aspects.

Keywords: Urban Regeneration, Community, Community Development, Community Involvement, Integrated Approach

ÖZ

TOPLUMSAL GELİŞİM ODAKLI KENTSEL DÖNÜŞÜM KRİTERLERİNİN DEĞERLENDİRİLMESİ: ANKARA, MEHMET AKİF ERSOY ÖRNEĞİ

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Yüksek Lisans, Şehir Planlama, Şehir ve Bölge Planlama Bölümü
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Kentsel dönüşüm, ülkemizin yanı sıra dünyadaki önemli konulardan biridir. Sanayi devrimiyle birlikte kentsel alanlarda yaşanan büyük gelişmeler kentlerde değişikliğe neden olmuş ve bu büyük değişim süreci boyunca farklı mekanlar ortaya çıkmıştır. Kentsel yaşam, ekonomik, sosyal ve siyasal değişikliklerden sürekli olarak etkilenmektedir. Bu nedenle, değişen kentsel dinamiklerde planlama yeniden değerlendirilmelidir. Bu noktada, kentteki çöküntü alanların yenilenmesi bir sorun olarak ortaya çıkmakta ve ‘kentsel yenilenme’ ve ‘kentsel dönüşüm’ kavramları önem kazanmaktadır.

20. yüzyılın ortalarında, Türkiye’deki sosyal ve ekonomik gelişmeler kaçınılmaz olarak hızlı bir kentleşme sürecine neden oldu. Toplumda büyük bir toplumsal yenilenme yaşanırken, büyük kentlerin çoğu göç eden nüfusun ele geçirdiği topraklarda barınmak amacıyla acil ihtiyaçları için oluşturduğu yasadışı gecekondu yerleşmeleri tarafından şekillendirilmiştir. Zamanla bu gecekondu alanları, hala çözülemeyen karmaşık bir sosyal, ekonomik, kültürel ve siyasi sorun haline geldi.

Planlama teorisinde kentsel yenilenmenin/dönüşümün tanımı, her çağda değişir ve planlama uygulamasındaki yenilenmeye yönelik çeşitli yaklaşımlar, planlama tarihindeki paradigma kaymaları nedeniyle birbirinden farklıdır. 21. yüzyılda, sanayi sonrası kent politikaları yeni bir boyut kazandı ve bütüncül yaklaşım, çok aktörlü ortaklıklar, toplumsal güçlendirme ve yer-özü politikalar ön plana çıktı. Bu gelişme ile kentsel dönüşüm kavramını yeniden değerlendirmek ve yeniden tanımlamak gerekiyor. Fakat, ülkemizdeki farklı dönüşüm sorunlarına verilen cevaplar, fiziksel alanın yenilenmesine indirgenmiş olduğundan, dönüşümün sosyal, ekonomik ve

evresel boyutlarının ve dnşm alanındaki topluluęun gzardı edilmesi bir sorun olarak ortaya ıkmaktadır.

Toplumsal geliřim odaklı kentsel dnşm toplumsal geliřme, ekonomik kalkınma, fiziksel iyileřme ve demokratik organizasyonu ieren entegre kentsel yenilemeye odaklanmaktadır. Alan alıřması arařtırma yntemini kullanan bu alıřma, Ankara'da, Mehmet Akif Ersoy mahallesinde uygulanan 'toplum odaklı' kentsel dnşm projesine odaklanmakta ve bu dnşm projesinin toplumsal geliřim aısından ne derece bařarılı olabildięi sorusunu cevaplandırmaya alıřmaktadır.

Anahtar Kelimeler: Kentsel Dnşm, Topluluk, Topluluk Geliřtirme, Topluluk Katılımı, Btnleřik Yaklařım

To my family

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CHAPTER 1

INTRODUCTION

1.1 Problem Definition

Urban regeneration projects have significant economic, physical and social consequences in both Western countries as well as in developing countries. This phenomenon includes different forms of intervention, like reconstruction, revitalization, revival, redevelopment, clearance, improvement, and rehabilitation (Uzun, 2005). Since cities have complicated and ever-changing structures, new policies have been adopted and acting in this direction. For the last fifteen years, urban policies have been characterized by new dimensions such as; integrative policies, multi-actor partnership, empowerment of community and area-based policies. In terms of these new policies, it is necessary to re-evaluate urban regeneration projects.

The answers to the different regeneration problems in our country are reduced to the regeneration of the physical space, and the social, economic and environmental dimensions of the regeneration have been ignored (Şişman and Kibaroglu, 2009). Urban regeneration can be successful if it is addressed through a comprehensive and integrated approach to the regeneration of physical space as well as social and economic development (Şişman and Kibaroglu, 2009). Besides, another crucial problem with the urban regeneration projects in Turkey is ignoring community living in the regeneration area. This means that urban regeneration projects should be thought with community development principles and should include not only physical improvement but also social and economic improvement of community in the area. To achieve this, defining community and community needs and assets is crucial. In addition, considering that urban regeneration is a phenomenon that tries to regulate the

lives of the community in regeneration area, the role of the community at all stages of urban regeneration project is of great importance. Therefore, finding answers to the following questions are important

1. How community was defined by institutions that perform urban regeneration?
2. Did the institutions determine the problems, needs and assets of community?

These questions above are crucial for the initial part of the urban regeneration projects to understand community and their problems, needs and assets. In addition, in order to understand the role of community during the regeneration process, and how administrative powers approached the community living in regeneration area, the following questions are significant:

1. Who are the actors involved in the process?
2. During the process, which roles did the community undertake?
3. Was the community actively involved in the process and How?

Another crucial factor about urban regeneration is that people living in regeneration area must be informed previously. Therefore, it is necessary to find answers to the following questions;

1. When carrying out process, was the community informed?
2. What kind of tools are used to communicate with the community?

And finally, in order to evaluate the project in terms of community development based principles the question below will be discussed:

1. Has the project been designed with community involvement and by considering the needs and assets of the community?
2. Were there any efforts to improve the community in physical, economic and social dimensions?

1.2 Justification

In Turkey, urban regeneration projects are part of the comprehensive urban plans. Until the 1980s, urban regeneration projects aimed to improve living standards of the ‘gecekondu’ housing areas (squatter housing areas) and urban environment. From the mid-1960s onwards, many amnesty laws were put into effect to legalize the existing building stock and solve the ownership problems in squatter housing areas. Implementation of urban regeneration projects mostly ended with constructing high-rise mass housing units. However, over time, urban regeneration projects have increased, called widely as “urban transformation projects,” since the early 2000s. These projects have been accepted as an important strategy to come up with the physical, social, economic, and environmental problems of cities (Şahin, 2006).

In general, the diversity and complexity of the problems in urban areas have led to the emergence of different strategies for realizing urban regeneration projects. Urban regeneration projects can be classified according to certain variables such as their implementation scale, relative location in cities, and time interval. The strategies for urban regeneration projects can be called as urban renewal, urban restructuring, redevelopment, urban improvement, and urban rehabilitation (Özdemir and Eğercioglu, 2007). In Turkey, however, urban regeneration projects have been implemented differently than Europe. That is, instead of the term urban regeneration, in Turkey, ‘urban transformation’ has been widely used to refer all kinds of urban projects implemented in all kinds of urban areas. Although, the direct translation of the Turkish term ‘kentsel dönüşüm’ into English is “urban transformation.”, some argue that in the English written literature, the term of ‘kentsel dönüşüm’ matches with the terms of urban renewal or urban regeneration (Bayram, 2006). In this thesis, the term “urban regeneration” will be used when referring to the Turkish cases.

Urban regeneration is defined as:

“...a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change” (Roberts, 2000, p.17).

For this reason, the approach of urban regeneration not only copes with the improvement of the physical environment but also ensures the community to participate more actively in the development and maintenance of their neighborhoods (Wangai, 2009, cited in Hassan 2012). According to the explanation below:

“The traditional approaches to mainstream urban planning appear to be inadequate for the task of managing the regeneration of cities towards solving, or at least alleviating the many other social and economic problems, and failed to cope with the rapid change that has arisen as the economies of the western world have evolved” (Couch at all, 2003; Gotham, 2001; cited in Hassan 2012, p.231)

Therefore, most countries have recently introduced legislation to emphasize the need to re-examine urban policies and make more efforts to improve urban conditions (Lungholt, 2007). For the last fifteen years, urban policies have been characterized by new dimensions which are:

- “A development away from sectoral towards integrative policies;
- A shift from government to governance, indicating participation of a vast number of policy partners;
- An increasing focus on empowerment of the inhabitants of cities and distinct neighborhoods;
- A shift from more universal to focused area-based policies;” (Van Kempen et al., 2005, p.7).

According to Tekeli (2006), urban dynamics leading to urban regeneration needs multi-actor participation, sustainable urban development, protective cultural inheritance, urban integration, marketable land, and viable cultural activities. In other words, urban regeneration has evolved from a simple form of renovation or rehabilitation of aging infrastructure and built-up area to pointing the restructuring of the urban fabric, the renewal of the urban economy, or the city image and to searching more social interaction and equity, the participation of local populations and their social and professional integration into a multi-functional context (UNEP, 2004).

In this thesis, whether urban regeneration projects in Turkey are based on the needs and assets of the local community will be discussed. The aim of the thesis is to identify

and explain urban regeneration policies regarding community and community development based regeneration principles which need to be considered within an integrated approach. As stated by Ataöv and Osmay (2007), an integrated approach including integration of social development, economic development, physical improvement and environmental protection and democratic organization is crucial for urban regeneration projects. Following the literature review, the new approaches to urban regeneration will be discussed. Mehmet Akif Ersoy neighborhood was selected as a case study to investigate these new approaches. Mehmet Akif Ersoy neighborhood, which was originally a squatter housing area, has recently completed its regeneration and it was selected due to being implemented under the name of 'community-based urban regeneration'. This regeneration project, which was declared as community-based, is a valuable input to observe how much the needs and values of the community were taken into consideration. That is, as being a community-based urban regeneration project, it provides a basis for discussing community and community development based urban regeneration criteria. Therefore, this thesis will outline the research that has been carried out to understand community living in urban regeneration areas. Also, urban regeneration criteria related to community development will be explained and evaluated on the sample of Mehmet Akif Ersoy Neighborhood.

1.3 Method of the Thesis

In accordance with research questions related with the community and community needs and assets, and the role of community, Mehmet Akif Ersoy urban regeneration project, in Yenimahalle district of Ankara, have been analyzed. The research area was a squatter housing area before the regeneration project. This neighborhood was selected as it experienced regeneration of squatter housing and the project was declared as a community based urban regeneration project by Yenimahalle Municipality. Qualitative research was performed since the study requires an examination about what happened in a given range of time. It aims to identify the problems during the regeneration process, to determine conditions, to make comparisons and to determine

interaction policies and suggestions. With this perspective; documents (magazine and newspapers) about regeneration area prepared by the municipalities involved in the process was examined. Then, surveys have been carried out with 40 stakeholders and 40 newcomers in order to highlight the general tendencies of the phenomenon. After that, in-depth interviews were carried out with 4 respondents from the municipality and community representatives, which aimed to bring an insider's point of view by understanding the experiences of the community and the municipality. Finally, the results of the questionnaires and interviews have been evaluated in order to find out whether the municipality had the tendency of evaluating stakeholders' demands, requests and complaints or not.

1.4 Plan of the Thesis

The study consists of six chapters building on each other. Chapter 1 briefly introduces the scope and the aim of the study. Chapter 2 is based on a review of the urban regeneration literature. A comprehensive overview of theories regarding regeneration is provided in this chapter. The chapter begins by discussing the definition and aim of urban regeneration and the principles of the term by Roberts in 2000. In addition, evaluation of urban regeneration has been explained. Correspondingly the different definitions of the term are discussed. The early definitions that are developed to explain the urban regeneration processes are examined in detail. Different scholars embrace the definitions and aims of urban regeneration. The study points to the definition of urban regeneration by Robert (2000) as an integrative vision and action providing solution to urban problems in the economic, physical, social, and environmental conditions of an area. In addition, the discussions on the aims and principles of urban regeneration are asserted. In terms of evaluation of urban regeneration, it is stated that urban policies are going through certain changes, that is, the process is going into a different phase. Regarding this, how the term urban regeneration has changed and mutated overtime from its tradition form into other new debates is elaborated.

Chapter 3, first of all begins with defining of the term ‘community’ in different perspectives. Later, the attributes and dynamics of the community are tackled and also community needs and assets are examined. In addition, community development discussions on both its definitions and objectives are explained and also the historical evaluation of community development process is examined in detail. In Chapter 4, the relation between community development and urban regeneration is investigated and the importance of community involvement in different dimensions are examined. Later, different approaches, community based regeneration, community development needs-based and assets-based urban regeneration, are discussed. In accordance with these discussions, criteria of community development based urban regeneration are determined with the compilation of different dimensions. In other words, criteria for a successful community development based urban regeneration are explained in terms of physical and environmental, social, economic, and governmental dimensions.

In Chapter 5 urban regeneration process in Turkey has been examined and deficiencies with urban regeneration projects in Turkey has been determined. Then, the process of urbanization and squatter housing development in Ankara is investigated. After that, urbanization process in Yenimahalle district of Ankara, in which the case study area, Mehmet Akif Ersoy neighborhood is located, is explained in order to understand the evolution of squatter housing areas in this district.

Chapter 6 is the case study part. The location and historical evolution of Mehmet Akif Ersoy, an already transformed neighborhood in Yenimahalle district, are examined in detail. The planning history of the area is also discussed. In order to evaluate project in terms of criteria of community development based urban regeneration, first of all, the definitions of ‘Squatter’ community and the profile of newcomers are given according to the field survey. Then, community needs, problems and assets are determined. Finally, Mehmet Akif Ersoy urban regeneration project is evaluated according to the criteria of community development based urban regeneration which is identified in the literature review. Chapter 7 is about the conclusions based on the findings discussed in the case study chapter. Also, contributions and implications for further research are presented.

CHAPTER 2

DEFINITIONS AND PRINCIPLES OF URBAN REGENERATION, AND HISTORICAL EVOLUTION OF URBAN REGENERATION STRATEGIES

2.1 Definition of urban generation

Urban collopse areas are places where environmental, physical, social, and economic problems are spatially concentrated and where high levels of unemployment, poverty, and environmental pollutions are seen. The characteristics of these areas are having poor residential areas, low level of urban infrastructure and poor adaptation of public services and housing. For this reason, in many of the developed and developing countries, certain approaches to these problems have been adopted in these decaying areas. The method of urban regeneration is one that has been decided by planners and decision makers to throw down the decline of cities in the last two decades of the 20th century (Sharifzadegan, Fathi and Zamanian, 2014).

The term 'urban regeneration' began to replace urban renewal in the 1980s, a period related to commercial cleaning and comprehensive redevelopment (Cowan, 2005, p.425). Especially, depending on the specific perspective, there are various definitions of the term 'regeneration' (IPF, 2006). According to Webster's New World Dictionary, to regenerate means completely renovated, restored or reformed. Besides, according to The Concise Oxford Dictionary, it means '*to bring into existence, produce, evolve*' and to '*generate again, bring or come into renewed existence.*' One definition receiving wide acceptance is that urban regeneration is:

“...the holistic process of reversing economic, social, and physical decline in areas where it reaches that stage when market forces alone will not suffice” (Cowan, 200, p.425; Adair et al, 1999, p.2031).

In other words, in the past, market-based solutions have been implemented to combat area-based deprivations, but now a new platform is needed to launch a more coordinated attack on the poverty and social exclusion of large-scale urban disasters (Deakin, 2009). The reason is that market-oriented approaches are known to lack the kind of strategic thinking (Redell, 2002). According to Couch and Fraser:

“Urban regeneration is concerned with the re-growth of economic activity where it has been lost; the restoration of social function where there has been dysfunction; or social inclusion where there has been exclusion; and the restoration of environmental quality and ecological balance where it has been lost” (Couch, Fraser, 2003, p.2).

Moreover, Couch (1990) defines urban regeneration as the reuse and reinvestment in the physical structure of existing urban areas. It is pointed out that urban regeneration refers to a broad process in which the state or local community tries to restore investment, employment, consumption and improve the quality of life in an urban area (Couch, 1990). For Lichfield (1992), urban regeneration means a necessity to better understand the decline process and “an agreement on what one is trying to achieve and how” (Lichfield, 1992). Moreover, Donnison (1993) argues that urban regeneration contains “new ways of tackling issues which focus in a co-ordinated way on issues and the areas where those problems are concentrated” (Donnison, 1993, cited in Roberts, 2000, p.17-18). From all these definitions, the extensive definition of urban regeneration is made by Roberts as:

“...a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental conditions of an area that has been subject to change” (Roberts, 2000, p.17).

This definition represents one of the important characteristics of urban regeneration as a better understanding of the process of regression and reconciliation which is emphasized by Lichfield (Sharifzadegan et al., 2014).

The theory of urban regeneration mainly deals with the institutional and organized dynamics of the management of urban change. However, these institutional and organizational dimensions of urban regeneration show several crucial features that provide to describe the role, content, and mode of operation of urban regeneration. The feature of urban regeneration can be summarized as (Roberts and Sykes, 2000, p.21-22):

- “An interventionist activity; that aims to maintain physical, social, economic, and environmental development in declining urban areas. This means that, urban regeneration is a response to the opportunities and challenges that urban degeneration presents at a certain time in a certain place (Roberts, 2000, p.9).
- An activity which straddles the public, private and community sectors; In the past, the state has handled many urban regeneration interventions, and nowadays there is consensus among many actors and stakeholders from the public, private, voluntary, and social sectors (Roberts, 2000, p.21-22).
- An activity that will undergo major changes over time in institutional structures in response to changing economic, social, environmental and political conditions (Roberts, 1990; cited in Roberts, 2000, p.23).
- A means of mobilizing collective effort and providing the basis for the negotiation of appropriated solutions; This strategy is not only a tool used to identify policies and actions designed to improve the situation of urban areas, but also a tool for the development or modification of institutional structures necessary to support the preparation of specific proposals (Roberts, 2000, p.22).
- A means of determining policies and actions designed to improve the condition of urban areas” (Roberts, 2000, p.22).

2.2 Aims of urban regeneration

Although each city's physical, economic, social and political conditions differentiate the urban regeneration process in terms of its methods and strategies, each urban

regeneration model is designed with the same aims, based on people, place, and economy. Ince (2006, p.9) states these goals as follows:

- Strengthening the skills, capacities, and expectations of the people so that they gain access to and benefit from more comprehensive social and economic opportunities;
- Increase job performance to create more local business opportunities and higher revenues;
- Increasing the general appeal of the "place" to attract and retain people, companies, who have a choice about where they will settle.

In addition, according to Roberts (2000), the history of urban problems and opportunities illustrate five continuous and enduring objectives. These are:

- To establish a relationship between the physical conditions of the urban area and social problems;
- To respond to the needs of ever-changing urban space;
- To increase the quality of urban life and social welfare by providing and sustaining economic renewal;
- To prevent urban sprawl and provide strategies to ensure the maximum useful and effective use of land already in urban areas;
- To ensure that the city policy is shaped by the collaborative planning process, which is carried out with a very agency approach.

To sum up, there are many definitions for the term 'urban regeneration'. The common point of these definitions is being a comprehensive and integrated issue dealing with the improvement of physical, social, and economic conditions of people living in the area. It is stated that each city and area has different physical, social, economic, and political conditions and thus, the methods and strategies of urban regeneration can be different from each other. However, all regeneration projects have aims based on people, place, and economy. This means that it is aimed at the urban regeneration projects to increase the well-being of people living in the area by providing social

development, economic development, physical improvement, environmental protection and democratic organization. In addition, it is stated by Roberts and Skyes (2005) that urban regeneration is “a response to the opportunities and challenges” of the regeneration area. Therefore, it is crucial for the projects under the name of urban regeneration to deal with not only physical aspect but also social, economic, and environmental aspects of the area. In other words, within the scope of the thesis, ‘community development based urban regeneration’, it is necessary to produce solutions to all physical, social, and economic problems of people living in the area and take into account the opportunities in the area.

2.3 Principles of urban regeneration

Urban regeneration should be based on some principles that are necessary to provide physical, social, and economic revitalization of declining areas. For Roberts (2000, p.18-19) who identifies these principles clearly and briefly, urban regeneration should:

- “be based upon a detailed analysis of the situation of an urban area,
- be aimed at the simultaneous adaptation of the physical texture, social structures, economic base and environmental conditions of an urban area,
- strive to perform synchronized adaptation through the creation and implementation of a comprehensive and integrated strategy that deals with the resolution of problems in a balanced, orderly and positive way,
- provide that a strategy and the resulting implementation programs are developed in line with sustainable development objectives,
- identify clear operational objectives that should be quantified as much as possible,
- ensure the best possible use of natural, economic, human, and other resources and existing characteristics of the built environment,

- provide concurrence through the fullest possible participation and cooperation of all stakeholders with a legitimate interest in the regeneration of an urban area; This can be accomplished through partnership or other forms of working,
- recognize the importance of measuring the progress of strategy towards the achievement of specified objectives and monitoring the changing nature and influence of the internal and external forces which act upon urban areas,
- accept the likelihood that initial programmes of implementation will need to be revised in-line with such changes as occur,
- recognize the reality that the various elements of a strategy are likely to make progress at different speeds; this may require the redirection of resources in order to maintain a broad balance between the aims encompassed in a scheme of urban regeneration and to allow for the achievement of all of the strategic objectives”.

In addition to these principles, it is important to understand the concept of ‘the uniqueness of place’. Despite the similarities in the problems of urban areas, different economic, social, and environmental consequences arise. For this reason, solutions of urban problems should be investigated taking into consideration the different economic, social, and environmental potentials in urban areas and every decision taken should be specific to the local area. Another theme supporting urban regeneration principles is that urban areas should make a positive contribution to the economic, social, and environmental performance of cities. In the past, disadvantaged urban areas, and especially inner cities, were thought as an obstacle to the success of the countries and regions in which they existed, and therefore should be abandoned. However, it changed the view that the inner cities should be abandoned over time and understood that "overall performance of metropolitan regions is linked to the performance of their central cities” (Stegman, 1995, cited in Roberts, 2000, p.19).

2.4 Evolution of urban regeneration

In the late 19th century, immigrants from different regions to cities, where industrialization has been taking place, have created unhealthy working conditions and these negative living conditions have led to the development of projects and legal regulations for the rehabilitation of these regions. The first urban regeneration initiatives, especially in the UK, have begun with slum clearance of depressed areas called poverty nests, which are caused by rapid industrialization, urban migration from rural areas and urbanization rapidly spreading out of the city. This approach, which lasted until the 1940s, was subjected to criticism by the reason that poor people were displaced from their place, rather than solving the problems of housing (Sönmez, 2005; Özden, 2008).

The term “Urban regeneration” developed after the Second World War in Europe and Britain, mainly because of post-war decline of industries. Since then, there have been many government policies focusing on urban regeneration to reach better society (McDonald et al., 2009). From the second half of the 1940s, urban development strategy seems to have been implemented as well. In these years, the development in the western cities has leapt into the city walls and create suburbs around many existing cities and towns. In addition to these, new cities have been established with respect to modernist planning and design principles and a rapid growth has been observed in existing ones (Akkar, 2006).

Over the last 60 years, the nature of the regeneration policy changed several times (Roberts 2000). These changes have been implemented to compress the dimension of urban problems and have led to the development of different urban regeneration programs. (Fig. 2.1).



Figure 2.1 Evaluation of Urban Regeneration (McDonald et al. 2009)

During the 1950s and 1960s, the predominant approach in urban regeneration was comprehensive redemption. It included the determinist assumption that poverty could be eliminated and improvement in physical environment was concluded with social and economic benefits (McDonald et al., 2009). This planning approach was adopted in the 1950s, especially in the USA and the UK, as a way of providing a new vision and appearance to these areas by destroying the central areas and removing the poor people from these areas. However, this approach, in which people living in these areas have been displaced by the state, and new populations were settled in the established settlements, is exposed to criticism (Özden, 2008). In the 1960s, the arguments against the effectiveness of the slum clearance programs increased (Roberts, 2000). The dissatisfaction with ‘slum clearance’ interventions together with the movement of population to peripheral estates led to the recognition of the inner-city problems at the end of the 1960s (Roberts, 2000; Couch, 1990). It was understood that many of the solutions found to urban problems in the post-war period only transferred the location of these problems, rather than solved them (Roberts, 2000). Consequently, it is widely accepted that the social and economic problems of the inner cities ‘would need to be tackled’ (Couch, 1990). In this period, it was also realized that the past strategies could not increase enough the declined land values in the city centers (Günay, 1992).

Therefore, urban policy started to move away from large scale slum clearance programs to other urban regeneration strategies which were 'urban rehabilitation' and 'urban improvement' (Couch, 1990).

Later, from the middle of the 1960s to the late 1970s, public welfare was prompted despite the welfare state of poverty and deprivation in inner city areas. This policy provided temporary compensation to the victims of economic and social change. From the 1970s it has been realized that many urban problems were caused by structural economic change. Therefore, economic development was required to assist the area restoration (McDonald et al., 2009). The late-1960s also represented an important shift in the understanding of urban decline. Before, the urban decline was seen as an urban pathology, while towards the end of the 1960s, it started to be recognized as an outcome of structural economic and social problems (Balchin and Bull, 1987, cited in Roberts, 2000). Thus, Urban Programme was launched in 1968, by the Home Office due to the growing concern about the inner urban areas and especially about those neighborhoods where mostly the immigrants live in (Roberts, 2000). Under this program, local authorities and community organizations supported social and community development projects (Couch, 1990). The 1970s are characterized with the strategy of 'urban renewal' which became the major urban regeneration strategy with a particular emphasis on the coordination between the previously separate economic, social and physical aspects of urban policy (Roberts, 2000). In addition, it has been accepted that renewal and protection of urban areas should be provided together with local residents. Therefore, it can be said that "the first meaningful participation in urban regeneration practices coincided with these years" (Özden, 2008).

In the 1980s, regeneration policy became closely associated with neo-liberalism, exemplifying that urban problems derive from the 'dead hand' of bureaucratic local government, stifling entrepreneurial initiative and enterprise. The focus was on the unblocking of supply-side obstacles to land and property development. 'Urban redevelopment' became the main urban regeneration strategy of the 1980s (Turok, 1987, cited in Roberts, 2000). In this period, the most significant change in urban policy field was the move away from the idea that the government should provide all the resources for policy development and interventions to cope with urban problems.

Instead of central government, private sector became the major actor in the urban redevelopment projects (Roberts, 2000). In both the US and Britain, the main strategy was to use public powers to support the private sector with a minimum regulatory intervention. During the 1980s, new initiatives were introduced into the urban regeneration policies to improve private sector confidence in order to attract their investment for the declining urban areas (Fainstein, 1994). Regeneration projects in urban centers and abandoned industrial areas have been misunderstood for the cities that have worn in the West to re-locate their places in the system of global cities. These projects have been made possible by the creation of new centers of attraction in the western cities and by public interventions that facilitate the mobility of the capital (Sönmez, 2006).

While the physical and economic dimensions of the space are emphasized in the urban regeneration in the 1980s, since the 1990s, an approach that integrates the physical, economic, social, and environmental dimensions of the space, and the legal institutional processes of regeneration at the same time, has been widely advocated. Urban regeneration projects have been seen as a mechanism that focuses on the creation of sustainable societies. Now, based on economic, social and environmental factors, the need for the development of sustainable cities and regions is accepted. In addition to economic, physical, and social dimensions, this mechanism also has an ecologically relevant dimension to the preservation of the natural environment (Jeffrey and Pounder, 2000). Therefore, between early and middle of the 1990s, local area-based partnerships were established to provide compensation for local funds. It is accepted that for successful implementation, it is necessary in urban regeneration projects to use the strengths, resources, energy, and initiative of local communities and to have bottom-up approach with the aim of creating social capital and encouraging community self-help (McDonald et al. 2009).

The approach at the end of 1990s focused on the development of strategies with participatory action which includes improvements in governance and the institutional arrangements for urban regeneration (Couch et al., 2003). The beginning of the 21st century is the period when urban regeneration has been addressed by new holistic and

integrated policy and has economic empowerment, environmental responsibility, good governance and social welfare principles (McDonald et al. 2009).

To sum up, in this chapter, the definitions, aims and principles of urban regeneration is explained. In addition, it is determined that the nature of regeneration policy has changed many times over the last 50 years. These changes varied based on the urban problems that changed over time and led to the development of different urban regeneration programs. For instance, in the USA, and UK urban regeneration projects developed from the comprehensive redemption to the sustainable places (Fig. 2.1). In addition, as discussed above, urban regeneration, being an integrated action, involves all social, physical, and economic improvements in accordance with the present urban policies. In addition to being integrated action, another policy in urban regeneration is being area-based and including participation and empowerment of the community. These subjects will be discussed in the next chapters.

CHAPTER 3

DEFINITIONS AND PRINCIPLES OF COMMUNITY AND COMMUNITY DEVELOPMENT

Throughout history, there have been so many works for increasing the quality of community life and the well-being of its people. However, this interest in community and community development have recently increased by focusing on the improved ability to detect, evaluate, and extend community well-being (Zautra, Hall and Murray, 2009). Since urban regeneration is “a response to the opportunities and challenges of a certain place” (Roberts, 2000), and is an activity to increase well-being of the community living in urban regeneration area, it is crucial to understand who is the community, and what are the problems, needs and assets of the community. For this study, urban regeneration is evaluated in terms of community and community development based principles. Therefore, it is significant for a successful urban regeneration to define community in regeneration area and also determine their problems, needs, and assets, in order to provide a physical, social and economic improvement in the area.

3.1 Definitions of Community

Community is thought traditionally as a group of people living in a geographical location and sharing something in common (Work Group for Community Health and Development, 2016). *In Cambridge Dictionary*, community is defined as “the people living in one particular area or people who are considered as a unit because of their common interests, social group, or nationality”. In addition, Somerville (2011)

explains that the concept of community has a complex and multidimensional meaning and it needs to be taken seriously. Therefore, it is thought that Day's community description can be a good starting point (Somerville, 2011). According to Day (2006), there are three core elements in order to explain the concept of community.

First, there are networks, in which people are related to one another through collaborative interaction involving forms of mutual trust, closeness, and responsibility are a distinctive way of organizing social relations in a community. Second, understanding the quality of sociability and mutual regard in a community is crucial. Although the meaning of sociability may seem clear, it has a complicated and mysterious meaning (Somerville, 2011). According to Bourdieu and Wacquant (1992, p.119), sociability is defined as an ability and tendency to maintain networks of "more or less institutionalized relationships of mutual acquaintance and recognition." According to this definition, it clarifies both the nature of the networks that express community (as relations of mutual acquaintance and recognition) and the relationship that community as sociability has to those networks (as an ability and disposition to sustain them). Thus, sociability in community can be defined as requiring networks of actors maintaining those networks through a certain style of interaction.

Day's these two elements provide to understand communities in a descriptive sense as '*networks of sociability*', which can take an unlimited number of forms and be created in an unlimited number of contexts. However, he explains third element of community, in prescriptive sense, as a '*call to action*' (Day, 2006). This element indicates the active and instrumental meaning of community (Butcher, 1993). Therefore, community expresses both a certain kind of potential and the actualization of that potential through named courses of action. The community is something that can be expressed through social networks, but it is not obligatory to be defined by such networks. At least part of the basic meaning of the community lies in its capacity to call on individuals to act together as members of the same community. Not only individuals can cooperate without being absolutely sociable, but in any sense, can "cooperate" without interacting.

Obviously, some form of co-operation must be done in order to make their appearance, but these connections can be mediated in a large way; For this reason, at the bottom, the community is a commitment among individuals. (Sommerville, 2011).

In addition, Coles, and Knowles (2001, p.11, cited in UNESCO, n.d.) describe community as:

“Clusters of individual lives make-up communities, societies, and cultures. To understand some of the complexities, complications, and confusions within the life of just one member of a community is to gain insights into the collective.”

For Urban (2002), "Community" connotes a collection of people bound together by common practices, norms and interests (Urban, 2002). In Greek language, it means “fellowship” or a group of people who come together for mutual support and to fulfill their basic needs. For Boothroyd (1990, cited in UNESCO, n.d.) a community is:

“A Human system of more than two people in which the members interact personally over time, in which behavior and activity are guided by collectively-evolved norms or collective decisions, and from which members may freely secede.”

In addition, Roberts (1979) defines a community as a collection of people who have become aware of some problem or some broad goal, who have gone through a process of learning about themselves and about their environment, and have formulated a group objective (UNESCO, n.d.).

Furthermore, according to qualitative interviews about asking people to what community meant to them, five core elements are found. These are (Macqueen et al., 2001):

- “Locus, a sense of place,
- Sharing, common interests and perspectives,
- Joint action, a sense of coherence and identity, included informal common activities such as sharing tasks and helping neighbors, but these were not necessarily intentionally designed to create community cohesion.
- Social ties involved relationships that created the ongoing sense of cohesion.

- Diversity referred not primarily to ethnic groupings, but to the social complexity within communities in which a multiplicity of communities co-existed.”

Finally, Patrick and Wickizer (1995) analyze a smaller set of three elements which are:

- Community as a place, especially geographically bounded;
- Community as a social interaction, where social networks and social support are very important;
- Community as political and social responsibility, containing political and social causes in the formation of social groups (Patrick and Wickizer, 1995).

3.1.1 Attributes and Dynamics of Community

Communities have a rich variety of attributes, generally described in the form of binary oppositions like strong/weak, homogeneous/heterogeneous, integrated/segregated, cohesive/fragmented, united/divided, open/closed, inclusive/exclusive, and they can have rigid or flexible, permeable or impermeable, clear or fuzzy, stable or unstable boundaries. Being a member of a community means having a certain status which changes with respect to the habitus. Reference is often made to communities of place, communities of interest and communities of identity. ‘Community’ for Sommerville (2011) is defined as living in the same place, having common interests or other characteristics in common with others. However, sharing the same places, interests, or identity is not enough for composing a community. That is, people living in the same area or having the same concerns such as occupations, values or perceiving themselves in the same direction in terms of culture, religion, nationality, or whatever cannot compose a community, since they can be called a community only when the members of the group recognize what it is they have in common (Sommerville, 2011).

There are different views on what makes a community strong. Generally, a strong community is defined as a strong link between members or a community as a whole. That is in the first case, ‘strong ties’ (Granovetter, 1973) among the members determine the mightiness of community, so the strength of a community can be

measured in terms of the breadth and depth of such ties among its members – the greater the proportion of members who have these ties, and the more binding these ties are the stronger the community. However, strong ties can emerge indirectly, depending on the strength of a particular identity, culture, space, or habit (Sommerville, 2011).

Strong ties often seem to stem from the habitus itself with the tendency of community members to shape for a long time with their experiences and choices. For this reason, community members may be directly connected to each other with a mutual sense of responsibility, or indirectly through having a mutually recognized common identity or status, for example, related to class, culture, neighborhood, city, nation or whatever. The second sense of strong community is one in which the community is empowered to act in a way that makes a difference in habits and society more generally. This means that strong community is a matter of the resources that the community can command, how united the community is in its purpose to deploy these resources, and the organizational capacity (particularly strategic capacity) of the community to deploy those resources effectively (Sommerville, 2011).

On the other hand, communities need not necessarily be protected by strong ties (Sommerville, 2011). Granovetter (1973) also revealed the concept of weak ties. They have more character of acquaintanceship and ‘thin’ sociability (Sommerville, 2009a) and are not necessarily deeply felt or lifelong. Having weak ties is also important to ensure that communities are stronger in the second sense by facilitating access to resources, ensuring that the community is integrated or coherent (all members are connected) and increasing capacity for coordinated action. Moreover, it can be noted that strong ties of community members to a shared habitus can and do coexist with weak ties of many of those members to one another. Where ties are generally weak, however, both among community members and between those members and their habitus, a community is unlikely to be stable (Sommerville, 2011).

In addition to having strong or weak ties, being homogenous or heterogenous is another characteristic of the community. A homogeneous community is one ‘in which the members enjoy more or less the same bundle of statuses, at least as perceived by the members themselves’. The reason may be that all members have the same sex and

occupation roles, follow similar day-to-day practices, share their views on similarities and places around the world, enjoy similar leisure time, and express themselves in a wide range of similar subjects. On the contrary, heterogeneous (or multicultural) communities differ in terms of members' daily practice, identity, beliefs, and attitudes (Sommerville, 2011).

It may seem logical to assume that the homogenous communities will probably be stronger in the first sense above. The reason for this is that people who are more likely to meet more related to each other, and that they are more likely to develop deep and long-term friendships, and of course also have a common identity, culture and the like. But homogeneous communities are not necessarily strong in the second sense; Because they may lack essential resources, may be internally divisible (especially across gender and generation lines), and may not have an effective organization; They may lack the four forms of Bourdieu's capital (economic, social, cultural and symbolic). Conversely, it might be supposed that heterogeneous communities would be likely to be weaker in the first sense because people from different cultures are likely to engage less often in meaningful interaction and are less likely to recognize one another as having the same identity. In practice, however, people's identities are often multiple and fluid, and they may give priority to different identities at different times and in different contexts. A more heterogeneous society can be stronger in the second sense. Because cultures (or communities) can function as a resource that opens up the society and makes change more adaptable and can be stronger even in the first stage. This means that adaptation to change implies increased cross-culture exposure (Sommerville, 2011). For example, Wallman's (1984) study on Battersea clearly shows that a fairly heterogeneous community, shared in a locality, can come from above the potential obstacles caused by skin color and language differences (Wallman, 1984, cited in Sommerville 2011).

Furthermore, nowadays, instead of being weak or strong and homogenous or heterogenous, the term 'cohesive community' and 'community cohesion' have been used widely in government literature since 2001. Following the report of the Commission on Integration and Cohesion (CIC, 2007), '*a vision of an integrated and cohesive community*' is defined in terms of three foundations;

- “People from different backgrounds having similar life opportunities
- People knowing their rights and responsibilities
- People trusting one another and trusting local institutions to act fairly” (CIC, 2007).

And three key ways of living together:

- “A shared future vision and sense of belonging
- A focus on what new and existing communities have in common, alongside a recognition of the value of diversity
- Strong and positive relationships between people from different backgrounds” (CLG, 2008a, p.10).

In briefly, there are many definitions of community, however, in this study, people living in the regeneration area can be defined as a community due to living in the same area, having similar backgrounds and lifestyles. Moreover, regeneration areas are mostly places where ‘squatter’ houses were constructed. In Turkish Dictionary, ‘Squatter (Gecekondu)’ structure is defined as unlegalized structures that hastily constructed in a one night without permission from the municipality. In addition, according to Yasa (1970), the features that customize ‘squatter’ is related with its social aspect and formation against laws. In all definitions, the features of squatter houses that distinguish it from others defined as being makeshift structures, constructed hastily, being contrary to the laws, constructed on someone else’s land without permission and being unlicensed. The formation process of ‘squatter’ areas in Ankara is examined in the next chapters but in order to understand ‘squatter’ community, it is significant to say that squatter community emerged as a result of the migration from rural areas to cities after industrial revaluation. In other words, due to economic and social conditions, migrants, who face housing and business problems, built structures that resemble neither the city nor the village and ‘squatter’ areas have emerged with a collective spirit. Especially, the main feature of squatter community is that with the feeling of homeland and kinship, they cluster in a part of the city and this situation slows down the loss of them in the city (Akın, 1996). Therefore, since urban regeneration projects aim to improve the well-being of the community in the area, it is crucial to define community. And squatter community living in a regeneration area,

having common features, such as family types, social values, cultural items, habits, etc... Moreover, as discussed above, being community means having a shared vision and sense of belonging. The sense of place attachment and being group of people that gathered under difficult conditions provide them to be a strong community.

3.1.2 Community Needs and Assets

When dealing with problems in a society, it is important to determine and understand the needs of the individuals and the organizations serving them, and the assets that the community uses to meet those needs. In order to obtain this information, it is best to develop a plan to identify local needs and assets (Work Group for Community Health and Development, 2016).

Needs can be defined as “the gap between what is and what should be”. A need can be felt by an individual, a group, or an entire community. On the other hand, everything that can be used to improve the life quality of the community may be assets, such as, organizations, institutions, buildings, landscapes, equipment, etc... “Every individual is a potential community asset, and everybody has assets that can be used for community building”. Generally, many community organizations focus the needs and deficiencies of the community. It is known that every community has needs and deficiencies, but it is also significant to determine assets and strengths ‘--emphasizing what the community does have, not what it doesn't’. As well as community needs, determining community assets also can be used to develop community life (Work Group for Community Health and Development, 2016).

A community asset (or community resource, a very similar term) is described as ‘anything that can be used to improve the quality of community life’. And, according to the Work Group for Community Health and Development (2016), it means that:

- ✓ It can be a ‘person’ - Residents can be empowered to perform and use their skills to build and transform society.

- ✓ It can be a ‘physical structure or place’, such as, a school, hospital, church, library, recreation center, social club, a town landmark or symbol, an area for community meetings, or a park, a wetland, or other open space.
- ✓ It can be a ‘community service’, such as, public transportation, early childhood education center, community recycling facilities, cultural organization.
- ✓ It can be a ‘business’ providing jobs and supporting the local economy.

That is, everyone and everything in the community can be an asset for community improvement if only their assets were determined, and could put them to use (Work Group for Community Health and Development, 2016). In addition, Kretzmann and McKnight (1993, p.25) described assets as the “gifts, skills and capacities” of “individuals, associations and institutions” within a community. Oliver (2001), explains the significance of asset building as that:

“An “asset” in this paradigm is a special kind of resource that an individual, organization, or entire community can use to reduce or prevent poverty and injustice. An asset is usually a “stock” that can be drawn upon, built upon, or developed, as well as a resource that can be shared or transferred across generations. ... As the poor gain access to assets, they are more likely to take control of important aspects of their lives, to plan for their future and deal with economic uncertainty, to support their children’s educational achievements, and to work to ensure that the lives of the next generations are better than their own” (Oliver, 2001, p. xii).

Identifying community assets is crucial because;

- “They can be used as a foundation for community improvement.
- External resources (e.g., federal and state money) or grants may not be available. Therefore, the resources for change must come from within each community.
- Identifying and mobilizing community assets enables community residents to gain control over their lives.
- Improvement efforts are more effective, and longer-lasting, when community members dedicate their time and talents to changes they desire.

- You can't fully understand the community without identifying its assets. Knowing the community's strengths makes it easier to understand what kinds of programs or initiatives might be possible to address the community's needs.
- When efforts are planned on the strengths of the community, people are likely to feel more positive about them, and to believe they can succeed. It's a lot easier to gain community support for an effort that emphasizes the positive - "We have the resources within our community to deal with this, and we can do it!" - than one that stresses how large a problem is and how difficult it is to solve" (Work Group for Community Health and Development, 2016).

Therefore, it is important to make community assessment firstly in a work done for society. A community assessment usually includes collecting the following information (Work Group for Community Health and Development, 2016):

- "Collecting information for a community description,
- Collecting information on and analysis of community problems and weaknesses,
- Identifying and assessing community needs,
- Identifying community assets and resources (group or individual level),
- Collecting information on specific areas of interest".

3.2 Definitions of Community Development

Community development associates the idea of "community" with "development." It has been previously defined that the concept of community is a group of people with a shared identity. For this reason, community development is largely based on interaction between people and common action rather than individual interaction - what some sociologists call "collective agency" (Flora and Flora, 1993).

"Development" is a process that increases options. This means new options, diversification, different thinking on different issues and anticipating change (Christenson et al., 1989). Development involves change, improvement, and vitality -

an attempt to develop participation, flexibility, equality, attitudes, the functioning of institutions and the quality of life. (Shaffer, 1989). Therefore, community development means that a community is entering a process that itself aims to improve the social, economic, and environmental condition of the community (Cavaye, 2006).

Community development is defined in a variety of forms, such as local economic development, political empowerment, service provision, housing programs, comprehensive planning, and job training (Green and Haines, 2008). According to Combat Poverty (2000), community development is:

“... a process whereby those who are marginalized and excluded are enabled to gain in self-confidence, to join with others and to participate in actions to change their situation and tackle the problems that face their community” (Combat Poverty, 2000, cited in Combat Poverty, 2006, p.2).

Another definition for community development is a group of people in a community that has a decision to initiate a social movement process to change their economic, social, cultural, and environmental conditions (Christenson et. al. 1989). In the Budapest declaration (2004), community development is described as:

‘...a way of strengthening civil society by prioritizing the actions of communities, and their perspectives in the development of social, economic and environmental policy. It seeks the empowerment of local communities, taken to mean both geographical communities, communities of interest or identity and communities organizing around specific themes or policy initiatives. It strengthens the capacity of people as active citizens through their community groups, organizations, and networks; and the capacity of institutions and agencies (public, private and non-governmental) to work in dialogue with citizens to shape and determine change in their communities. It plays a crucial role in supporting active democratic life by promoting the autonomous voice of disadvantaged and vulnerable communities. It has a set of core values/social principles covering human rights, social inclusion, equality and respect for diversity; and a specific skills and knowledge base.’ (Craig, Gorman and Vercseg, 2004, p.2).

This definition emphasizes communities as something more than geographic areas, that is communities of interest or identity are as important as any geographic element (Combat Poverty, 2006). In addition to these definitions, community development is often equated with economic development. Nevertheless, many practitioners think community development as a set of activities that must predate economic

development. Community development includes both economic improvement by creating jobs and income and social improvement by providing good infrastructure, including housing and schools. However, some community development activities are directly related to economic development, such as vocational training and business management. The concept of community development is broader than economic development and can involve many activities that are directly economic in nature (Green and Haines, 2008). According to Sen (1999), community development is freedom and it is stated that high levels of social and economic inequality hamper development because the opportunity to improve the capacity of the poor is not the same. Therefore, it must cover freedom in five different forms: political freedoms, economic facilities, social opportunities, transparency guarantees and protective security. That is, political freedoms are mainly based on civil liberties; economic opportunities are the sources that families keep to produce, consume or shop on the market; social opportunities, education, health services, etc. are the social order of conditions for improving quality of life; transparency guarantees can be defined as the level of trust that exists between individuals and their governments; and finally, protective security includes institutional arrangements that:

“...provide a social safety net for preventing the affected population from being reduced to abject misery, and in some cases even starvation and death” (Sen, 1999, p.40).

Furthermore, development enables a better management system of markets (financial, housing, labor, etc.) for the efficient use of resources, the reduction of a society's dependence on external sources and decision making, and the fulfillment of local (social) needs. One of the basic elements of the process is the allocation of developmental decisions to the local level, where relations between economic development, environmental and social needs are most visible.

Finally, in addition to definitions above, Pitchford (2006, p.32) described community development as;

- “a process (not a one-off intervention);

- achieving change within and for communities to problems that they themselves identify (it is not about keeping things as they are and it is not top-down);
- focused on changes that will be about achieving greater equality, justice, and respect;
- a collective process and done with (not for or to) communities;
- a process that can be done by volunteers and activists as well as paid professionals” (Pitchford, 2006, p.32, cited in Pitchford and Henderson, 2008).

3.2.1 Aims of Community Development

Community development has a range of goals, such as solving local problems (eg, unemployment and poverty), eliminating wealth and power inequalities, promoting democracy, and creating community feeling (Rubin and Rubin, 1992). According to Shaffer (1989), the outcomes of a successful community development are producing wealth, maintaining or improving the competitive position, protecting and using community resources, and adapting to change (Shaffer, 1989). Community development has many objectives. One of the main purposes of community development is to ensure social change (Abbott, 1995; Dunham, 1970). This means that the main objectives of community development are to cause social change for balanced human well-being and material improvement; Strengthen institutional frameworks to ensure social change and growth; To promote maximum participation in the development process; To express and allow the poor groups to participate in development actions to promote social justice (Dunham, 1972). The social structure is very important for improving the social structure of communities. The social setting includes many changes such as health services, education services, environmental and physical infrastructure changes. Social change is also related to economic and political changes. Every community development program at every level will cause social

change (Ranjha, 2013). In addition, per Hendriks (1972), another important aim of community development is to increase social and cultural welfare and increase the amount of local participation in planning. In the period 1945-1960, in Netherlands, community development was used as a tool to combat the disturbing effects of industrialization and modernization, and it aimed to provide social support in the 1950s and to develop many so-called development areas. Today, many community development programs run by governments and non-governmental organizations focus on the welfare of the people of communities at the community level. Moreover, at the beginning of the 1960s, Vos suggested that the tasks and goals of community development were to include in activities designed to improve the quality of life of community members and in the second half of the 1960s and early 1970s, it is concentrated on the development and coordination of self-activation and participation (Vos, 2005). The concept of 'quality of life' is thought to be very important in the field of international development. In general, poverty is a poor quality of life. Improvement of the quality of life includes the development of the economy, the creation of the environment, the promotion of physical and mental health, the improvement of education services and the improvement of recreation and social welfare (Ranjha, 2013).

In addition to ensuring social change, increasing social and cultural welfare, and improving quality of life of community members, Hayes (1981) state that the community development process aims to improve the capacities of the local people to control their lives, equality and anticipate future problems. Capacity building is a natural outcome of community development processes that all community members are given equal opportunities to identify problems and participate in planning and decision-making processes. Thus, they learn and develop automatically. Finally, the aim of community development is to bring solidarity, equality, grassroots democracy, and participation (Oakley, 1998). In using the word 'stability' means consistency and permanence (Hayes, 1981).

3.2.2 Values and Principles of Community Development

As mentioned above, community development has a complex definition, in terms of its similar and different meanings, has been discussed. In the Standing Conference for Community Development (2001), it is stated that social justice, participation, equality, learning and cooperation are values of community development. In addition, planning for the needs of the local community; promoting self-help as a basis for action; providing technical assistance when required; and integrating specialist services are the elements of community development (Dunham, 1972). According to Cook (1994) the characteristics of community development are that:

- ‘Focus on a unit called "community."'
- Conscious attempts to induce non-reversible structural change.
- Use of paid professionals/workers.
- Initiation by groups, agencies or institutions external to the community unit.
- Emphasize public participation.
- Participate for self-help.
- Increase dependence on participatory democracy as the mode for community (public) decision-making.
- Use an integrated approach’.

The development of better living conditions and the active participation in community programs and initiatives were defined as the basic principles of community development by Silavwe (1984). In the report, “The Community Development Challenge”, by the Department of Communities and Local Government (2006, p.13), the values and principles of community development were presented as:

- ✓ Social justice,
- ✓ Self-Determination environment,
- ✓ Working and learning together,
- ✓ Sustainable communities,

- ✓ Participation,
- ✓ Reflective practice

In addition, in the same report, it is stated that community development is a set of values embodied in an occupation using certain skills and techniques to achieve particular objectives. According to Gilchrist (2003), the major principles of community development are:

“Anti-oppressive practice, environmental protection, networking, access and choice, working for community perspectives, prioritizing the issues of people experiencing poverty and social exclusion, promoting long term change, tackling inequalities and supporting collective action as major principles in the process of community development” (Gilchrist, 2003).

3.2.3 Community Development Historical Overview

The starting point of community development history is open to discussion. Henderson notes that a series of commentators make mistakes by assuming that community development has recently entered the professional, social, and social policy arenas (Pitchford and Henderson, 2008). Community development practice is defined by the birth of the social worker. It dates back to the 19th century with social service leaders such as the settlement movement and Jane Addams (Kirst Ashman and Hull, 2009). This early work has strengthened the power of people to govern their assets in order to improve social conditions. This general framework, revolving around central democratic principles, has been a primary value of community development (Rubin and Rubin, 2008). Community development has the aim of improving community members' lives by paying particular attention to the areas that make up membership (Butterfield and Chisanga, 2008, cited in NASW, 2012).

As society and profession developed throughout the 20th century, community development has made several improvements as a field of application (Butterfield and Chisanga, 2008, cited in NASW, 2012). The 1930s were a period of great expansion with a large-scale federal response to the compound effects of the Great Depression (Kirst-Ashman and Hull, 2009). The primary focus in the 1950s was to build the

infrastructure of social services organizations. (Milligan, 2008, cited in NASW, 2012). In the 1960s, community action campaigns addressing community concerns were seen. These efforts continued in the 1970s. However, discussions on the difficulties that community members face have increased. While some advocate for an individual understanding of pathology, others prefer a more holistic understanding of how bigger social forces create challenges. The 1980s and 1990s saw an increasing call for state and local governments to reduce federal funding, a decline in the overall strength of the national economy, and personal responsibility. These social changes have had profound effects on the practice of community development (Fisher and Harding, 2008, cited in NASW, 2012).

Communities have strong resources and capacities that take their affairs in the positive direction. The increasing complexity of the US society and the demands on organizations, structures and policies that affect communities offer democratic participation opportunities. Community development efforts are aimed at creating and strengthening community capacity in the face of the challenges of the 21st century community. (Gamble and Weil, 2008; Streeter, 2008, cited in NASW, 2012). The Community development approach was based on the assets of the various stakeholders involved in the community and on how these assets address the challenges in society. (Council for Accreditation of Services for Children and Families, 2008, cited in NASW, 2012). Community development creates a process that encourages people to work together in groups and organizations in the direction of common goals (Milligan, 2008, cited in NASW, 2012). Community involvement, focused planning and commitment and community development efforts are aimed at increasing the capacity of communities and its members in an increasingly complex and interdependent world. The Community development work is considered both a process and aim-oriented, with qualitative and quantitative goals as expected outcomes (Butterfield and Chisanga, 2008, cited in NASW, 2012). 21st century social work practice has been marked by a return to the prominence of community development and attention given to macro social work practice (Kirst Ashman and Hull, 2009).

To sum up, community development has a complex definition, but it is described in many dimensions as being a process to enable community to participate actions to

handle the problems that face their community. This can be achieved, in the development of social, economic, and physical policy, by understanding the community as a priority. In other words, community development is a collective process done with community that achieve change the problems that they themselves identified, with the aim of providing equality, justice, and respect. In addition, the main aim of community development is to provide community well-being and improvement in all dimensions. Compare to urban regeneration definitions and aims explained in the previous chapters, it is determined that in these two interventions, the aim is improving the community in physical, social, economic, and environmental dimensions. That is, community development based regeneration is the combination of urban regeneration projects with community development interventions by focusing on the welfare of the community. The life quality of community is a crucial point for both urban regeneration and community development. Therefore, in order to improve the quality of life, it is significant to develop the economy, improve the physical environment, health and education services and develop social welfare.

The most crucial features of community development are emphasizing community participation and being dependent on participatory democracy as the mode for community decision-making. This means that in community development, instead of top-bottom approach, bottom-up approach is the main way of achieving community improvement. Moreover, like urban regeneration, community development is also a process using an integrated approach. Therefore, the basic principles of community development are the development of better living conditions, working for community perspectives, prioritizing the issue of community experiencing, and active participation of community at every stage. Thus, there are many similarities between urban regeneration and community development programs. Both is implemented in poverty areas to tackle the problems of people living in these areas. In addition, they are both have the aim of improving the well-being of people with an integrated approach, including social development, physical improvement, and economic development. In the next chapter, community development based urban regeneration criteria in physical and environmental, social, economic and governance dimensions will be explained in detail.

CHAPTER 4

REGENERATION AND COMMUNITY DEVELOPMENT

4.1 Involving the Community in Urban Regeneration

Cities have a complex structure, and changes in urban areas over time, such as different economic bases (service industry instead of production) or different activities or population movements, have caused different needs and problems in urban areas (Hassan, 2012). The problems arising from these changes are not only physical, such as underutilized or vacant land and abandoned buildings, but also social, such as unemployment and social poverty. For this reason, seeking and creating solutions for these problems is known as urban regeneration, often adopting the form of public policy to regulate urban processes and improve the urban environment (Couch, Fraser and Percy, 2003). In addition, there has been a significant change in the implementation of regeneration policies from just urban renewal, to encouraging community development (Hassan, 2012).

As defined in the second chapter, the urban regeneration approach not only facilitates the development of the physical environment, but also enables the community to participate more actively in the development and maintenance of the neighborhoods. In this way, as a stakeholder in the development process, communities actively become “the driving forces of change in their neighborhoods and areas” (Wangai, 2009, cited in Hassan 2012).

Over time, urban regeneration has developed from a simple form, such as the physical renewal of the infrastructure and depression areas, to the restructuring of the urban fabric, the renewal of the urban economy or the image of the city. In this sense, social

interaction and equity, the participation of local populations and their social and professional integration into a multi-functional context have gained importance (UNEP, 2004).

Since the traditional approaches in urban planning appear to be inadequate, and failed to cope with the rapid changes (Couch, Fraser, and Percy, 2003; Gotham, 2001; cited in Hassan, 2012), most countries have recently introduced legislation to emphasize the need to re-examine urban policies and make more efforts to improve urban conditions (Lungholt, 2007).

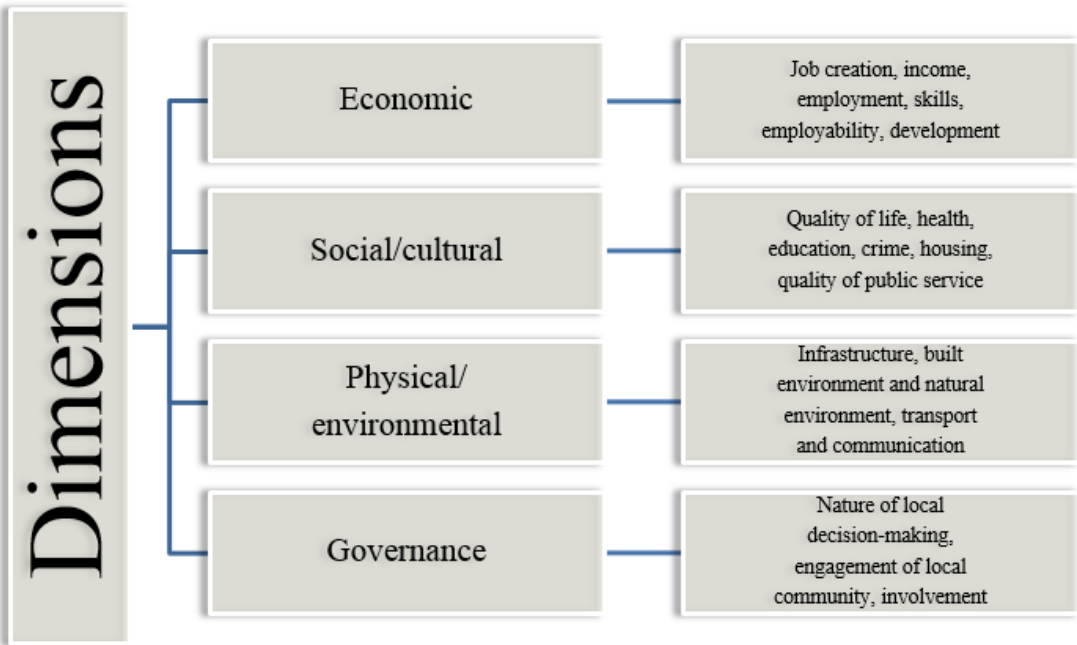


Figure 4.1 Approaches to Urban Regeneration (Hassan, 2012)

According to Turk’s (2005) classification, which are “people”, “business” and “place”, in terms of people, the aims of regeneration are improving skills, capacities and desires to enable communities to involve in and benefit from opportunities; in terms of business, regeneration aims to develop economic competitiveness and business performance in order to provide more local jobs and wealth; and in terms of

place, in order to attract both people and business, it is aimed to improve general appeal of a place (Hassan, 2012). According to Hassan (2012):

“In theory is that in balance all three elements combine to secure the upward trajectory of locality in a long term and sustainable manner. Dimensions of urban regeneration can be broadly described as economic, social and cultural, physical and environmental, and governance-related in nature as shown in Figure 4.1” (Hassan, 2012).

During the process of regeneration, the first thing is to recognize people as potential: depositing, managing and maintaining the physical environment, and participating in service delivery. Secondly, the government must adopt an enabling approach that promotes what people do and has public interest. The third important thing is being learned by community living in informal areas. It is important for:

“appropriate neighborhood planning: where street layout and distribution of commercial activities promotes sustainability, where value-for-cost is maximized, thereby allowing residents the opportunity to control and appropriate public space, and where people are encouraged to invest in the shared amenities and maintenance of their neighborhood” (Shehayeb, 2009, cited in Hassan 2012).

Figure in the below shows the corns stone for regeneration approach.

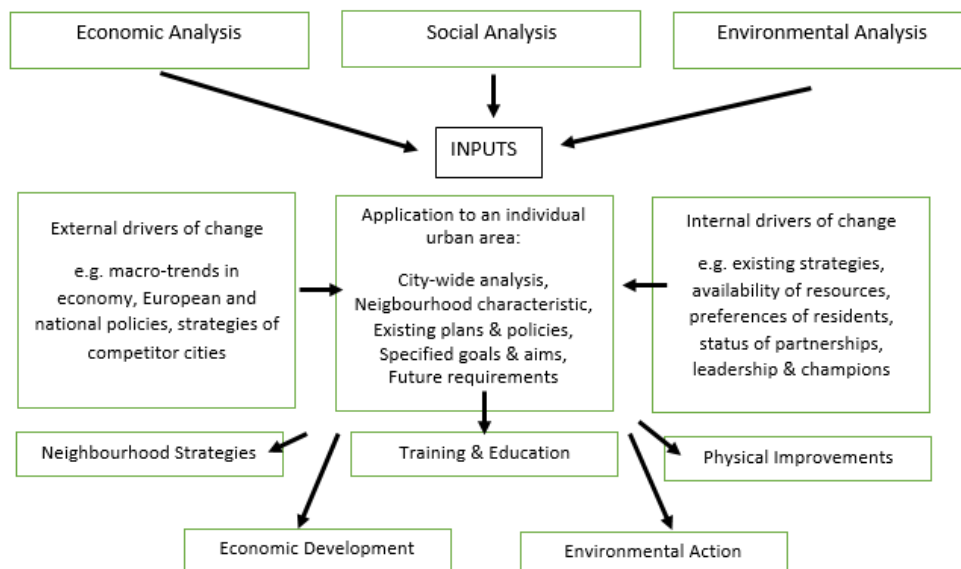


Figure 4.2 The Corns Stone for Regeneration Approach (Roberts and Skyes, 2000)

As seen in the Figure 4.2, urban regeneration deals with all social, economic, physical and environmental dimensions. By analyzing the existing conditions in the regeneration area, inputs of the project will be defined. These inputs will be analyzed and the characteristic of the neighbourhood will be described. After that, the goals and aims and future requirements of the urban regeneration project will be determined. In terms of these studies, the aim is improving well being of people by providing physical improvement, economic development, environmental action and social development by training and education.

Since regeneration is generally an approach that looks at the positive potentials of a region, informal areas should be treated as "potential areas, not problems to be solved". So, the interventions will be completely different. (Hassan 2012). Since the late 1990s, there has been a visible change in urban regeneration policy; 'a turn to community' has emerged, that is, the role of community in the regeneration process has become increasingly centralized (Duffy and Hutchinson, 1997). It is generally accepted that the models based on traditional "top-down" urban development rules are insensitive and unresponsive to the needs of the community and not successful. It is considered that effective regeneration without community engagement and participation is difficult (Adamson, 2010).

In addition, according to Jones (2003), policies regarding regeneration and housing and governance more generally provide to bring benefits such as increased efficiency, sustainability, and empowerment (Jones, 2003). And community-based policy is now being applied to a variety of policy areas such as employment, health, crime reduction, education, local government services and regeneration. This concentration on community input has emerged as the premise that it has the potential to develop service delivery, revitalize local democracy and increase local accountability (Foley and Martin, 2000). As mentioned before, urban regeneration generally consists of schemes to create new employment, improve housing stock and overcome social problems in areas where multiple problems are concentrated. At the level of macro planning, the question of community involvement is often invisible, and might even be thought irrelevant. In reality, all macro plans ultimately depend on detailed implementation at local level, and at this level community involvement is critical. During the community

involvement discussions, the words participation, engagement and empowerment are often used interchangeably, confusing the original meanings and objectives. Therefore, the meanings and aims of these three words will be discussed.

Firstly, community engagement is the basis for the regeneration process. Rogers and Robinson (2004) understand community engagement as "the opportunity, capacity and willingness of individuals to work collectively to shape public life" (p.2).

In the regeneration process, it is thought that the involvement of communities will provide them to be more responsible and more sensitive to the needs of the community and therefore be more successful. As Adamson (2010) repeated, active neighborhood engagement and participation is essential for the successful regeneration of urban poor areas. In addition, the Office of the Deputy Prime Minister (SQW Consulting, 2005) analyze whether community involvement in service provision in deprived neighborhoods results in better outcomes, to understand the benefits of community engagement in urban regeneration projects. According to the report (SQW Consulting, 2005), it is concluded that the benefits of community involvement outweigh the costs, outlining several feedbacks such as;

- “Provides better local knowledge;
- Benefits users’ access to services;
- Increases awareness of the potential for joined up solutions among service providers;
- Enhances the motivation of front line staff; and
- Encourages innovation in service design and delivery”.

In addition, community involvement has the potential to contribute to citizens' renewal processes - encouraging confidence, teaching skills and strengthening existing ones. (Rogers and Robinson, 2004). With the allowing individuals and groups more influence in policy, engagement provides strengthening the perception that community has crucial influence on decisions and outcomes. Moreover, the Home Office systematic review (Burton et al., 2004, cited in Scottish Government Social Research, 2011) addresses the positive outcomes of community engagement by reducing social

exclusion, increasing social capital and social cohesion, and contributing to active citizenship. To achieve successful results, O'Hare (2010, p.34) states that community engagement requires the following:

“... a triad of qualities, namely: resources to enable empowerment, such as political and legal rights, funding, and the social capacity required to create mobilization networks; opportunities, such as those provided by institutional arrangements, for example, decentralization; and finally, the motivations for people to exert their rights”.

Secondly, community participation is the other words used in community involvement discussions. Participation is seen as an activity tool for improving service delivery. The benefits associated with the community involvement are comprehensive. After decades of professional or state-led interventions, it is understood that the community is an important source of information that will lead to improved and faster responding services if used by the community. It is based on simple premises that the community knows best about their own challenges and thus allows policy makers to better reach the policy objectives (Skidmore et al, 2006; Maguire and Truscott, 2006; Rydin and Pennington, 2000, cited in Scottish Government Social Research, 2011). In addition to direct results of participation, there are many indirect social goods. For instance, in the planning of local development, community participation has reportedly cause more efficient, cost-effective measures (Cleaver, 1999, cited in Scottish Government Social Research, 2011). Besides, community participation during the planning and implementation of urban development programs leads to an increased sense of ownership of the project (Maguire and Truscott, 2006). Thus, there are many argumentations that without effective participation, urban regeneration is made more challenging, if not impossible (Werlin, 1999).

Finally, while community engagement and participation indicate the involvement of community in a ‘collaborative approach’, empowerment goes further than these conditions, as it allows to the transfer and decentering of power in decision-making to individuals and groups involved (Bailey, 2010). Empowerment, like engagement and participation, has become an increasingly popular target in recent years (Sharp et al, 2003). Defining what empowerment means or how it can be accomplished is a rather complex and controversial issue.

The Scottish Government and COSLA have agreed the following definition:

“Community empowerment is a process where people work together to make change happen in their communities by having more power and influence over what matters to them” (CEAP, 2009, 8, cited in Scottish Government Social Research, 2011).

However, in a review of UK regeneration, Tallon (2010) refers to the challenges implicit in empowering communities, namely,

“...that there is a danger of romanticizing community engagement and empowerment, overlooking the tensions and conflicts within communities, the tendency for burn-out because of demands of successive initiatives and the challenges that face the communities involved” (cited in Dodds, 2011, 16).

Therefore, it can be inferred that the importance of the terms, engagement, participation and empowerment, have gained importance. It is obvious that the terms, participation and engagement, includes the meaning of involvement; however, community engagement is different in terms of including the decentralization of power. That is, empowerment aims to increase responsibility of community by providing them a power to find answers to their own problems.

4.2 The Community-Based Approach in Urban Regeneration

Throughout the history of urban regeneration, communities have been a major interests for all political parties. Communities can be a driver of urban regeneration projects, and they are the essential ingredients of any regeneration scheme in order to enhance physical, economic, environmental and social improvements (Edger and Taylor 2000). That is, communities have been at the center of all new intervention policies (Mcdonald et al., 2009).

The so-called community-based approach presents the type of policy reserves the real possibility of sustaining the regeneration of areas suffering urban distress. The new community-based approach focuses on regeneration of the quality of life, not of the capital assets of real estate markets. For this reason, community based approach in urban regeneration should be implemented with people-centered and area-based

visions (Sharifzadegan, Fathi and Zamanian, 2014). That is, it is a vision of urban regeneration as a process to ensure area-based improvements in the “quality of life”. In particular a quality of life that is not polarized or segmented by area-based deprivation, poverty, and social exclusion, but which is integrated into mainstream developments. World experiences indicate that the most appropriate frameworks to make socio - economic development process in deteriorated areas is a community - based development. Community- based development is a form of development that takes place within the community, emphasizes that maximum involvement of community members in its design and implementation, is ongoing, meets real needs, and is basically self-reliant. In order to achieve a sustainable urban regeneration, there are three theories for intervention as (Sharifzadegan, Fathi and Zamanian, 2014):

- Community development needs – based approach;
- Community development asset–based approach;
- Community development-based approach;

These approaches will be discussed in this thesis, in order to determine criteria of community development based urban regeneration. As discussed in the previous chapters, understanding community and their needs and assets are the main issues in order to achieve successful urban regeneration. Therefore before explaining the criteria of community development based urban regeneration, it is necessary to examine community need-based and asset-based urban regeneration.

4.3 Community Development Needs-Based and Assets-Based Regeneration

The Asset based community development approach was developed by John McNight, Jody Kretzmann, and colleagues at Northwestern University. It begins with a critique of the standard needs-based and service-orientations to local development which assume the community is broken and thus requires external support to fix the community’s problems. In contrast, in asset-based community development focuses on assets that empower individuals and communities (Khadka, 2011).

The Asset based community development ignores the needs-based and problem solving approach, to which many organizations and development initiatives adhere. A needs-based and problem-solving approach assesses the needs of communities through needs surveys to identify and quantify deficiencies and to develop solutions to meet the identified needs. In the process, participation of community members is often ignored, and policies are developed from top leaders, program managers and exogenous people (Khadka,2011). It is argued that, until the 1970s, the participation of community members in local development was overlooked (Bhattachan, 1997, cited in Khadka, 2011), and in later years' participants were sought for free labor or support (Bhattachanm1997; Bista, 1991; cited in Khadka, 2011). Such a non-participatory and top down approach is against the spirit of the right to development, which sees people as citizens with rights (entitlements and capabilities), rather than beneficiaries with needs (Moser, 2004, cited in Khadka, 2011)).

Community plays an important role in social life balance in cities as the main element of urban space (Moztarzadeh, 2013). Asset base is the strengths of an area prior to a regeneration project. Asset-based development carried out usually by a community-based organization by making use of assets such a land or building (Cowan, 2005). Asset- based community development is an alternative of need-based community development. While poor communities may feature lower educational achievement and technical skills compared with the more affluent segments of a population, they generally form stronger informal social support networks. This is the first major difference between a need-based and an asset-based approach to community development (UN-Habitat, 2008). It means in a need-based approach to community development self-sufficiency results from a top-down process; by contrast, an asset-based approach is bottom-up and grassroots-based (Ostrom, 1997).

Asset-based approach focuses on a community's capacity rather than on its deficits. For instance, rather than focusing on missing small businesses, this approach would focus on existing small businesses and their success. Further, by focusing on its assets, the community as a whole will see its positive aspects (such as community gardens, a mentoring program, and the many skills of its residents) and can then work on developing these assets even more. This approach does not ignore the problems within

a community, but focused first on its strengths and small triumphs in order to provide a positive perspective of the community rather than a discouraging one (Philips and Pittman, 2009, cited in Sharifzadegan et al., 2014). Asset-based development may begin by helping individuals help them, but may need to ultimately address broader issues, especially power relations (Robinson and Green, 2011, cited in Sharifzadegan et al., 2014).

In conclusion, it is determined that the only use of need-based approach is inadequate in terms of providing successful urban regeneration due to being such a non-participatory and top down approach and only concentrated on the problems of area. On the other hand, community asset-based approach is a bottom-up process that focuses on a community's capacity rather than on its deficits. In addition, asset-based approach does not ignore the problems within a community, but focused first on its strengths. Therefore, as pointed out since the beginning of the study, defining community as an asset is crucial point to provide area-based urban regeneration which is emphasized as a new policy shift from universal.

4.4 Criteria for Evaluating Community Development Based Urban Regeneration Projects

In order to ensure effective urban regeneration through community development, with the aim of the common goal of inclusive and just community, it is necessary for governments to recognize and acknowledge the different national contexts (political, cultural, historical, etc.) and to respond appropriately. All people in areas exposed to regeneration should have the right to participate in regeneration at every stage, with a special focus on socially excluded groups and those who have not had a voice in these processes. Successful urban regeneration requires all concerned actors to be considered as open and learning processes. This requires that community development plays a key role in the regeneration process. That is, to achieve long-term regeneration, strong community development practice is necessary to take place. According to sustainable community development guidelines form a chapter of the Development Design Guidelines approved in 2003, there is an integrated approach and it is stated

that principles, mentioned below, are all interconnected and must be collectively addressed to improve a quality of life (Development Design Guidelines, 2003). These are:

- Supporting the use of mixed and diverse land uses in a compact and transit-supporting form to shorten distances between houses, businesses, schools and facilities, and to balance housing, employment and services.
- Protecting the natural heritage system and open spaces to improve the public's environmental quality through access and distribution of parks and leisure facilities,
- Composing walkable and connected communities with walking distance of residents and pedestrian supportive streetscapes that provide opportunities for residents to be physically active and socially engaged.
- Supporting mix of housing options, choices, and attainability for all income levels and needs.
- Providing a variety of economical, safe, and accessible mobility options through a range of transportation networks connected with streets, pavements, bicycle paths, trails and public transport system to ensure that all members of the community have access options.
- Creating job opportunities concurrent with residential growth to ensure a long-term balanced economy while encouraging closer live work proximity.

The aim of urban regeneration is a healthy community with distinctive, livable neighborhoods, integrated and connected green spaces, efficient transportation and transit system, and employment opportunities. Therefore, community development based regeneration criteria should be determined with respect to community development guidelines and as Tiesdell (1996, p.207) state, “successful revitalization must manifest itself in physical, economic and social terms”.

According to the historical development and formation of urban regeneration in the West and Turkey, it is seen that urban regeneration is more comprehensive than converting an existing physical environment to a new one (Ataöv and Osmay, 2007).

In addition, due to the complex structure of cities and change in urban policies have revealed that the urban regeneration policies should also change in this sense. The shift in urban policies away from sectoral towards integrative policies; from the government to governance, indicating the participation of a large number of policy partners; and from more universal to focused area-based policies (Van Kempen et al., 2005) have an effect on policy shift in urban regeneration. In addition, an increasing focus on empowerment of the inhabitants of specific neighborhoods (Van Kempen et al., 2005) also one of the urban policies that emerged with the variable structure of cities. Therefore, community development based urban regeneration policies should be thought with these new urban policies. As discussed from the beginning of the study, community development based urban regeneration needs to be thought of an integrated approach which includes integration of social development, economic development, physical improvement and environmental protection, and democratic organization (Ataöv and Osmay, 2007).

In the scope of the study, Mehmet Akif Ersoy Urban Regeneration project will be analyzed. Since the project is defined as a community-based urban regeneration, the projects will be evaluated according to community development based criteria defined in the below in terms of social, economic, physical and governmental aspects.

4.4.1 Physical and Environmental Aspects

The physical aspect and environmental quality of cities and sites give insight about their welfare, quality of life and the confidence of their enterprises and citizens. Exhausted mass housing, abandoned factories, vacant lands, and decaying city centers are the symbols of poverty, economic decline and also the indicators of the inability of neighborhoods to ‘adapt quickly enough to rapid social and economic change’ (Jeffrey and Pounder, 2000, p.86). In addition, inefficient and inappropriate infrastructure or worn-out and obsolescent buildings can be the causes of physical, economic, social, and environmental decline (Jeffrey and Pounder, 2000; Roberts, 2000).

Physical regeneration is alone not sufficient for a successful regeneration but is often necessary. In some cases, there is broad acceptance that physical regeneration may be the main engine of regeneration (Jeffrey and Pounder, 2000).

“The establishment of a wider mandate for property-led regeneration would help to ensure that physical action for towns and cities also made a greater contribution to the economic and social well-being of such areas” (Turok, 1992, cited in Roberts, 2000, p.86).

In order to achieve a successful physical improvement, it is crucial to determine the constraints and the potentials of the existing physical stock at regional, urban or neighborhood level. Successful identification of the potentials of existing physical stock ‘requires an implementation strategy which recognizes and takes advantage of the changes under way in economic and social activity, funding regimes, ownership, institutional arrangements, policy and emerging visions of urban life, and the roles of cities’ (Jeffrey and Pounder, 2000). The physical stock of a neighborhood is composed of such components as buildings, land and sites, open spaces (streets, squares, parks, playgrounds, etc), water features (canals, river, lake, or seafronts, etc), utilities and services, telecommunications, transport infrastructure, and environmental quality (Jeffrey and Pounder, 2000).

As a major component of physical stock in urban regeneration, ‘buildings’ can disrupt because of various reasons, such as aging; increased proportion of retired households, out-migration of employed households and increasing levels of unemployment and low or unstable income groups in a residential area (Edgar and Taylor, 2000). As a solution, constructing new buildings or rehabilitation of the existing building stock can be a driver of urban regeneration. Constructing new buildings revives both physical and economic improvement and attracts new investment and opportunities. By this way, the urban environment once again becomes revitalized with the occupation of new activities and the attraction of new enterprises (Edgar and Taylor, 2000). On the other hand, another strategy used in urban regeneration projects is the rehabilitation of the existing building stock. Especially, in the 1970s, renewing the physical stock of housing areas was the main regeneration policy instead of improving social and economic conditions of inhabitants of such areas (McConnachie et al., 1995, cited in

Edgar and Taylor, 2000). It is a kind of ‘single-purpose objectives, short planning horizons and were not set within the strategic planning context of the urban systems’. However, in the 1980s, it was replaced with multi-functional and longer time horizon-policies which recognized the consequences for the wider urban system in which they are set and since 1990s, it has been widely recognized that housing regeneration is a means to achieve community regeneration (Edgar and Taylor, 2000).

In urban regeneration, availability of utilities and services, telecommunications, transport infrastructure etc are also crucial components of physical development. The provision of a high-quality telecommunication infrastructure and the accessibility of the areas have become increasingly important for the urban regeneration projects where attracting private sector firms is a crucial policy. In many urban regeneration cases, the accessibility of the areas was guaranteed by the motorways, public transportation systems, and pedestrian systems. While for inner city areas, restrictions on car use are increasing in order to reduce traffic congestion and environmental pollution, improvement in public transport systems are also supporting to ensure the accessibility of such areas (Jeffrey and Pounder, 2000).

In addition, improving environmental quality, which is an ‘integral feature’ of buildings and urban and natural spaces, is another key and necessary component in attracting inward investment, developers, residential and office users and visitors into such areas (Jeffrey and Pounder, 2000). According to Roberts (1995), enhancement of environmental quality provides not only the protection of environmental and natural resources, improve the quality of life and sustain the regeneration of such sites, but also provide benefits for both business and the local community (Roberts, 1995, cited in Jeffrey and Pounder 2000). For instance, the projects aiming to improve the physical environment are increasingly seen as a valuable source of employment opportunities by the local community. Especially in the housing renewal projects, a common strategy is to improve the physical environment of poorer communities and to reduce unemployment by providing improved services to low-income families (Jeffrey and Pounder, 2000, p.98). Environmental problems are due to vacant and derelict land and buildings which have negative impacts on attracting potential investors (Roberts, 1995, cited in Jeffrey and Pounder 2000). Therefore, in recent years, many urban

regeneration initiatives have focused on environmental improvement mainly with the aim of attracting private investment. These initiatives are major improvements in landscape and planting; ground handling like land assembly, acquisition, clearance, and sale; and developed site access and services (Jeffrey and Pounder, 2000, p.101).

Another important physical improvement for a community development based urban regeneration is about the quality of urban design. Design guidance provided by local authorities help developers in terms of “the scale, the treatment of the public realm, connectivity, movement and related factors” (Edgar and Taylor, 2000). They were also added into planning and development briefs and were prepared by considering the ideas of residents living in that areas (communities) (Edgar and Taylor, 2000).

Since urban areas generate many environmental costs such as ‘excessive consumption of energy, the inefficient use of raw materials, the neglect of open space, and the pollution of land, water and the atmosphere’ (Roberts, 2000), recent researchers indicate that “a successful town of the future is increasingly likely to be judged on its environmental performance and appearance” (Ache et al., 1990, cited in Roberts, 2000). Therefore, with the policies to achieve environmental sustainability, the ideas of sustainable urban development and developing ‘compact cities’ have recently become common strategies for many of European countries. Behind the ideas of sustainable urban development and compact city, there is the argument that ‘the most successful places for living and working are those which are compact, bringing together homes and work, making good use of infrastructure, and with the ability to adapt to changing fortunes without complete redevelopment’ (Edgar and Taylor, 2000). The ‘compact city’ idea also advocates that, while taking planning and land use decisions, the new developments should be proposed in existing urban framework rather than in new settlements. It suggests that these new developments should be planned with ‘good urban design, with attractive public open spaces, good amenities’, and should provide that redundant buildings and derelict and vacant sites are utilized in the best way (Edgar and Taylor, 2000). When the issues mentioned above are fulfilled, new developments can play an important role in establishing a changed image and confidence in an area and so bring other developments behind them (Jeffrey and Pounder, 2000).

4.4.2 Economic Aspect

Improving economic well-being is a crucial part of the community development. Some parts of the urban areas are exposed to economic decline due to various reasons, such as the internationalization of production (Curran and Blackburn, 1994, cited in Roberts, 2000), the weaknesses of the economic structure of older urban areas, and their inability to adapt to new trading and infrastructural requirements (Robson, 1988), ‘urban-rural shift’ and ‘spatial division of labour’ (Massey, 1984), the move of economic activities and firms outer parts of urban areas due to ‘high service costs, development constraints, failing infrastructure and inflexible labour’ (Noon et al., 2000). Since the residential preferences of employees are affected by the movement of economic activities outside the city, they move to suburbs which are often ‘better served by modern infrastructure and which offer lower rents or land values’ (Balchin and Bull, 1987, cited in Roberts, 2000). The quality of labor force staying in inner city areas is generally characterized as unqualified; in other words, the population in such areas generally do not have appropriate skills and experience to gain access to new economic opportunities (McGregor and McConnachie, 1995, cited in Roberts, 2000). According to Hasluck (1987), in the urban crisis, the problem of unemployment has the main role, because it is both a symptom of the processes which have undermined the urban economies and an immediate cause of poverty, poor housing and other aspects of social deprivation’ (Hasluck, 1987, cited in Hart and Johnson, 2000).

Economic decline caused by unemployment and other reasons also leads physical and social deprivations. In the 1960s and 1970s, many urban economic policy initiatives were designed to overcome the disadvantage of the inner-city locations in terms of accessibility, environmental quality and the relative cost of land development compared with greenfield sites. In recent years, public sector investment has continued to support economic regeneration with increased emphasis on a more integrated approach emphasizing partnership and ‘value for money’. (Noon et al, 2000).

In order to economically regenerate localities, Noon et al. (2000) define two main policy areas: demand and supply sides. The demand side is determined by ‘a city’s ability to retain local expenditure and to attract more spending from outside’. It may

be for an industrial production or for an output of the service sector, which will create new sources of expenditure. For instance, development of conferences and tourism markets has been supported in strategies, since they created new types of economic activity and sources of expenditures in the city (Noon, et al, 2000). In addition to these, in regeneration areas, there should be initiatives to create and develop their competitive advantages to economically regenerate localities. Per Tiesdell (1996), there are three ways: first of all, to establish a position as a consumption or production center which requires action to change the activities occurring with the area; secondly, to promote functional regeneration which encourages existing uses and enables them to operate more efficiently and profitably, for instance, the historic character and buildings of a locality can be used for tourism and residential uses or the ambience of an urban area can be promoted for cultural activity; and finally, to create centers for post-industrial functions such as ‘concentration of cultural production or media firms’ (Tiesdell, 1996).

On the supply side, investment must be made to develop infrastructure, land, and people. The aim of the supply side is both creating new economic situations and adapting people to the new workings of the economy. Therefore, infrastructural improvements include construction of new roads, clean water and sewage systems, telecommunication networks, and improvement of existing ones. Land needs to be redeveloped and made available to both existing industrial and/or service sector which may want to expand or relocate, and for the development of new industrial and service sector firms. Finally, there must be an investment in people because ensuring a ‘suitably trained, skilled and well-qualified workforce’ has become a necessity for creating a local economic advantage (Noon et al, 2000). Thus, education and training have become the key components of economic regeneration (Hart and Johnston, 2000).

One of the main policies in economic regeneration is job creation. Since most of the unemployed people work in the informal sector, “this presents opportunities for local agencies both to convert some informal activity into self-employment in the recognized economy, and to enhance the real wealth of poor neighborhoods by deliberately raising skill levels in occupations useful for survival in the informal economy” (Hart and Johnston, 2000). The meaning of job creation is the net jobs

added in a particular area over time. The net job capacity of disadvantaged areas can be increased either by attracting the existing jobs from more prosperous areas to these areas or by creating new job opportunities (Hart and Johnston, 2000). In this case, it is possible to mention demand and supply sides. That is, ‘attracting inward investment; growing existing businesses, especially firms in the 10-100 employee size range (which can be assisted by measures such as the provision of advice and technology transfer schemes); creating micro-businesses through encouraging self-employment; creating temporary jobs through publicly funded schemes; expanding the public sector; reducing labor costs (both wage and non-wage) and implementing various forms of labor market regulation to increase the employment intensity of growth’ can develop the demand side for labor. ‘Providing information to make the labor and education and training markets work better; improving basic education including English as a second language; developing vocational skills; enhancing confidence, motivation and job search; changing unemployment or other benefit to increase incentives to work’ can improve the supply side (Hart and Johnston, 2000).

The supply side of economic regeneration is influenced by the productive capacity of the city which is mainly determined by the ability to attract investment and by indigenous development (Noon, et al, 2000). The formation of new firms and raising the role and profile of existing small and medium-sized enterprises are of particular importance for indigenous development (Noon, et al, 2000). Furthermore, the climate for investment in productive capacity is influenced by the competitiveness of the local economy which depends on the quality of infrastructure, locational advantages, and skills of the workforce (Noon, et al, 2000). A successful economic regeneration can be only sustained by fulfilling ‘the need to address both the supply-side and demand-side components’ (Noon et al, 2000).

Another factor in economic regeneration is to establish partnerships with key actors and agencies in the local labour market, such as local authorities, the Employment Service, Training and Enterprise Councils, Chambers of Commerce, Chambers of Trade, traditional local associations, single industries, education and trade unions, voluntary bodies, and other parts of the public sector (Hart and Johnston, 2000).

Therefore, in order to evaluate Mehmet Akif Ersoy urban regeneration project, some crucial interventions have been defined in the below according to community development based principles. As discussed before, for a successful urban regeneration improving the well-being of the community in economic dimension is significant. Since people in the regeneration area has a poor economic background, economic development strategies with the urban regeneration should be implemented in this type of areas.

4.4.3 Social Aspect

Another important part of community development based regeneration is about social dimension. According to Robert (2000), although the most important factor creating social problems in urban areas is related with economic deprivation, there are many other causes such as socio-demographic trends including ‘the adjustment and breakdown of traditional family and community structures, the changing nature and outcomes of urban policy, and the consequences of changing social perceptions and values’ (Roberts, 2000). As mentioned above, the movement of population to the outer parts of the cities due to pull factors of the suburbs (such as cheaper and attractive houses, improved quality of life and better job opportunities) and push factors of inner urban areas (such as noise and crowd, and concentration of poor and disadvantaged groups which are not preferred by rich and educated members of the society) is one factor affecting the socio-demographic nature of urban areas (Roberts, 2000). Another factor affecting the socio-demographic nature of urban areas is ‘the breakdown of traditional structures of community and kinship’. The disappearance of traditional sources of employment, the effects of policies which aimed at rehousing urban residents, the impact of infrastructure and commercial property development, the decay of the environment and the lack of adequate social facilities have all together disrupted the unity of many urban communities (Roberts, 2000).

The last factor affecting the socio-demographic nature of urban areas is about the change in social perceptions and values of people. For instance, in the eyes of many people, ‘the image of the city’ underwent a great regeneration in time. The city which

was the symbol of modernism and civilized way of life is 'no longer an attractive place that can provide all the requirements necessary for a civilized way of life' with its crowd, noise, and complexity (Roberts, 2000).

The concept of community is at the heart of social regeneration. As discussed in chapter 2, although community can be described basically as the people working and living in defined areas covered by regeneration programs, it is much more complicated. It can be defined according to various variables, such as 'personal attributes (such as age, gender, ethnicity, kinship); beliefs (stemming from religious, cultural or political values); economic position (occupational or employment status, income or wealth, housing tenure); skills (educational experience, professional qualifications); relationship to local services (tenants, patients, carers, providers); place (attachments to neighborhood, village, city or nation)' (Department of the Environment, Transport and the Regions (DETR), 1997, cited in Jacobs and Dutton, 2000).

One of the major factors which lead to successful urban regeneration is the existence of a community with strong feelings of solidarity; pride and identity which connect people together (Tilly, 1974, cited in Jacobs and Dutton, 2000). As Burns et al. (1994) state, communities can support economic activities that benefit local people especially when they cause powerful emotions which 'derive from a sense of togetherness and social identity' (Burns et al., 1994, cited in Jacobs and Dutton, 2000). Therefore, the most successful communities are groups that can create a sense of belonging and partnership between each other.

Having policies to meet the needs of the community is significant in successful urban regeneration. Geddes (1995) argues that, for communities, the aim is to 'improve their access, extend social and economic opportunities and develop local services to become more effective in meeting local needs' (Geddes, 1995, cited in Jacobs and Dutton, 2000). Since the early 1990s, several urban regeneration programs have been initiated in Europe to determine community needs, and meet them. The Single Regeneration Budget (SRB) Challenge Fund in Britain is a good example of a comprehensive community regeneration program which searches to improve eight major problem areas of communities in poor and declining neighborhoods. These are:

- Welfare to work to handle unemployment, educational attainment, and social deprivation;
- Education action zones to increase the number of educated people;
- Capital receipts to tackle housing needs;
- Crime to tackle and prevent crime under the joint responsibility of the local authorities and the police by developing local partnerships in consultation with the local community;
- Drugs to tackle the problem of drug use within communities by working together through Drug Action Teams;
- Ethnic minorities to tackle racial violence and harassment in local communities and to target economic development and training initiatives in such communities;
- Public health to tackle poverty, poor housing, unemployment, and polluted environment; and finally
- Vulnerable groups to tackle social exclusion of homeless people, frail elderly people, and those with mental illness (DETR, 1997, cited in Jacobs and Dutton, 2000).

Based on these problem areas defined by SRB Challenge Fund, it is possible to identify five major policy areas for social regeneration. The first one is the creation of employment which is generally the most important aim of many community-based regeneration schemes (Jacobs and Dutton, 2000). Second, social regeneration projects offer education and training programs. It is important to ‘convince pupils in deprived areas that there is some link between education and jobs and that they can succeed’ (Hart and Johnston, 2000) as other pupils who live in wealthy neighborhoods and go to successful schools. Furthermore, they need to be persuaded to continue their education and training as long as possible (Hart and Johnston, 2000). Education and training programs also concentrate on the development of skills of adults in deprived areas according to the demand of labor market. Opening long and short-term training courses, classes, workshops, vocational job educations, are all policies for unemployed

people to develop their skills in to find new opportunities in the growing and changing labor market (Hart and Johnston, 2000).

Another policy area which social regeneration focuses on is a crime. The causes of crime must be tackled through social and educational programs with the aim of creating a feeling of security (Edgar and Taylor, 2000). Schemes to overcome anti-social behavior improved physical security by urban design, improved housing management and community involvement are other measures in tackling crime (Edgar and Taylor, 2000). Additionally, regeneration without housing leads to 'soulless commercial districts' which give fear to ordinary citizens especially at nights (Edgar and Taylor, 2000). Because these areas become empty outside working hours and thus turn into potential places for vandalism and crime.

Another policy measure to reduce crime is to animate public realm; i.e., to turn public spaces into public places with the people's presence (Tiesdell, 1996). According to MacCormac (1983), streets have osmotic properties; that is, 'the activities within buildings are able to percolate through and infuse the street with life and activity' (MacCormac, 1983, cited in Tiesdell, 1996). Based on the assumption that certain uses have more relation to the people in the street than others, a hierarchy of uses in order of increasing relation to the street is defined: 'car parks, warehousing, large-scale industry, large-scale offices, blocks of flats, supermarkets, small-scale offices and shops, housing, restaurants and bars, and, finally, street markets' (MacCormac, 1983, cited in Tiesdell, 1996). Among these, while car parking has little or no relation to people in the street, street markets offer great transactions between the seller and the public, the stall and the street. In this respect, when creating a lively urban quarter, it is very important to ensure that the most interactive uses take place in street frontages. This policy encouraged active uses such as retail, bars, clubs, galleries, and other cultural facilities in the ground floors, which would help animate the streets, promote evening economy and thus enhance the safety of the area. On the other hand, upper floors were accommodated with more passive uses such as residence or office. There is a similar policy in Denver's LoDo where the distribution of uses was encouraged in order to create more pedestrian life, vitality, and safety in the area (Tiesdell, 1996). Tiesdell (1996) also points out two other factors affecting the pedestrian friendly

nature of the area: ‘permeability’ (i.e., the ease by which a pedestrian can move safely around the area) and ‘legibility’ (i.e., the ease by which a pedestrian can navigate around the area).

The improvement of housing is also an important policy area for social regeneration, as ‘housing standards have demonstrable implications for health standards, levels of criminal activity and degrees of educational attainment’ (Edgar and Taylor, 2000). Poor housing increases the difficulties that households face and affects social integration. The introduction of middle and upper-income housing in deprived neighborhoods could not only bring economic benefits but also provide an opportunity to influence local policies since new residents will have greater knowledge about political issues and good networks that connect them to the politicians (Edgar and Taylor, 2000).

Although improving housing and therefore living standards is a crucial policy area for social regeneration, one of the common results seen in various regeneration projects is ‘gentrification’. When an area is revitalized, property prices and land values increase and thus there occurs displacement; people who can pay higher prices or rents come to the area (Tiesdell, 1996). Especially in historical quarters of cities, there is always a tension between the physical conservation policies which intend to attract investors and higher-income groups that can afford

The conservation costs of historical buildings, and the social policies that seek to keep the local communities which are generally low-income groups. When gentrification occurs, the low-income groups are likely to be displaced by the first (Tiesdell, 1996).

Finally, health is one of the most important areas for social regeneration. Among these policy areas above, public health has recently received much more attention than others, because it emphasized the ‘interconnections between different policy areas’ (DETR, 1997, cited in Jacobs and Dutton, 2000). Good health depends on good housing, adequate social provisions, a pleasant environment and leisure, sport and recreation opportunities. With this thinking, for example, Health Action Zones were designated in Britain (DETR, 1997, cited in Jacobs and Dutton, 2000). The European Commission’s Social Action Programme also focuses on new mechanisms to provide

health care at the local level and to develop integrated policies linking health to the related social and economic problems (Jacobs and Dutton, 2000). It is noteworthy that the identification of specific groups in the community such as the elderly and women provides an ease for groups to work effectively through appropriate consultation (Jacobs and Dutton, 2000).

In addition to defining needs and problems of a community, it is important for developers to discovering the community's capacities and assets with a commitment. (Kretzmann and McKnight, 1993). Each community has assets to be preserved and enhanced. These assets can be used by residents as the foundation from which to build a positive future. Combining community assets creates a synergy that exponentially increases the capacity of the community to meet the needs of its residents. Community assets include: Skills, knowledge, talents and experience of communities; community associations, many of which provide benefits far beyond their mandate; businesses, schools, churches, libraries and other institutions that operate within the community; municipal services such as police, fire, parks and recreation services; and other social services and community organizations (Kretzmann and McKnight, 1993). All these policy concerns require coordinated action and funding, as they together influence the social and economic opportunities of communities (DETR, 1997, cited in Jacobs and Dutton, 2000).

4.4.4 Governmental Aspect

For a successful community development based regeneration, identification of community needs and assets is significant. Having a shared vision for the community that can be shared by all groups and which defines priorities for action is also crucial. Otherwise, arguments could arise between conflicting local interests, racial and ethnic groups (Jacobs and Dutton, 2000). At that point, it is now widely accepted that a fundamental prerequisite for sustainability in regeneration is 'to establish closer community involvement' (Fordham, 1995, cited in Edgar and Taylor, 2000). It is vital to ensure 'the success of public policies and the prosperity of communities' (World

Resources Institute, 1996). Local communities need to be involved at every stage of regeneration schemes, as stated below:

... true regeneration, which is to be long-lasting, must involve local people from the start in an area's regeneration. They must be assisted before, during and after the particular initiative. The investment in preparing communities to be full, responsible and accountable contributors is extremely important. (Jacobs and Dutton, 2000)

The involvement of local people working in the public and private sectors improves the quality of policy decisions and provides the more effective implementation of local programs (Jacobs and Dutton, 2000). Representativeness is vital for successful regeneration. It is important to create representative boards to run local programs. The representatives of local groups should be 'credible' (DETR, 1997, cited in Jacobs and Dutton, 2000). There should not be a dominance of limited groups over others because when groups develop strong identities public policies tend to respond to the demands of the representatives of these groups. In such a condition, individual interests can conflict with the interests of the community (Jacobs and Dutton, 2000). Therefore, representativeness in community initiatives should establish the 'ownership' of initiatives by the community so that the broadest acceptance of the goals can be achieved (Farnell et al., 1994, cited in Jacobs and Dutton, 2000).

Another important characteristic of successful community development based regeneration in governance dimension is empowerment. Empowerment extends the 'ownership' of programs and projects to communities and gives the responsibility to local people for influencing and taking decisions on management boards. Another way for empowerment is supporting the development of local enterprises which employ people; these people will gain from their participation in the economy and develop skills for the future (Jacobs and Dutton, 2000). For example, in the USA, many programs have included 'community enterprise' as a fundamental strategy for neighborhood regeneration and empowerment (Taub, 1994, cited in Jacobs and Dutton, 2000). The presence of voluntary organizations is also important, as they can provide important services within communities (Ware, 1989, cited in Jacobs and Dutton, 2000). They often represent groups that find it difficult to speak independent and provide professional assistance and advice to groups seeking to fund from public

and private sectors. Furthermore, voluntary organizations can work with local people who have difficulties in expressing local needs and improve the quality of management in community projects (Jacobs and Dutton, 2000).

Finally, capacity-building is vital. When community organizations access the policy process through partnerships or through other ways, they need to develop their capacities to take a role in the local economic development and social initiatives (Jacobs and Dutton, 2000). According to DETR (1997), the capacity-building depends on the acquisition of 'skills in project planning, budgeting and fund-raising, management, organization, development, brokerage and networking; knowledge of the programs and institutions of regeneration, their systems, priorities, and key personnel; resources for local organizations to be able to get things done; and power and influence which provide key local (and national) agencies with the ability to exert influence over the plans, priorities and actions' (DETR, 1997, cited in Jacobs and Dutton, 2000).

With capitalism, Keynesian and accumulation strategies have dissolved and replaced with neo-liberal accumulation strategies and state and local governments also inserted to the regeneration process. Parallel to this change in state, a new local government structure, decentralization, has emerged (Şengül, 2003). Decentralization is accepted as an effective and democratic management type in terms of increasing participation in decision-making process. Against the state's changing approach to urban spaces, local government has become more powerful actors in urban management. The local government having a more active role in service production has begun to reshape urban spaces by entering a restructuring process. In this new process, city management began to restructure with a new coalition 'governance' (Sert et al, 2005). The concept of governance is defined as the new public management and in terms of state, it emphasizes issues such as more transparency, accountability, effectiveness, impartiality, subsidiarity, and participation in the service. The concept accepts the presence of various actors in urban management, and it advocates that the decisions about public concern should be taken by the common participation of bureaucracy, the owners of capital and the organization of civil society (Kaya, 2007). With the governance approach, participation factor becomes more crucial in the city administration and since the late 1990s, new strategies for different scales (city, sub-

regional and regional) have begun to emerge. In this new process that contains the reconstruction of government relations and emerging participation of new stakeholders, especially in the Europe, followed strategies and partnerships has tried to aim rather than purely economic competition or arrange physical space as a primary factor, they have tried to provide community (local people) participation and empowerment (Özdemir, 2005; cited by Özden, 2008). For the last few decades, it has highlighted that urban projects need to be shaped by local conditions and local actors (local government, local people(community)) direct projects by participating actively. Local people have full information about area subject to regeneration, therefore, this will make a positive contribution to both diagnosing the problems and producing and implementing required urban policy (Gümüşboğa, 2009). Özden (2008) determines that it is difficult and impossible to achieve successful urban regeneration if it is handled by one person, institution or organization. Therefore, there are two steps for the participation to the process.

‘Place attachment’ is an opportunity for providing active participation of community (people living in that area). Determining projects related to the living environment as an increasing quality of life and environment offers a potential to decision-makers and practitioners. Therefore, there are two critical points to assess this potential. Firstly, the purpose of improvement living conditions of people in the project area should be first among the priorities that launch the project preparation initiative and should head off the purpose of evaluating the economic potential of the project area. Secondly, managers should not leave the process of regeneration, regeneration or participation of the actors to the market mechanism. Instead, in order to protect actors that do not have economic and social power, public institutions and local governments should undertake an active role in the project process (Ökten et al., 2008).

The inclusion of people to urban regeneration projects is one of the most important steps in achieving success. Strategies like providing local people to feel like projects as their, considering their decisions and demand, ensuring equipment that increases local awareness are crucial points to encourage and mobilize them (Özden, 2008). Per Atkinson (2004), the importance and contribution of community participation are related to the knowledge about the region that they have. Information coming from the

community provide to understand problems and implement suitable policies which are area-based.

There are some achievements of participation (Creighton, 1994; cited in Sanoff, 2006):

- An increase in the quality of the decisions
- Reduction in costs and delays
- Formation of consensus
- Increase in the convenience of application
- Ensuring reliability and legitimacy
- Prediction of interests and public attitudes

Atinkson (2004) says that public participation is a process that requires attention, and by pre-designing participatory urban regeneration planning process, implement the projects according to the capacity of community, civic consciousness and the appropriate methods and techniques. Participatory urban regeneration projects accept that all groups related to the regeneration area participate in the decision-making process. It's an approach that democratizing the decision-making process. Participatory planning process predicts to create the atmosphere of open dialogue and provide everyone equally take part in this environment (Ataöv ve Osmay, 2007).

In this context, as mentioned above, since the aim of urban regeneration projects is an improvement in physical, economic, social, and environmental conditions, it should be implemented with the participation of multiple actors such as local governments, local people, voluntary groups, and professional staffs. In regeneration areas, the mostly affected group is the community living that area. Principles of participation provide central and local government to have knowledge about community's demands and expectations from policy to the implementation phase, and this also increases the trust of the community to them.

4.4.5 Concluding Remarks and Implications for the Case Study

Community development based urban regeneration aims development of the community by providing physical, social and economic improvement. In the previous chapters, it is always stated that this can be achieved with understanding community, and community needs and assets. Therefore, according to the above explanations, Mehmet Akif Ersoy urban regeneration project will be analyzed in terms of following criteria. Firstly, physical and environmental dimensions of regeneration projects aim to improve the quality of life and quality of the environment for living and working on the site. In order to analyze the Mehmet Akif Ersoy urban regeneration project in terms of physical and environmental aspects, the criteria can be listed as follows:

- Solving community's physical needs and problems in the area which include:
 - Find way-out problems of squatter houses;
 - Helping tenants and property owners to improve their houses.
 - Provision of adequate infrastructure,
 - Resolve the environmental problems in squatter housing areas;
 - Providing amenity improvement (landscaping and planting),
 - Improving site access, and
 - Improving open spaces, transport services, and utilities,
 - Provide uses in terms of community needs;
- Determine and evaluate the spatial and physical assets of the site, which include:
 - Reusing redundant buildings and vacant lands;
 - Reusing existing infrastructures (road);
- Providing good quality of urban design which includes attractive public open spaces, good amenities;
 - Changing the unfavorable 'images' of the area;

Secondly, as discussed before, community development based urban regeneration includes improving the well-being of the community in economic aspects. Since

people in the regeneration area has the poor economic background, economic development strategies with urban regeneration should be implemented in this type of areas. Below, criteria for the evaluation of Mehmet Akif Ersoy urban regeneration in terms of economic dimension are listed:

- Protecting indigenous economic activities in the squatter housing area which comprises:
 - Keeping the existing local businesses;
 - Supporting the growing businesses or residents;
 - Attracting new firms, and economic activities into the area;
- Creating new net job opportunities around the area.;
- Determining and using the work force of community as a value;
- Providing training and education opportunities for squatter community;
- Developing vocational skills of the community.

Thirdly, since the concept of community is at the heart of urban regeneration, it is significant to increase community welfare. This can be provided with social regeneration which includes:

- Creating a sense of belonging and partnership between people;
- Keeping the local community on the site;
- Defining and attracting targeted groups into the area through the policies;
- Discovering a community's capacities and assets
- Responding to community needs and problems regarding:
 - Community health:
 - Improving health services in the site (by providing clinics, health education courses for young people, women and men etc.)
 - Education:

- Improving educational opportunities for all age groups (this can be seen by the new schools established, courses and classes opened by voluntary institutions);
- Spatial and social safety:
 - Providing a safe environment in the site.

Finally, effective urban regeneration through community development has the aim of a common goal of the inclusive and just community. It is necessary for governments to recognize and acknowledge the different national contexts (political, cultural, historical, etc.) and to respond appropriately. All people in areas exposed to regeneration should have the right to participate in regeneration at every stage. Community development based urban regeneration requires all concerned actors to be considered as open and learning processes. This requires that community development plays a key role in the regeneration process. Therefore, for community development based regeneration, the principles of governmental structure are;

- Achieving public participation,
- Having a shared vision for the community,
- Establishing closer community involvement,
- Providing community involvement at every stage of regeneration schemes,
- Providing involvement of local people working in the public and private sectors,
- Creating representative boards to run local programs,
- Providing Community Empowerment,
- The presence of voluntary organizations,
- Capacity building to develop local people's capacities to take a role in the local economic development and social initiatives.

CHAPTER 5

SQUATTER HOUSING DEVELOPMENT AND URBAN REGENERATION PROJECTS IN TURKEY

5.1 Urban Regeneration Projects in Turkey

Urban regeneration is a method that has been used since the late 19th century, especially in Europe, in order to restore depressed areas that have lost their function in and around the city. Urban regeneration practices have contributed to the revitalization of depressed areas in cities and increased life quality of local people. After 1950, Turkey entered a rapid urbanization process. Due to the fact that the cities did not have the infrastructure to accommodate migrants, squatter houses have been constructed by citizens to solve their housing problems without government support. In addition, governments have legitimized these dwellings with the amnesties issued for various reasons such as taking advantage of cheap labor and voting anxiety (Görün and Kara, 2010). From the 1950s onwards, different approaches have been exhibited to the squatter housing areas and illegal construction process at different times. To summarize these periods (Görgülü, 2009):

The first type of action that can be evaluated within the context of urban regeneration is to find ways to utilize urban infrastructure by organizing within the framework of beautification associations of the squatter population. This process, initiated by local communities, constituted an important step in the regeneration of rural lands, in the city walls without infrastructure, into urban areas (Görgülü, 2009). On the other hand, the tendency to destroy illegal construction continued until the "Squatter Law" of 1966. The aim of the "squatter prevention zones" in this law was to move the

existing squatter housing areas to these regions by public hand and to prevent the formation of new squatter housing areas. However, this approach as a project of urban regeneration, realized by the public, has not been fully achieved (Görgülü, 2009).

The 1970s have been the period of migration and illegal construction reaching the highest level. The concept of amnesty forgiveness of 1983 and 1985 and the concept of "breeding improvement plan" added to the law constituted the beginning of a new urban regeneration process. In this period, unlike a previous period, only the forgiveness of illegal structures was not enough, and a structure has been granted the right to make additional construction up to four floors. Furthermore, providing the standards of urban facilities, which are prerequisites of the zoning plans, was not searched in these plans. Thus, it brought about the rise of these zones to four floors with no other types of equipment outside the road. In this context, a process of regeneration, long and steadily structured in illegally developed regions of cities, has begun. This urban regeneration movement, in which infrastructure was prepared by the public-sector, was shaped by local capital's own capital accumulation processes and local political relations (Görgülü, 2009). Therefore, it can be inferred that in the 1980s, a new regeneration took place in the squatter housing areas with the applications for zoning forgiveness and breeding improvement plans. The change that took place in the urban space changed with the years of the 2000s, and the concept of "reconstruction rant" was combined with the "fear of earthquake" and became the reason for the new regulations (Şenyol and Bal, 2013).

With the implementations in the 1950s, our cities have been experiencing a constant regeneration. However, it is known that this process should be taken place in the direction of economic, political, social, cultural and environmental dynamics (Ekinci, 2005). Today, the examples of urban regeneration projects are discussed in terms of the appropriateness of human needs and the consistency of cities with their identities. For this reason, it is necessary to criticize the practice of the concept of "urban regeneration" in Turkey in two ways (Görgülü, 2009):

- Perception of urban regeneration as a physical space arrangement, focusing on real estate,

- Not to be based on very detailed analyses and not to be carried out in the direction of long-term, participatory negotiation processes.

This means that urban regeneration in Turkey is implemented in urban areas with illegal and unhealthy structures. These dynamics have caused the process of urban regeneration in Turkey to be perceived only as the destruction and reconstruction of the physical tap. Moreover, urban regeneration in Turkey is based on the elimination of the existing structure, the transfer of users to pre-built temporary housing, and the placement of new residences in storeys when the work is completed. On the other hand, in recent years, it seems that approaches that envisage "all kinds of interventions for all types of rants" are preferred in various laws that have been implemented in Turkey. The fact that rather than the participation of the people and civil society, the practice of decision-making based on municipalities and governorships often subject to criticism (Köktürk and Köktürk, 2007). Therefore, it is obvious that urban regeneration is not considered as a process but as a physical project only and the social and economic dimensions of the phenomenon are almost completely ignored (Görgülü, 2009).

5.2 Squatter Housing Development in Ankara

The process of urbanization and squatterlaşma in Ankara started with the declaration of the Republic. Ankara was a large Anadolu town with a population of 20,000 when the Republic of Turkey was established (Ergan and Şahin, 2007). After becoming a capital in 1923, Ankara showed a rapid development.

In 1923, the city of Ankara covered a settlement area of 140 hectares from the foothills of the castle to Atatürk Boulevard in the west and to the railroad in the south (Şenyapılı, 2004).

The main reasons that caused the formation of squatter housing areas in Ankara in the period of 1923-1930 were the emergence of new employment areas such as construction, trade, and service after being the capital city. Employment opportunities in these three sectors appeared at different time intervals. Despite the fact that the

construction sector started immediately in 1924-1925, the trade and service sectors began to show themselves towards the end of the 1920s. At this period, migration was due to the poor and repulsive conditions of the rural areas and attraction characteristic of the city by providing job opportunities in the construction sector (Şenyapılı, 2004). Moreover, another issue that caused the formation of squatter areas in Ankara was having empty, uncontrolled and unplanned areas in the old city, especially Altındağ district. Therefore, the first squatter areas with a 'baraka' type buildings, defined as ungrounded structures built by migrants from rural to city. These structures were a solution to the housing problems in the city, and mostly developed in areas which was accepted as a topographic threshold, closest to the center but left out of plan and control (Şenyapılı, 2004).

During this period, the founders of the Republic, who saw rapid development, needed to prepare a long-term plan for Ankara to become a regularly developing city. The task of preparing the plan was given to German urban scientist Herman Jansen in 1928 as a result of an international competition. It was prepared by predicting that the urban population will increase in 50 years and would be 300.000. The plan was based on a road crossing the city in north-south and east-west directions (Şenyapılı, 2004). In this plan 'amele' (worker) neighborhood was designed due to increasing number of people migrating to the city. However, inconsistent monetary possibilities of migrant groups and rising speculative land values within the boundaries of the plan could not be predicted. As a result, the process of 'barakalaşma' with the waste material from the constructions continued in areas near to the center with poor control due to being empty and swampy (Şenyapılı, 2004).

In 1930-1940 period, economy was mostly based on the agriculture. However, due to the fact that Ankara is the capital, the continuity of investments increased the number of business opportunities in construction, service and trade sectors. For this reason, Ankara continued to receive migrants as well as the civil servant population coming to the city. In this period, the upper-income groups were located around Çankaya and Kavaklıdere while the upper-middle income groups were located in Yenişehir, and the middle-income groups were located in Cebeci. The migrant population continued to settle by producing 'baraka' type housing in uncontrolled areas. While in the period

1923-1930, lower income groups developed the 'Baraka' solution for themselves, during this period, middle-income groups introduced the housing co-operation as a solution for themselves (Şenyapılı, 2004).

During the period of 1940-1950, there was no significant change in the economic structure of Ankara, only the volume of public services and trade expanded. As a result, two new types of residential areas for middle and lower income groups have become dominant forms of settlement. The first one was the housing cooperatives that started to spread rapidly in this period and the other was squatter areas. First, during the period of 1930-1940, the housing cooperatives under the leadership of the Bahçelievler building cooperative started the process of choosing a place outside the planning boundaries, and it was seen that this process continued as a middle-income housing solution between 1940 and 1950. These co-operatives usually chose the areas closest to the existing infrastructure, outside the zoning borders, and then forced the municipality to provide services. Another characteristic of the co-operatives in this period is that they produced one and two storey single or twin houses instead of the economical use of space. Second, the process of 'squatterlaşma' took the place of 'baraka' settlement in the second half of this period, since migration to the city, which started in the period of 1930-1940, has increased as a consequence of machinery in the agriculture (Şenyapılı, 2004).

The first massive migrants arrived in Ankara after the 1945s (Sarıoğlu, 2001, s. 95; Şenyapılı, 1998, s. 303). In this period, migration from rural to urban continued due to the repulsive factors in rural areas. However, Ankara did not have an attractive characteristic in terms of job opportunities. The only place that has job options was in the city center. Therefore, those who migrated to Ankara have tried to settle in areas which were empty and uncontrolled; had more than 25% slope; where flood bed or landslide areas such as Altındağ. These areas were also close to the business center and residential areas (Şenyapılı, 2004). The distribution of the squatter population in this period was in Altındağ 14.116, in Atıfbey 7354, in Aktaş 2353, in Yenidoğan 9053, and in Yenihayat 4396 (Şenyapılı, 2004).

As seen in figure 5.1, in the 1940s, squatter settlements in Ankara were located around the historic castle and the surrounding areas in order to be close to the parts of the city's built-up area of services and facilities.



Figure 5.1 Ankara Castle and Its Surrounding in 1940 (WowTurkey, 2006)

One of the most important features of this period was the transfer of the squatter problem to the parliament, and in 1948 the Law 5218 and later the Law 5228 were enacted. The law no. 5218, it was issued specifically to solve the housing problem in the city of Ankara. Although in the law, the word 'squatter' was not mentioned directly, the main purpose was to legalize squatter areas within the municipal boundaries. The law envisages the transfer of unregistered constructions on municipal boundaries to municipalities for a very low price and ordered that the treasury in these regions should be handed over to the municipality free of charge. Then, the municipality could distribute this land at a low cost to non-residents with the condition to start construction within one year (Şenyapılı, 2004).

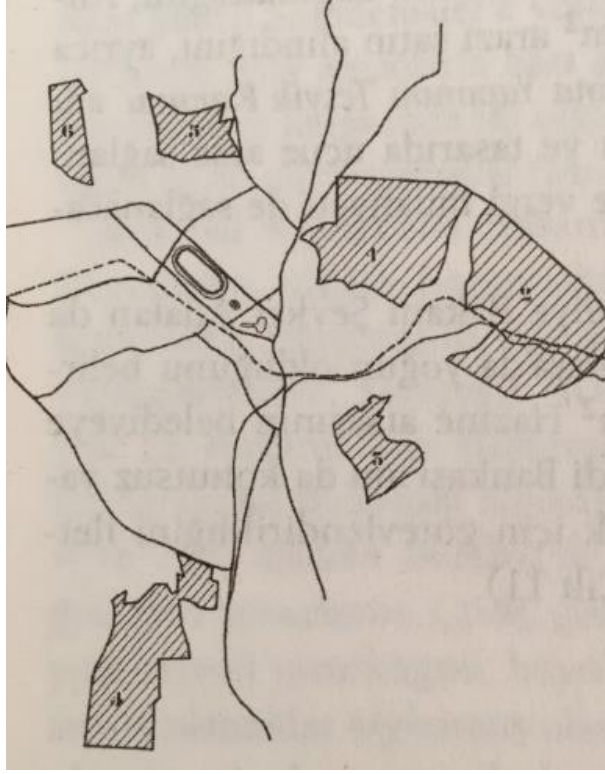


Figure 5.2 Fields covered by law no. 5218 (Şenyapılı, 2004)

With the law no. 5228, this task has been extended to all treasury, special government and state lands which were within the borders of the zoning plan decisions and not reserved for a specific function.

Another important feature of this law is that the housing cooperatives became the second priority among the persons to whom the produced lands can be distributed, and also this law included the provision of credit facilities not covered by the law 5218. When the characteristics of these laws are examined, they were the first attempts for seeking solutions without destroying the existing squatter areas. Although the laws aimed legalizing squatter areas and producing cheap land, the first purpose was realized but the second purpose was not reached (Şenyapılı, 2004). Today these two laws have been effective in the process of the formation of Yenimahalle which is the district of Ankara province and detailed information on this issue will be covered in the field of studying the urbanization process of Yenimahalle.

The 1950s was a turning point for Ankara both politically, economically and socially. In the 1950s, a multi-party life started, and liberalization policies in the economy began to be implemented. As a result, new development movements were brought to the agenda, and new construction activities and urban renewal applications were started in Istanbul and Ankara to create significant capital accumulation (Gümüşboğa, 2009).

These years have been an important breaking point; important changes took place in the economic structure of Ankara. While the share of the agricultural sector in employment and income was decreasing, the share and importance of general services, trade, construction, and manufacturing sectors increased and their capacity increased. This situation increased the attractiveness of Ankara together with the rural areas' repulsive characteristics. Ankara's capital and metropolitan properties increased employment opportunities and expectations related to these opportunities, and thus, migration from rural to urban areas has increased (Senyapılı, 2004). While in the 1920s, the settlement was in Ulus and its surrounding, in the second half of the 1950s, there was a rapid spatial expansion process in the north-south axis, and the number of the squatter areas increased (Akın, 2007). In the previous periods, in spite of repulsive features of rural settlements, the city did not have an attractive characteristic, but the characteristic of this period is the attraction of cities. Thus, borders of squatter housing areas expanded to the regions in the north, south, and east part of Ankara (Şenyapılı, 2004).

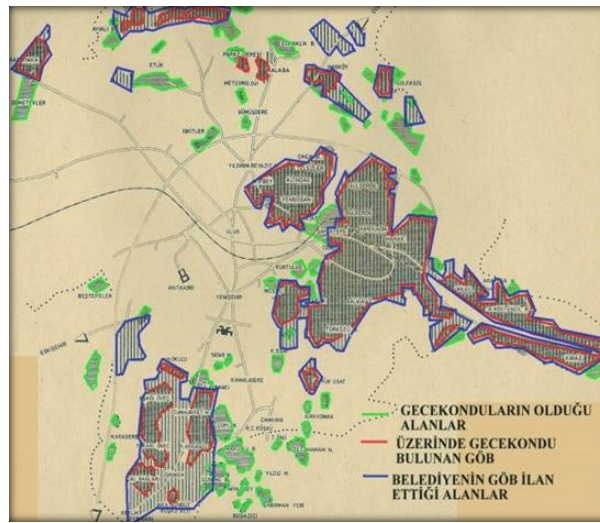


Figure 5.3 The squatter housing areas in 1964 (METU CP 501 Studio Works, 2014)

In 1956, it was required to prepare a new plan because 20 years later, the population of Ankara reached to the estimated population, which was decided in Jansen plan in 1928 for 50 years (Ergan and Şahin, 2007). In general, the Jansen plan principles were preserved, but unlike that, there were roads and development areas on the western corridor, which was the new development corridor. In addition, while Jansen plan concentrated on Yenışehir, Bahçelievler and Cebeci districts of Ankara, Yucel-Uybadin plan concentrated on Çankaya, Ayrancı, Yenimahalle, and Keçiören districts.

In 1965, Flat Ownership Law affected especially Ankara and other cities. The law, which allows more than one ownership in the same parcel, caused the apartment building surrounding Ankara and other cities (Keles and Duru, 2008: 37). In the planned period from 1965 onward, the problems of the squatter were discussed within a broader perspective. The Squatter law No. 775 was applied during this period. With the squatter law number 775 issued in 1966, the existence of squatter dwellers was officially recognized, infrastructure services were provided to these areas, and so the squatter areas were deemed to be legitimate. There was now a state policy that encourages and favors illegal construction and provides municipal services such as electricity, water, and sewerage. Squatter areas now had a political prescription and became a means of earning a rant (Çakır, 2011). In addition, with the enlargement of the urban boundaries, the land values of these squatter areas, which remained in the center of the city, increased, and apart from this, apartment buildings emerged.

In the 1970s, it is seen that the illegal structures are now transformed into developed squatter areas, and the housing doctrine, which was growing with illegal structures and threatens the cities in the organized system (Özden, 2008). The apartment building which started in the middle of the 1960s gained momentum in the 1970s, and the squatter areas became completely construction sites (Bayraktar, 2006).

1980 was the beginning of a new era. Turkey has been involved in the new process launched by the international capital to overcome the crisis and the outward capital accumulation process has begun. With this new structure in the process, the state has become smaller by leaving social services to the private sector in the organization of urban space, and has created a legal framework to accelerate the movement of the

capital and has become active to regulate the market (Akin, 2007: 152). During this period, migration to the city from the rural areas continued with security concerns brought about by political turmoil in the eastern provinces, and the urban population rate still increased (Gümüőboęa, 2009).

In these years, when liberal-based policies based on, massive mass housing constructions have been passed down. These mass housing applications were realized with the cooperation of Turkish Real Estate Bank, cooperatives, private entrepreneurs, ‘ Toplu Konut İdaresi’ (TOKİ), in English mass Housing Administration, and local government. In Ankara, Batıkent can be shown as an example of this (Sahin, 2006). The first comprehensive move towards the regeneration of squatter areas was made in the early 1980s. The squatter amnesty laws issued during this period constituted the first step in the regeneration of irregular residential areas in big cities. (Sonmez, 2006).

As a solution to the problem of unregistered construction, the amnesty laws enacted until 1988 were as the following:

- In 1983, Law No. 2805 and 6785 granted land allocation certificate to squatter people and reclamation plans
- In 1984, Law No. 2981 granted title deed to squatter people
- In 1986, Law No. 3290 granted the right to construct four floors in the squatter areas by covering the entire illegal structures used for housing and non-residential purposes
- In 1987, Law No. 3366 gave permission to plan the vacant areas and allow the sale of the squatter parcels with title deed allocation certificate
- In 1988, Law No. 3414 included all illegal activities in amnesty (Ozden ve Kubat, 2003:81).

The policy of forgiveness after the 1980s was followed by the policy of forgiving the other illegal structures as well as the squatter areas (Çakır, 2011). In addition, expanding and changing the scope of amnesty, ‘squatterlaşma’ is accelerated.

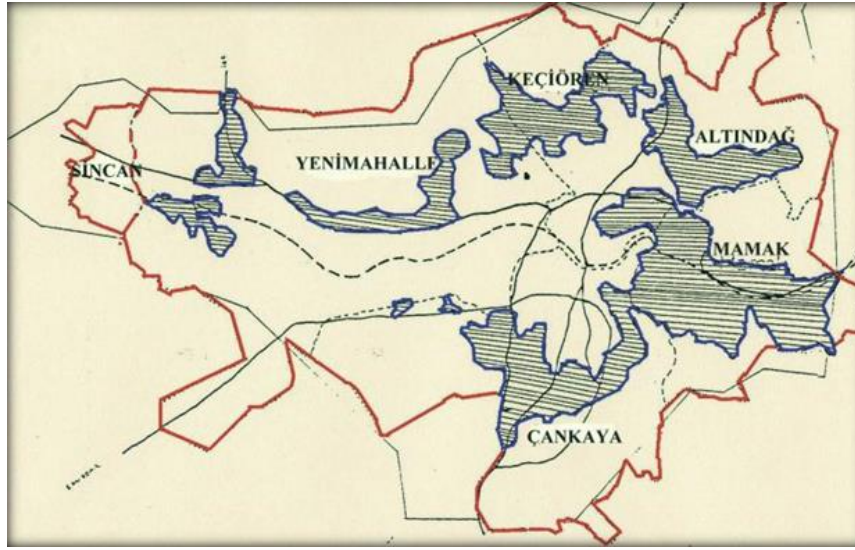


Figure 5.4 The squatter housing areas in 1989 (METU CP 501 Studio Works, 2014)

Plans made under the name of the ‘improvement’ created stereotyped parceling, which is the easiest possible way of reorganizing the land ownership, by eliminating the organic structure of the old squatter settlement and replacing it with the settlements incompatible with land conditions and topography. In addition, uniform, and dense structure of settlements caused by standard plan decisions and bylaws create an inconsistent and irregular structure due to the incompatibility of the land with the plan. Therefore, the application of this standard zoning plan, which ignores the environmental esteem and urban design in the extreme dimension, and which obscures urban patterning, creates complex and unqualified environments (Bilsel, 2003).

Along with the 1980s, in line with the politics influenced by the new liberal policies at the global level, the new management concept in Ankara has been tried to be applied at various levels and urban infrastructure has been transformed in cooperation with big capital and local government according to fragmentary planning concept (Çınar, 2004). On the other hand, during this period, the necessity of urban regeneration as a policy was a compromise point on all segments and it has started to be used as a concept in all municipalities (Şahin, 2006).

After the 1980s, Municipality of Ankara became a "Greater City Municipality", and mayors Mehmet Altınsoy and Murat Karayalçın gave importance to the implementation of urban regeneration in the era; Preservation of historic touches, especially slums and depressed areas, and regeneration in the city center began (Sahin, 2006). In this period, a new economic model which emphasized the export instead of the dominant industrialization process and the state interventionist national development model was adopted. Thus, the private sector opened to global competition and was in search of new profit and urban rents by establishing big construction and contracting companies. And as a result, the real estate and construction sector became the new source of the rant for the private sector (Keyder, 2000). The urban land within the changing economic model has become an important means of capital accumulation. It has also become necessary during this process to withdraw peripheral 'informal' areas produced by squatter people into the formal housing market. Thus, the regeneration process of the squatter areas began. Urban regeneration involves the collapse of squatter areas and the construction of multi-storey apartment buildings. The building-plot regeneration is usually carried out by small-capital contractors. Contractors negotiate with the owners of the squatter land by giving them a few apartments from the building. This is a common practice that is known well, but, in recent years, building-block urban regenerations have begun to be realized under the name of 'urban regeneration projects' (Dündar, 2001; Uzun, 2005). With the regeneration projects, while the upper-income groups were moved from apartment buildings representing urban and modern life to villas representing the 'ideal house' formed during the process of globalization, the urban poor forced to move from private housings to multi- storey blocks (Kıray, 1979; Öncü, 1997, cited in Erman, 2009).

The squatter areas of Ankara concentrated in the 8 districts of the city center. These are; Çankaya, Altındağ, Etimesgut, Gölbaşı, Keçiören, Mamak, Sincan, and Yenimahalle (Dündar, 2006). During this period, urban regeneration projects have a significant role in the process of change in Ankara.

The contents of the urban regeneration projects that were applied include a wide range from the restoration of historical urban texture to the regeneration of squatter areas

into healthy urban landscapes. In addition to the Ulus Historical City Center Development Plan, Portakal Çiçeđi Valley and Dikmen Valley Urban Regeneration Projects, which were realized with the cooperation of the public and private sectors, were introduced to the public in 1989. These regeneration projects for housing purposes were carried out through the companies established outside the municipality. In Portakal Çiçeđi Valley regeneration project, project partnership was created with the participation of public-private sector, landowners, and entrepreneurs. In addition, landowners were represented in the company, management, and audit committee through representatives. In the case of Dikmen Valley, project partnership was provided with the involvement of company, municipality managers, and landowners. In the example of Dikmen Valley regeneration project, the separation of the project into 5 different stages, the introduction of the first stages of the public increase the credibility of the practice in the eyes of the local people and made positive contributions and facilitated the regeneration in the formation of participation. These projects are regarded as positive in terms of establishment of the public-private partnership, an organization of municipal administrators and local people, being the regeneration of the people without being displaced, and providing local people to feel safe by involving in the process (Dünder, 2006).

In the 1990s, however, there is a change in the urban regeneration policies implemented in Ankara. In 1994, during the period of Metropolitan Municipality Mayor Melih Gökçek, great urban investments were realized in the walls of the city like Göksu Park, Harikalar Diyarı, Bayındır Dam, Gölbaşı park projects, and large residential projects have been planned and implemented in these areas. But in the ongoing period, projects towards the city center have been largely neglected and so the city center (Ulus, Kızılay) became physical and social depression area with the reason of lack of care. (Bayram, 2006: 9). Since the 2000s, with the start of the implementation of urban regeneration projects housing production in the country has increased rapidly. As a result of the economic crises, the construction sector has narrowed and in order to solve this problem, current political power artificially inflates the residential sector by making urban planning contrary to the public interest, rapidly

declaring many urban regions as urban regeneration areas and realizing collective housing production rapidly (Ulusoy, 2008).

Moreover, in 2004, a law known as the 'Gökçek Law' was issued in order to implement the North Ankara Urban Regeneration Project, which was implemented for the first time in a region in Turkey (Esenboğa Protocol Road and its surroundings) during the mayor presidency of Melih Gökçek. This particular law, which was hastily issued without the knowledge of universities, specialists, and professions, has received intense criticism because it has brought arbitrary and fragmented practices together. During the process of applying project, this project is also criticized in some other terms, firstly it is criticized because of the inadequacy of financial means provided to local people during the demolition and criticized from the point of view that local people are only informed, but there is no involvement of local people in the decision-making process (İnce, 2006).

It is clear that Ankara has undergone a spatial regeneration with urban policies that started to be implemented after 1980 and continue today. Rapidly opened mass housing areas on the east-west axis, low-quality squatter areas that were rapidly built, and depressed areas where the capital is not profitable are the new images of Ankara. Since 2000, the squatter areas have been transformed under the name of "urban regeneration projects". With applications under the name of urban regeneration projects, squatter areas have been transformed into high-density apartment buildings, usually produced by medium-scale construction companies, and an extraordinary rant without economic and social regeneration (Akın, 2007, p. 270).

5.3 Yenimahalle Urbanization Process



Figure 5.5 The location of Yenimahalle district in Ankara (Yenimahalle Municipality Web Site,2016)

Yenimahalle, the district of Ankara province, was founded in 1925. After Atatürk declared Ankara as the capital, he laid the foundations of Atatürk Forest Farm on May 5, 1925, in order to reform the wasteland in Yenimahalle district. From the proclamation of the Republic to after the Second World War, the housing policies established in Turkey have been shaped in the context of Ankara's housing problem. The rapid urbanization resulting from the capital function of Ankara was the major factor of this problem. The characteristics of the residential policies observed in this period are that they are directed to the civil servant, public servant section as a social group. Although the housing problem of the middle-income group was considered to be bigger than the other groups, in reality, it was an important shortcoming that the low-income group that creates 'Squatter' situation in Ankara starting in 1930 was not included in these policies. The housing policies developed firstly for civil servants took the form of the adoption of the 'producing housing for people who do not have'

principle after the Second World War (Tokman, 1979). Due to the housing constraint that started in Ankara in 1946-1949, Yenimahalle was established with the initiatives of Dr. Ragıp Tüzün, the 9th Mayor of Ankara (Yenimahalle Municipality Website). Yenimahalle initiative is based on the law numbered 5218 and 5228. Law 5218 is the legalization of squatter areas in the municipal boundaries of interest. The process of legalization takes place in the following way: Altındağ, Atıfbey, Yenidoğan; Mamak; Seyranbağları, İncesu, Topraklık etc. which are concentrated in the squatter areas will be able to be allocated for new housing. On the other hand, Dikmen, Karabiber Farm, some part of the Etlik, Çerçi Stream, and İvedik road districts, which have no squatter on it, have been determined as the sites to be transferred and registered to the municipality with the 8th provision. Land of squatter areas could be transferred to squatter people according to some conditions. For instance, the owner of the squatter house was obliged to make the house suitable for the construction site until the end of 3 years, if not, It is stated that the squatter will be demolished. Thus, in the area of 650 hectares, these laws provided the legalization of the squatter areas. In addition, these laws have similarities with today's Law No. 775. In the implementation of these laws, it can be said that they were seeking solutions to the housing problems of middle class, for squatter areas, they have not gone beyond forgiving (Tokman, 1979).

In order to understand the development process of Yenimahalle, it is crucial to understand the location of Yenimahalle within the whole city of Ankara during this period. According to urban land use; there is land use strip extending in the east-west direction and dividing the city into north-south sections. This lane forms an open border between the south and the north, especially in the part where Yenimahalle is located. In addition to the extensive uses which are separators, transportation networks as binding elements have an important role. The connection of Yenimahalle with the Ulus and Kızılay centers is strong (Tokman, 1979).



Figure 5.6 Yenimahalle Entrance from Ulus (Yenimahalle Handbook, 2012)

While the connection with Ulus was provided by the north direction of the east-west axis, the connection with Kızılay was provided by passing through the south arm of the same axis. Starting from the distance of 4 km from city center, in Yenimahalle residential areas were seen to be changing in nature and mostly scattered settlements are separated from each other and the city. These were generally squatter and complexly inferior and intermediate groupings. The location of Yenimahalle is in the north-west direction of the city, not in the prestige direction (south) (Tokman, 1979).

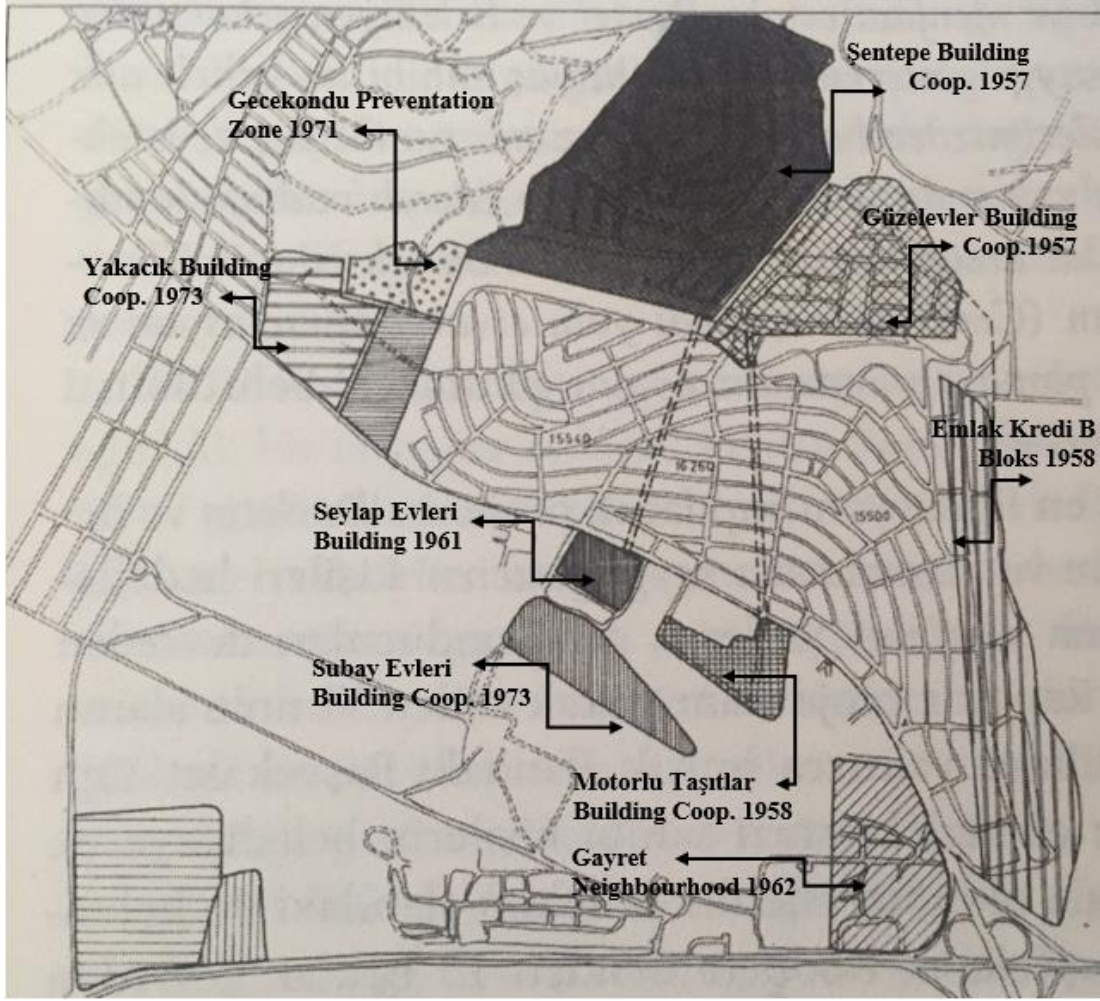


Figure 5.7 Distribution of Cooperative Buildings in Yenimahalle (Şenyapılı, 2004)

Since 1954, additional development plans have been proposed in Yenimahalle. Şentepe construction cooperative for an area of 73.7 hectares covering the northern and western part of Yenimahalle and another cooperative (Güzelevler construction cooperative) area for 24.5 hectares adjacent to the north were found suitable in 1957 and all the neighboring areas in the north of Yenimahallen were planned as cooperative areas. Though Şentepe construction cooperative has not been realized until today, Güzelevler construction cooperative has been completely built (Şenyapılı, 2004; Tokman, 1979).

Moreover, most of the requests for housing settlement around Yenimahalle have been realized again these years. The most important of these was the Real Estate Credit

Bank initiative east part of Yenimahalle, which was carried out between 1958 and 1961, by taking a part of the military area from the national defense military. An area of 34.8 hectares was constructed by planning a settlement with 1200 housing units. Again in 1958, the plans for cooperative settlement in the southern part of the İvedik (Subayevleri Construction Koop. Atakent Neighbourhood and Motorlu Taşıtlar Construction Koop.) were approved and after 1965, they were implemented. In addition, Gayret neighborhood (plan dated 1962) and Seylap Evleri (plan dated 1961) which was done by the Ministry of Development Administration were made in the same area again these years.

While Yenimahalle developed with certain plans mostly in the form of cooperative, the Demetevler-Karsiyaka settlement also became a part of the city by developing in a totally illegal, unplanned and great dynamism. Starting from 1962, the settlement which reached a size of about 30,000 people in a short time was not accidental being near to Yenimahalle. It was an attractive area for interest groups because of the distance to Yenimahalle that could benefit from infrastructure and transportation services and also due to being outside of the municipal boundaries, it is a non-urban area with out of control and low land prices. In 1964, with the inclusion of municipal borders, it became possible to directly use municipal services. Another important development around Yenimahalle is that the treasure lands between Yenimahalle and Keçiören in the north were increasingly filled with squatter areas. Their development has grown in such a way that surrounded Yenimahalle from the north (Şenyapılı, 2004; Tokman, 1979).

In short, starting from the foundation of Yenimahalle, firstly planned co-operative settlements were followed by a rapid unplanned development tendency in agriculture and treasury areas after 1962.

5.3.1 The Effect of Ankara Development Plans to Yenimahalle District



Figure 5.8 Image of Old Times of Yenimahalle (Yenimahalle Handbook, 2012)

In 1954, when the implementation of Yenimahalle was completed, the population of Ankara reached 300,000, which was supposed to be reached in 1980 according to Jansen plan. Since the changes and measures taken on the Jansen plan were insufficient to solve the planning problems, in 1954, the plan of yucel-uybaddin was approved and entered into force (Ankara Metropolitan Municipality web site).

In this plan, it was aimed to organize the illegal construction areas of the city and to determine possible development areas which were Etimesgut, Yenimahalle, Yildiz, Kecioren etc. According to this plan, if more than 25 buildings have been built in city blocks, the preservation of the existing order has been adopted. Therefore, as the formation of Yenimahalle has been completed by that date, no change has been proposed in this new plan.

The important change made to this plan was the floor increase, but since the two-three-storey areas such as Etlik, Çankaya, Keçiören, Yenimahalle, etc. were excluded from this floor increase, Yenimahalle was not affected by this change which caused the increase density of areas in a large part of the city. On the other hand, the first major change regarding the Yenimahalle floor increase was approved in 1965. The number

of floors has been increased from 2 to 3 around the center of the Yenimahalle. In this case, the population increase for 4000 people was proposed by adding one floor to 960 houses (Tokman, 1979).

Another effect of Yucel-Uybaddin plan is that, after approval of this plan, which was bordered by municipal boundaries, the tendency to construct illegal structures following the approval border was seen. The most basic example of this was Yenimahalle, which was regarded as an important social housing area at the western end of the municipal boundary, had trends in squatter and illegal construction in the west and north-west parts like Demetevler, Karsiyaka, and gradually started in the direction of Sentepe.

In short, at a certain time, as a practical application of a certain housing policy, the view of a 25-year-old Yenimahalle (Tokman, 1979);

- It is strong in terms of transportation links, despite of being physically disconnected to city.
- Over the past 25 years, there has been planned and mostly an unplanned development around it.
- Growth of Yenimahalle and population growth was provided with addition of cooperatives, the population in the first settlement area did not change much.
- The fact that the city is rapidly demolished and rebuilt in other residential areas was very small in Yenimahalle, and thus this ensured that the first settlement area protected the physical environment, population and density.
- It was a settlement consisting of homogenous, medium quality licensed structures.
- In general, despite the protection of the social environment created by the middle social groups, there is a certain decrease in social environment since the proportion of people with lower education levels was increased and some of the first settlers were separated.

- The settlement provided social, cultural, administrative and recreational functions as a social infrastructure.

In terms of urban services, compared to other settlement regions, the per capita urban service area was higher than many other regions.

Since Yenimahalle district is included in the 1990 Master Plan of Ankara Metropolitan area in the WEST CORRIDOR, it needs to examine the Master plan (scale of 1/50 000). A metropolitan city with a population of 3 600 000 has been predicted. According to this plan, it was proposed that the city develops predominantly in "WEST CORRIDOR" (Review of Planning Regions, 2013).

According to this plan, the development of the city's western corridor continued rapidly along Istanbul Road and Eskişehir Road. On this corridor, large mass housing and new residential areas (Çayyolu, Konutkent, MESA, Koru Sitesi, Beysukent etc.) were under construction. At the same time, the development of workplaces such as industry and small arts, proposed by plan decisions, also continued. However, the adoption of the 1990 plan suggests that these developments, which are happening in the Western Corridor, are directed to lower middle and limited middle classes.

5.3.2 Land-Use of West-Corridor

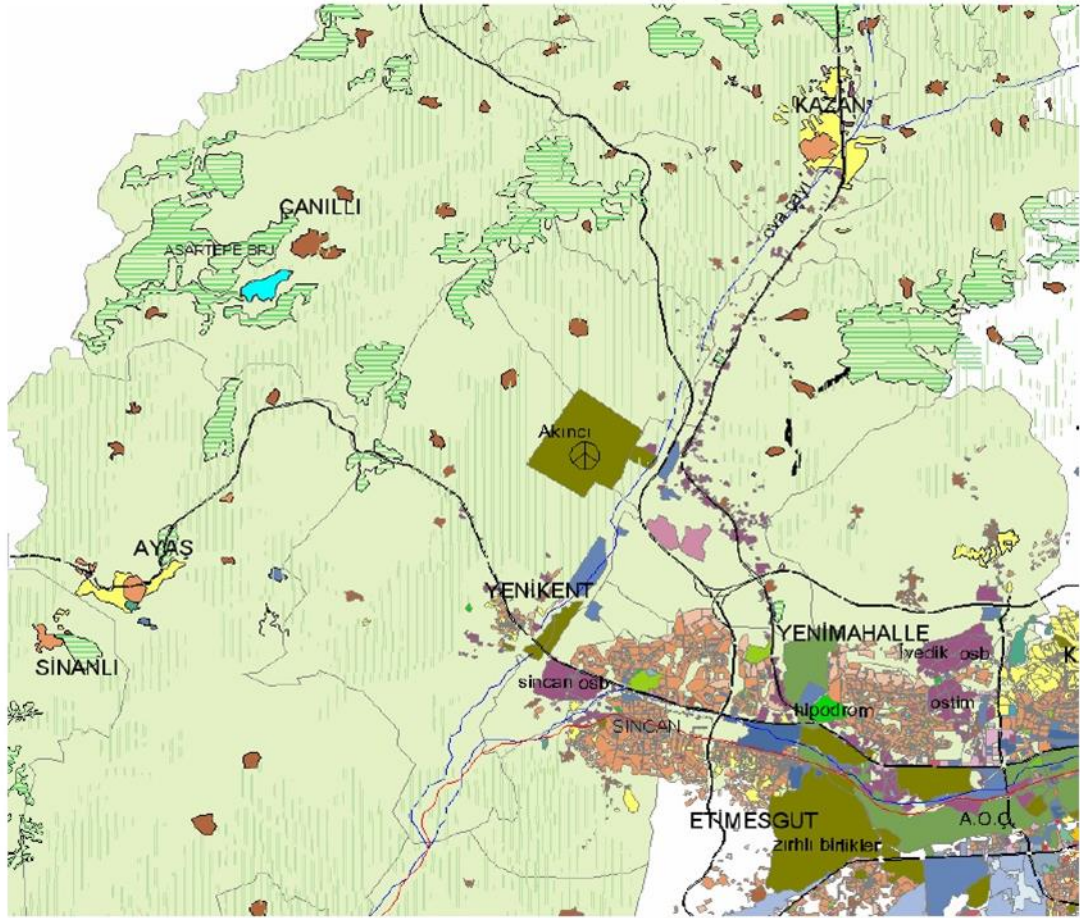


Figure 5.9 Land Use of Western Planning Region (Review of Planning Regions, 2013)

This area, which was defined as the "Western Corridor" by the 1990 Ankara Master Plan, contains mass housing areas, and series of work and recreation areas. When the 2005 land use data is analyzed, despite the fact that housing uses are predominant urban element in the region, work and recreation areas also seem to have an important place. Especially Sincan Organized Industrial Zone and the small industrial site around it can be expressed as the biggest work area of the zone. This is followed by OSTİM, İvedik Organized Industrial Zone and Istanbul Road-Susuz-Saray Urban Study Band. In addition to these work areas, Harikalar Diyarı and Göksupark, which are the largest park and recreation centers in the urban area, have also chosen places in this region. In

this area, defined as the western corridor, these uses, which integrate with the residential areas, help the area to be of a different nature with "mixed uses" (Review of Planning Regions, 2013).

5.3.3 Socio-Demographic Structure

According to the analysis of population density of the settlements within the western planning region, it is seen that the population densities increasing as they approach to the central regions of the city. The high densities in the upper regions such as Yenimahalle, Demet, Karsiyaka are indicative of this tendency. In particular, Demetevler, which has an important place on the agenda of the city and the country with the process of making high-level leakage blocks, has a gross density reaching 150 k / ha. In addition, at the end of the 1980s, Yenimahalle has rapidly moved away from being a residential settlement with a two-storeyed garden formed at the end of the 50's. Since 4 and upstairs apartment blocks substituted 2-story garden structures, the population and structure density of the region reaches to approximately 155 k / ha. The upper region of Karsiyaka, which has a structure similar to Demetevler but has relatively fewer floors, is an important concentration area with a gross density of about 107 k / ha. (Review of Planning Regions, 2013).

When the socio-demographic structure of the western planning area is examined, the most striking element is the changing attributes of the population living in the region. While, white-color population formed by workers in scientific and technical services is seen in Eryaman and Batıkent, it can be said that the Demetevler, Sincan and Etimesgut settlements, which are close to the organized industrial regions have predominantly "blue-collar" population inhabited by workers in production activities. Another factor determining the socio-demographic structure of population in western planning regions is household size. While the average household size in the region is 3.78, it is 3,04 in Eryaman, 3,21 in Gazi, 3,41 in Yenimahalle, 3,63 in Batıkent, 3,74 in Demet and 4,09 in Karsiyaka. This can be related with education level in the settlements, for instance in Eryaman, Batıkent and Gazi, where the education level is higher and the people predominantly work in science-technical services, the household

size decreases, however, in the settlements such as Sincan, Etimesgut, Demet and Karsiyaka, where blue-collar workers reside more, the size of households is increasing (Review of Planning Regions, 2013).

Table 5.1 Distribution of Population and Density in Western Corridor (Review of Planning Regions, 2013)

Neighborhood	Area	Population	Density(per/hectars)
YENİMAHALLE	5.004.986	77.286	154.42
DEMET	7.787.518	116.791	149.97
KARŞIYAKA	8.294.853	89.477	107.87
BATIKENT	22.360.088	161.732	72.33
FATİH	13.631.609	79.980	58.67
ETİMESGUT	21.056.489	89.690	42.59
SİNCAN	51.302.584	199.026	38.79
ERYAMAN	24.755.654	51.926	20.98
OSTİM	9.305.158	10.570	11.36
GAZİ	20.280.851	12.138	5.98
ŞEKER FAB.	28.059.876	7.551	2.69
MÜRTEDE	60.107.320	5.819	0.97
YUVA	123.056.605	9.665	0.79
KAZAN	274.977.629	18.323	0.67
YENİKENT	211.800.182	10.625	0.50
SUSUZ-SARAYKÖY	135.977.820	3.864	0.28
AYAŞ	368.308.555	9.050	0.25
SİNANLI	135.378.955	3.274	0.24
SİNCAN OSB	19.444.948	386	0.20
ÇANILLI	207.563.083	3.038	0.15
PAZAR	272.580.733	3.242	0.12
PEÇENEK	97.691.623	1.135	0.12
ESKİ KAZAN	67.228.588	613	0.09
ÖRENCİK	142.927.138	1.296	0.09
TOTAL	2.328.882.845	966.497	4.15

5.3.4 Distribution of Building Cooperatives

In Yenimahalle district, 72.5% of structures in the region are used only for residential purposes but, compared to other regions, this region has more non-residential buildings. In this sense, upper regions such as Ostim, Sincan and Seker, are prominent with their industrial and commercial structures, while in other regions ,housing structures gain a significant weight (Review of Planning Regions, 2013).

In this region, the formation of housing production and presentation is different from other planning regions. 26.1% of buildings in the region were constructed with building cooperatives. This high rate of cooperatives is due to the presence of important residential settlements such as Fatih, Eryaman and Batıkent. The buildings constructed by the cooperatives in Batıkent have a share of 91.6% in total. This rate is 84.4% in Seker, 58.5% in Fatih, 39.6% in Eryaman, 2.4% in Yenimahalle and 1.9% in Demet (Review of Planning Regions, 2013).

Table 5.2 Distribution of Buildings Based on Provision Types (Review of Planning Regions, 2013)

Region	Private	Public	Building Cooperative	Unknown	Total
Yenimahalle	5 154	337	140	20	5 651
Karsiyaka	13 329	68	1	20	13 418
Demet	3 374	395	76	12	3 857
Ostim	6 933	111	2 295	12	9 351
Batıkent	1 457	111	17 358	9	18 935
Gazi	940	617	12	9	1 600

5.3.5 Distribution of Squatter Areas in Yenimahalle District

In addition to housing cooperatives, this region has squatter areas. The distribution of squatter areas in Yenimahalle district is seen in the table below and picture. According to table Yenimahalle district is divided to six regions which are Yenimahalle, Karşıyaka, Ostim, Demet, Batıkent and Gazi. In this table, three types of area can be defined. First one is neighbourhoods with gecekonu settlements, secondly there are neighbourhoods without squatter settlements and last one is neighbourhoods in which regeneration projects have been completed in squatter areas. Neighbourhoods without squatter settlements is concentrated on Batıkent region in which buildings were constructed by cooperatives (Review of Planning Regions, 2013). The only squatter settlement is seen in Ergazi neighbourhood with the number of 127 squatter houses. In addition, regeneration implemented areas are mostly in Yenimahalle region in Anadolu, Barış, Esentepe and Yunus Emre neighbourhoods. In Karşıyaka region, Karşıyaka neighbourhood is the only regeneration completed area in the region. On the other hand, the distribution of squatter settlements in Yenimahalle district mostly concentrated on nearby Karşıyaka and Demet. The total number of squatter houses is 9426 in Karşıyaka, 1505 in Demet, 131 in Yenimahalle, 127 in Batıkent and 118 in Ostim. Especially, in Karşıyaka, Çiğdemtepe, Kaletepe, Barıştepe, Kayalar, Pamuklar and Yukarı Yahyalar neighbourhoods have the highest number of squatter settlements. The number of squatter settlements is 1943 in Çiğdemtepe, 1650 in Kaletepe, 1384 in Barıştepe, 1287 in Kayalar, 1207 in Pamuklar and 1044 in Yukarı Yahyalar. In addition, Mehmet Akif Ersoy neighbourhood in Demet is the second crucial place according to the distribution of squatter settlements with the number of 849. In order to understand relation between squatter areas and household size, it can be inferred from the table that, generally, the neighbourhoods with squatter settlements have higher household size according to neighbourhoods without squatter areas. Therefore, Karşıyaka region, in which squatter settlements are concentrated, has the higher household size 4,11 (Review of Planning Regions, 2013).

In the Mehmet Akif Ersoy neighbourhood, the case study area, is the 3rd degree squatter settlement area. Household size is 3,97 and squatter population in this region is 3371 (Review of Planning Regions, 2013).

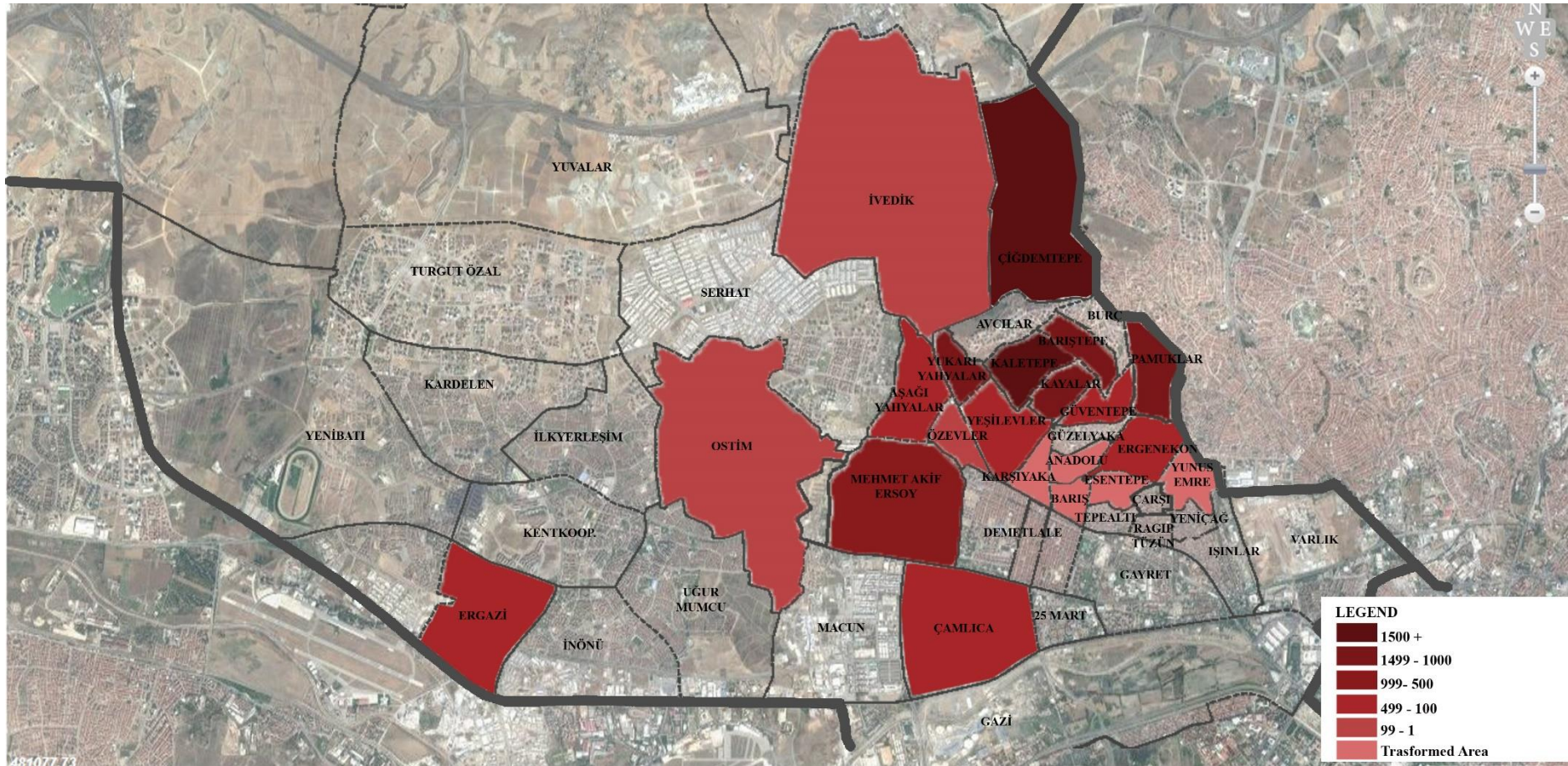


Figure 5.10 The number of Squatter Houses

CHAPTER 6

CASE STUDY: MEHMET AKIF ERSOY NEIGHBORHOOD

The criteria of community development based urban regeneration were determined in chapter 4. In terms of the criteria defined, Mehmet Akif Ersoy urban regeneration project, in Yenimahalle district of Ankara, will be evaluated in this chapter. The characteristic of the research area was being a squatter housing area before the regeneration project. This neighborhood was selected as a case area due to being a regeneration of squatter housing area and having been defined as a community-based urban regeneration project by Yenimahalle Municipality. The area is located on the right and left side of Anadolu Boulevard, which is one of the main entrance points of the city and is considered as an important boulevard in terms of prestige. Since Mehmet Akif Ersoy neighborhood is located in Yenimahalle district of Ankara, the development of squatter housing areas in Ankara and later in Yenimahalle district have been examined in the previous chapter. During the study, in order to identify the problems before and during the regeneration project, to determine conditions, and to determine communication policies and suggestions, first of all, documents about Mehmet Akif Ersoy urban regeneration area were examined. Then, surveys with 40 stakeholders and 40 newcomers have been conducted and also, in-depth interviews were carried out with 4 respondents from the municipality and community representatives. And in this chapter, the results of these analyses will be evaluated in terms of community development based criteria defined in chapter 4.

6.1 Location of The Planning Area

The planning area, named Mehmet Akif Ersoy, is located in Yenimahalle, Ankara. The neighborhood is located on the right and left side of Anadolu Boulevard, which is one of the main entrance points of the city and is considered as an important boulevard in terms of prestige. Around the project area, there are Gimat Wholesalers Market, an area used as automobile market and Urankent residential site on the south, Demetevler second category planned area on the north, Macunköy Metro Station and Aselsan on the west, and Ankara Onkoloji Hastanesi on the east. It has a surface area of 54 hectares (540.000 m²).

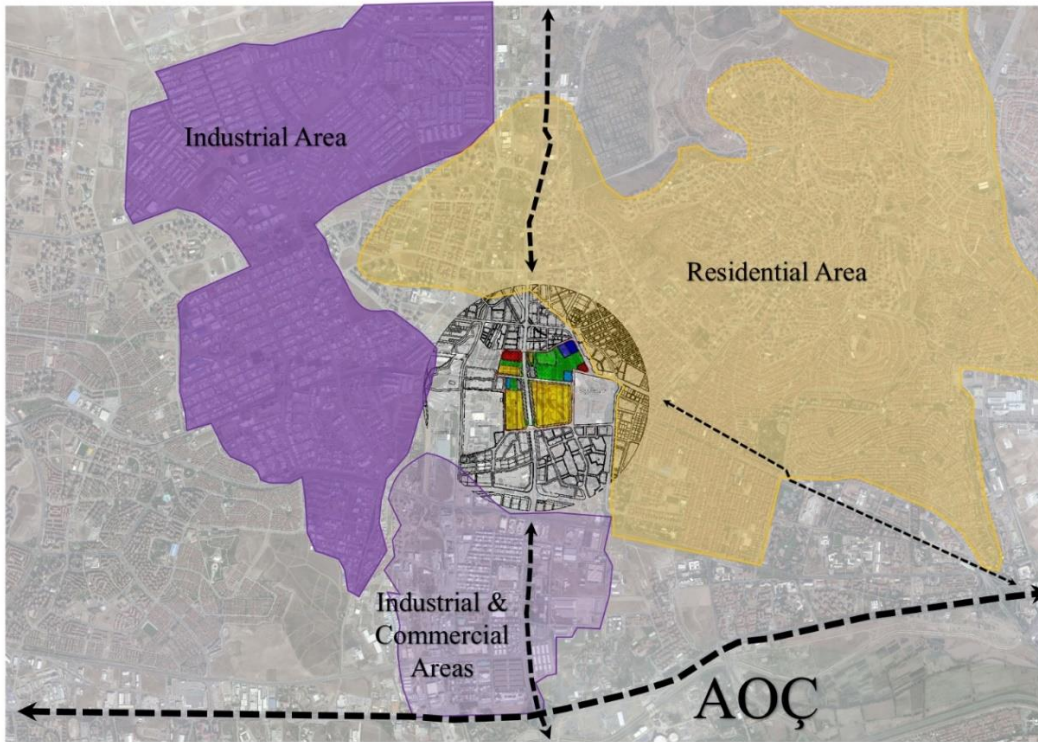


Figure 6.1 Location of Project Area

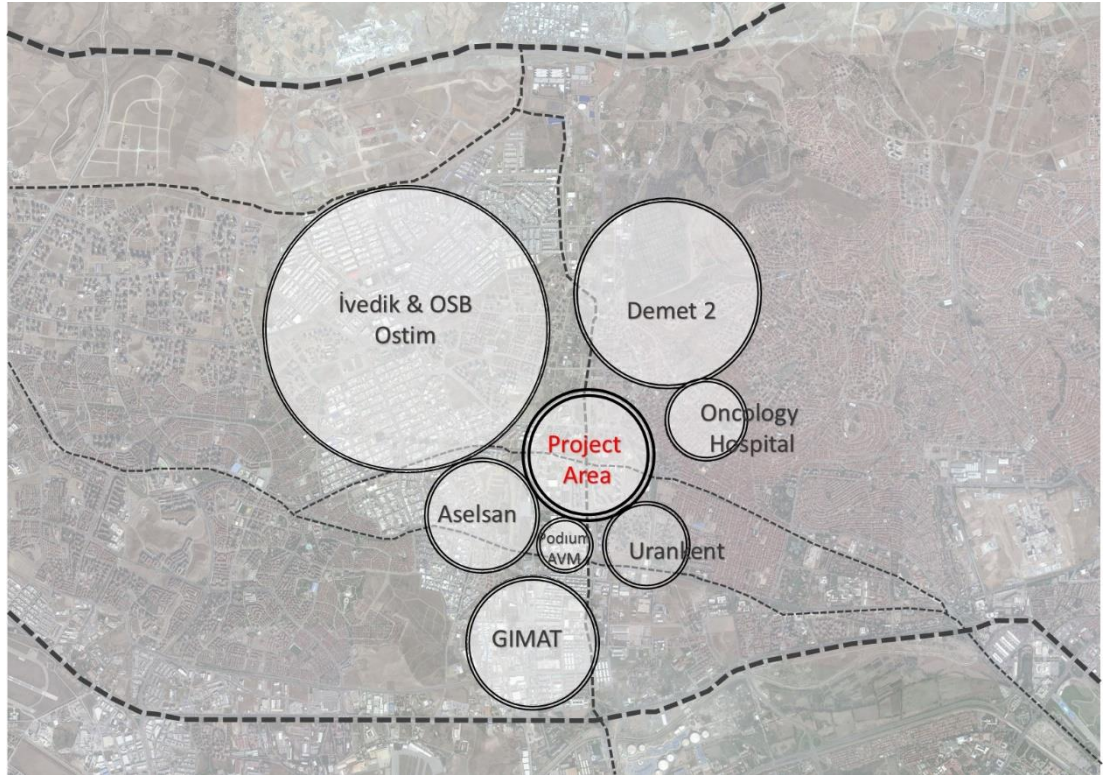


Figure 6.2 Land use of Project Area and Periphery

6.2 Historical Development of the Area

Mehmet Akif Ersoy neighborhood of Ankara Yenimahalle district entered the process of squatter housing development in 1979-1980 (Interview No.4). In the survey, conducted during the field study, 70.3% of the respondents remarked that they had resided in other neighborhoods of Ankara before moving to Mehmet Akif Ersoy Neighborhood while 29.7% of the respondents stated that Mehmet Akif Ersoy is their first settled area in Ankara.

The graph below (Figure 6.3) gives information about the distribution of the previous settlement areas of the people who previously resided in Ankara. According to graph, it is determined that 29.7% of respondents have been located in Mehmet Akif Ersoy neighbourhood in Ankara, on the other hand, 27% of them had dwelled in Demetevler, 13.5% of them in Macunköy, 5.4% of them in Karsiyaka, 5.4% of them in Akdere, 5.4% of respondents in İskitler and the remaining 13.6% had resided in Şentepe, Sıteler, Aydınlikevler, Hüseyingazi and Altındağ neighbourhoods. Therefore, it can be

said that before moving to Mehmet Akif Ersoy neighborhood, most of the respondents resided in places like Demetevler, Macunköy, Karşıyaka and Şentepe, which are close to Mehmet Akif Ersoy neighborhood.

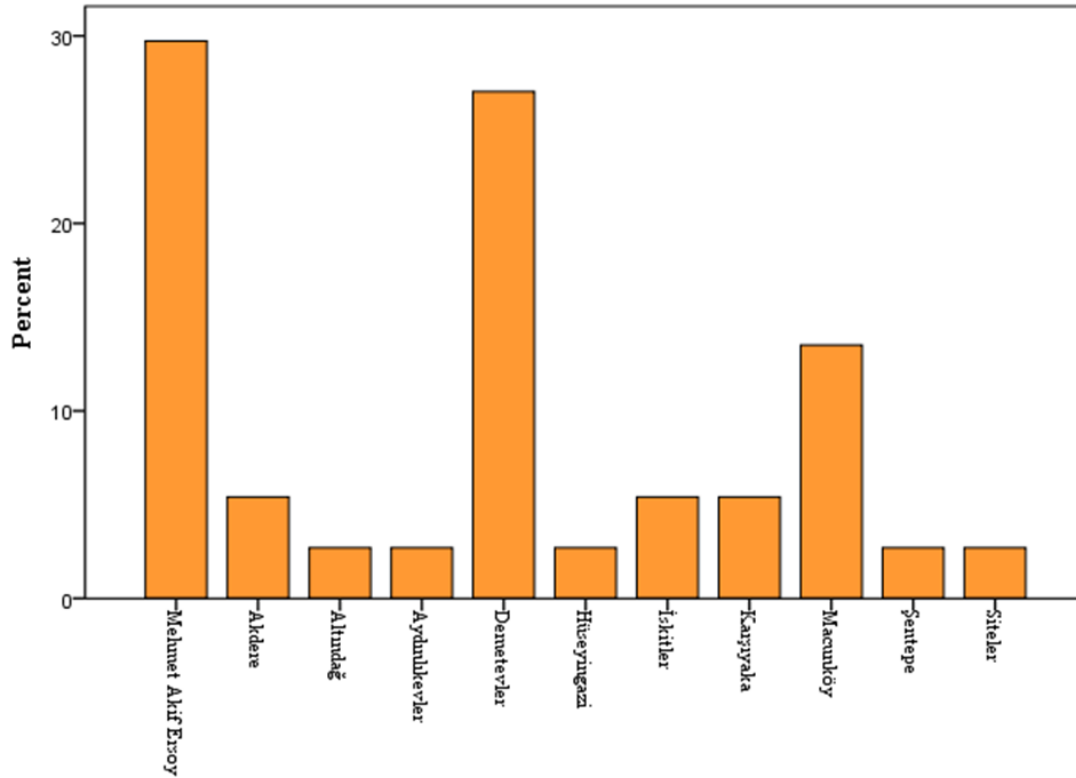


Figure 6.3 The Distribution of Residents in Ankara before Moving to the Mehmet Akif Ersoy Neighbourhood

In addition, it is also determined that before moving to the Mehmet Akif Ersoy neighborhood, 58,62% of the residents had resided in squatter houses and the remaining 37,93% had lived in apartment buildings as tenants.

To summarize, before the process of squatter housing development in Mehmet Akif Ersoy neighborhood, people mostly resided in squatter houses and apartments as tenants in surrounding neighborhoods like Demetevler, Macunköy, and Karşıyaka. In addition to the closeness to the area, there are some other reasons for choosing this neighborhood. These are shown in the pie chart below (Figure 6.4);

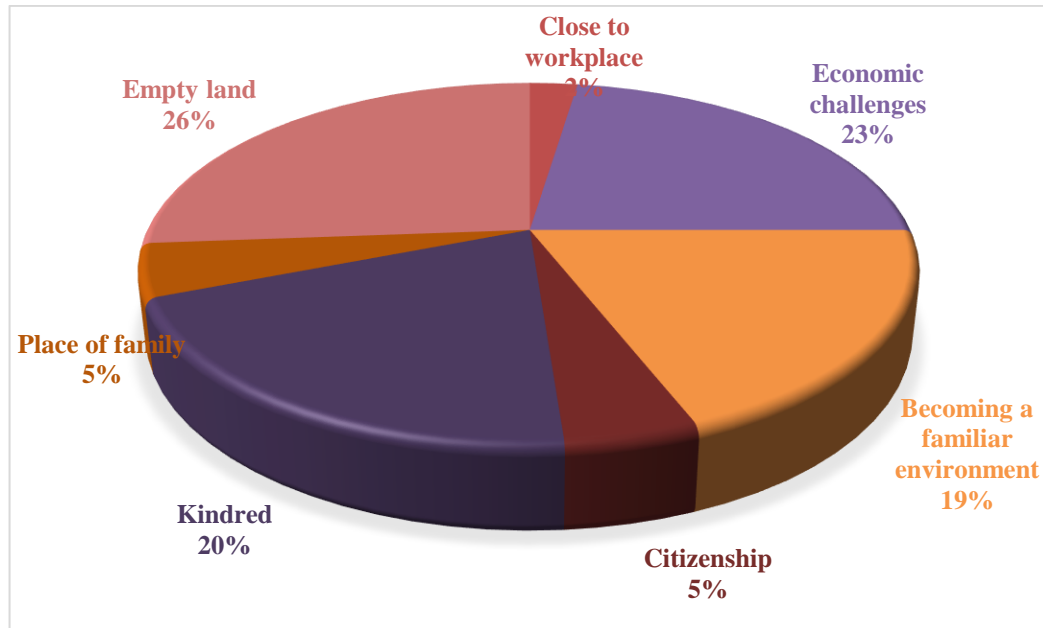


Figure 6.4 Reasons for choosing Mehmet Akif Ersoy Neighbourhood

According to the survey results conducted in the field study, 26 % of the respondents stated that the reason for moving to this neighborhood was primarily because of being empty treasury land, and also 23 % of them defined their reasons as economic challenges. Besides, 20 % of them explained their reasons with the presence of relatives in this area. These reasons were followed by the fact that it was an environment that they knew and were familiar with. That is, being already tenants in the immediate vicinity of the neighborhood ensured that people were familiar with this area. In the in-depth interview conducted with City Planner in Yenimahalle Municipality (Interview No.1), it was pointed out that;

“People, in the squatter housing area, was separated according to their homeland and relatives and they have settled in their own cluster. That is, in the area, mostly people from Yozgat and Gümüşhane have chosen the place close to their relatives and as a result clusters formed.”

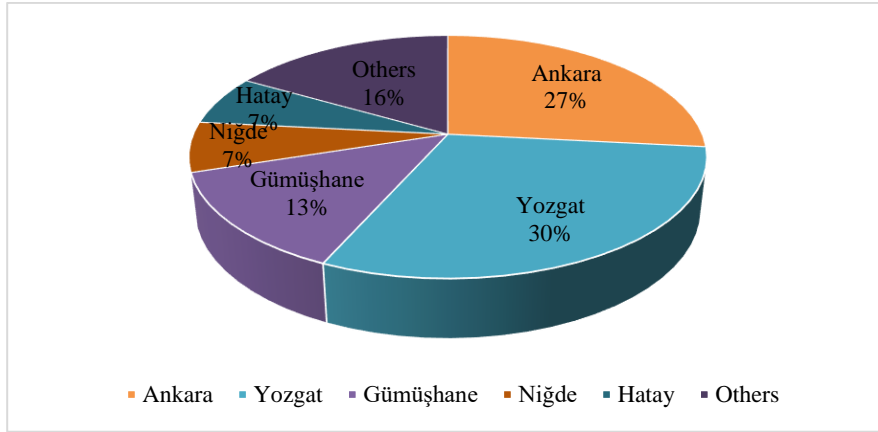


Figure 6.5 Place of Birth Distribution of Residents

In addition, the answers to the question in the survey about the place of birth (seen in Figure 6.5) also support the information given by City Planner in Yenimahalle Municipality. It is determined that the percentage of people from Yozgat is 30 % and the percentage of people from Ankara is 27 %. These are traced by Gümüşhane with the percentage of 13 % and Niğde and Hatay with 7 %. Therefore, it is possible to say that the formation process of the field was affected by the desire of living next to the relatives and people from the same hometown. In conclusion, due to the reasons mentioned, the process of squatter housing development began in the field at the beginning of the 1980s.

6.3 History of The Planning Process

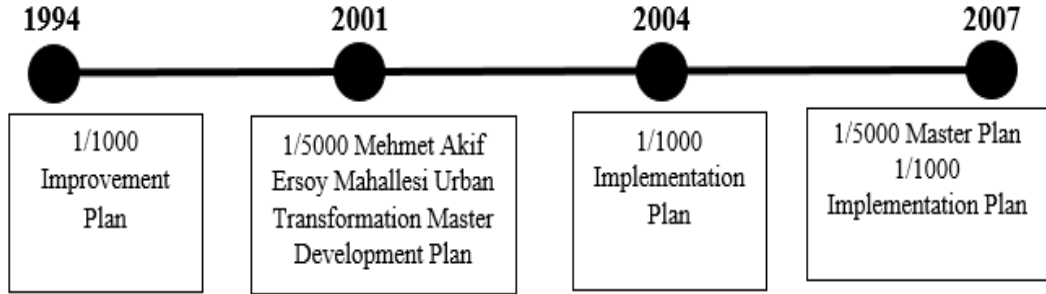


Figure 6.6 History of the Planning Process

1/1000 Improvement Plan in 1994

For the Mehmet Akif Ersoy neighborhood, in the area of 36 hectares, the 1/1000 scale Improvement Plan, covering the south part of the area, was approved by the Municipal Assembly of Yenimahalle in 1994. 1/1000 scale Improvement Plan, namely the parceling plan, has been made but the Metropolitan Municipality of Ankara has been applied for the Urban Regeneration by Yenimahalle Municipality before the implementation of the Improvement Plan.

1/5000 Master Development Plan in 2001

In 2001, 1/5000 scale Mehmet Akif Ersoy Urban Regeneration Project Master Plan was approved by Ankara Metropolitan Municipality. This means that, before the announcement of the urban regeneration area in 2007, it was also declared by the Metropolitan Municipality in 2001 as the Urban Regeneration Project area. With the 1/5000 scale Master Plan prepared by the Metropolitan Municipal Council of Ankara in 2001, E: 1.50, TAKS = 0.25 and the total number of houses is limited to 2500. According to the provisions of the Master Plan, the average size of the house is 140 m².

1/1000 Improvement Plan in 2004

The 1/1000 scale, which was prepared in the direction of Mehmet Akif Ersoy Neighborhood Urban Regeneration Project Master Plan of 1/5000 scale with the decision of Ankara Metropolitan Municipal Assembly in 2001, with the size of 18 hectares (north of Macun Tp.5006 parcel). And 1/1000 scale Improvement Plan was approved in 2004 by Yenimahalle Municipal Council.

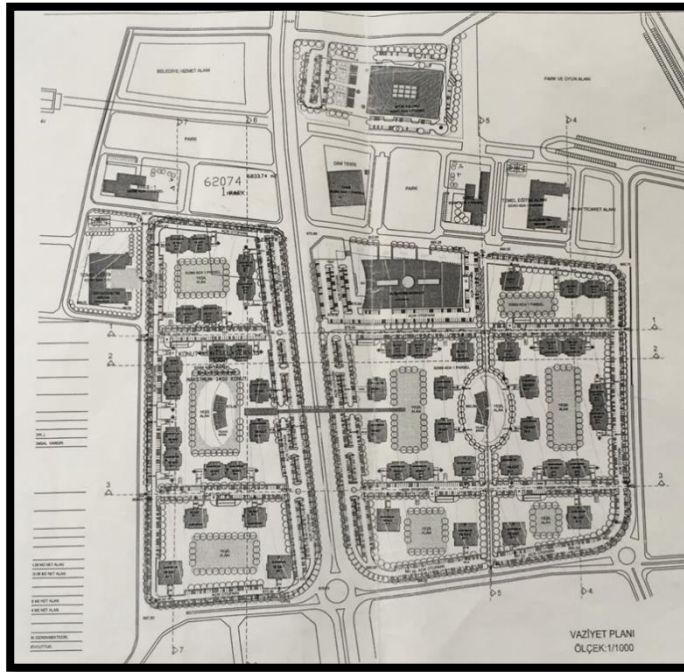


Figure 6.7 1/1000 Improvement Plan in 2004

In the context of the plan, Mehmet Akif Ersoy Neighborhood Urban Regeneration Project has totally 226,934 m² of the residential area, in which 25.819 m² from the north and 201.115 m² from the south..In the north side of the project area, condition of the construction is proposed as E=1,5 Hmax=12.50m where is limited 277 houses, The south side of the project area has been planned as E=1.90 where proposed number of houses were limited with 3323 whose average size is 115 m². As a result, there are totally 3600 houses with the acceptance of average household size is 4 people means

that the proposed population for the area will be about 14,400 people according to the construction calculation of this improvement plan.

In the report of Yenimahalle municipality, it is stated that master plan revision was required for various reasons; new development plans have been prepared in both 1/1000 and 1/5000 scale hereat. The reasons of the need of plan revision were explained in Yenimahalle Municipality's report in three dimensions. First of all, the location of neighborhood is crucial. Its adjacency to mix uses on the Anadolu Boulevard makes it one of the most prestigious places in Ankara. Moreover, the fact that it is surrounded by many large urban areas such as Ostim, Aselsan, Gimat Wholesalers Site, and Oncology Hospital also increases the importance of this location. Secondly, Anadolu Boulevard passes through in the middle of the area and connects the northern and southern parts of the city of Ankara. In other words, the settlement area has a significant transportation connection. Thirdly, since the area which is subjected to regeneration process does not provide a healthy and regular environment, the need of reorganizing the area by clearing the squatter houses emerged. And the last reason of plan revision stated in report is the insufficiency of the previous revision plan. Insufficient conditions of previous revision are defined as low qualified buildings and social infrastructures, such as, fragmented green areas, inadequate parking lots, education area, and sports area etc. Due to all of these reasons, plan revision was seen as inevitable solution by Yenimahalle Municipality.

Current 1/1000 and 1/5000 Urban Regeneration Plans

In the current urban regeneration project in Mehmet Akif Ersoy, density have remained same with the density in the development plans and the existing improvement zoning plan; new social infrastructure areas have been proposed; transportation decisions have been reshaped and some new plan decisions have been made like setting building heights free. Moreover, residential + urban service area functions, which has a population-density-reducing effect, as well as regional parks, sports areas, religious facility area, municipal service area, educational facilities, parking lots, and commercial areas have been proposed.



Figure 6.8 Project area

The plan was amended in accordance with public benefit and other city planning principles. New project provided to its habitants more accessible and livable environment, and a prestigious attraction area. The aim of the project was defined as building new living units to the residents of liquidated squatters, in the light of contemporary architectural design principles with acceptable standards. Not only reconstruction of residential areas, but also regulation of both social and technical infrastructures is within the scope of the project. This urban regeneration project includes:

- Landowners who have deed,
- Real estate owners (squatter owners in the area),
- Right holders who have title deed allocation certificate in accordance with the law no. 2981,
- Squatter owners whose permit or title deed allocation certificate does not exist. Owners of squatter in the case of non-entitled occupants who do not have a permit or title deed allocated.

In the report, it is stated that mixed uses can be located together or separately and these areas are planned to be $E = 2.00$ and $H_{max} = \text{free}$. Current urban regeneration project has been implemented without exceeding the number of housing units (3600) proposed by the in the entire area. However, with other urban functions such as commercial areas, offices, hospital, shopping center, exhibition center, marketing area, social and

cultural facilities, sports activities, etc., number of proposed housing units decreased, after all the accessibility and living standards increased even more.

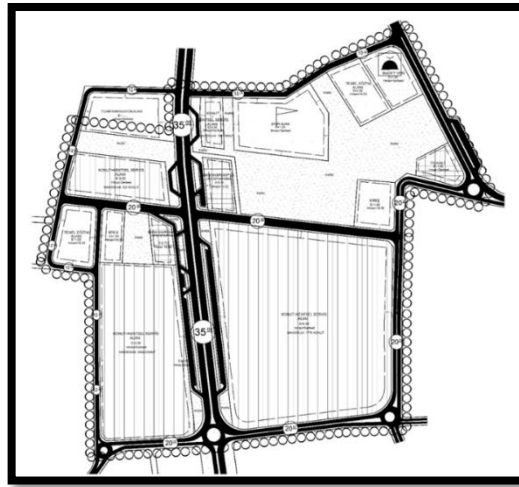


Figure 6.9 1/5000 Scale Master Plan in 2007

It is also indicated in the report that, for existing cropland settlement areas in accordance with laws (5393 Municipality Law, 2981 Development Amnesty Law, 3194 Development Law, 775 Slum Law and 2942 Expropriation Law), a new settlement with contemporary standards and features was proposed. Within the scope of the project, social and technical infrastructure such as education (kindergarten nursery and primary education), mosque, sports, trade and shopping center, regional park, road and parking area as well as housing arrangements were involved. Plans (1/5000 and 1/1000) and parceling plans were approved and the construction application process started.

Table 6.1 Total Number of Right holders in terms of Laws (Yenimahalle Municipality, n.d.)

Number of Law	Agree	Disagree	Total
2981	458	42	500
775	376	30	406
Total	834	72	906

When the area was declared as an urban regeneration area, rights holders who could benefit from the law numbered 2981, the rights holders who had already been deeded and the occupants who did not have any rights/ possession had been living in this area. After a while, 1/1000 scale implementation development plan, related to Mehmet Akif Ersoy Neighborhood Urban Regeneration and Development Project Area, which is composed of 3600 dwellings for 14400 people (considering the number of squatter in the area approximately: 1030) was approved by Yenimahalle Municipal Assembly. Ankara Metropolitan Municipality Assembly approved 1/5000 scale master plan, and the announcement period was completed without objection, so construction stage started. Terms of Agreement with Construction Company:

Total number of existing squatter= 1030

The construction executed on three parcels. The area and parcels numbers of these are listed below:

Table 6.2 The Parcels Numbers and Areas in Project Aerea (Yenimahalle Municipality, n.d.)

Parcel No	Area (m ²)
62069 /1 parcel	140.699 m ²
62068 /1 parcel	12.095 m ²
62068/1 parcel west	16.811m ²
Total area	169.605m²
Total number of housing in project	3600

Today, 1502 living units have been built and 2998 living units are under construction. The ownership status of completed living units is indicated in the table 6.3.

Table 6.3 The Ownership Status of Completed Living Units (Yenimahalle Municipality, n.d.)

Ownership	Number of Housing
Yenimahalle Municipality	253
Right owners	1242
Construction Company	7
Total	1502

Table 6.4 Distribution of Houses to Squatter Housing Residents (Yenimahalle Municipality, n.d.)

	Total	
	Housing Type	Accept
2981	2+1	7
	3+1	102
	3+1-2+1	301
	4+1	48
775	2+1	376
With Deed	2+1	6
	3+1	9
	4+1	3

6.4 Defining Squatter People as a Community

In Turkey, with the industrialization since the 1950s, an intense migration towards the big cities have started. In fact, the start of industrialization in the 1920s led to the commencement of the migration to the city in 1930-1940. However, it is possible to say that in the 1950s, this migration was experienced intensely and the structure of the cities changed visibly. According to economic and social conditions, migrants, who faced housing and business problems, built structures that resembled neither the city nor the village they came from with a collective spirit. Thus, they started to live outside the city with illegal structures they had built on the other people's or state's land, so-called '*squatter*' (squatter house) (Ilhan, 2012). With the feeling of homeland and kinship, they clustered in a part of the city and this situation slowed down the loss of them in the city (Akin, 1996/2). In addition, by shaping their houses with gardens and planting them, they showed that they were not able to break from the soil. Moreover, people in squatter housing areas try to maintain unity and solidarity that the city does not offer to them. They have one of the important features of being a community by coming together in the same area with the feeling of kinship or citizenship (Kaygalak, 2009).

According to Yasa (1970), family structure in squatter houses represents a transitional state among urban-rural family types in terms of their social values and habits. In other words, people in these areas indicate the combination of village family characteristics and urban family characteristics, which made it a unique kind. Moreover, they are trapped between the countryside and the city. While they are trying to make a small sample of the countryside in front of their house by growing vegetables and trees in their gardens, on the other hand, they find themselves as workers in the city's factory (Yasa, 1970). That is, 'Squatter people' contain diverse and contradictory cultural items. It is a society with contradictory behaviors, unique style, and mixed characteristics (Yasa, 1973). Yasa (1973) states that although they easily adopt to the material cultural elements in the city, their values do not change at the same rate and some spiritual values are still alive (Yasa 1973: 45). Within this framework, the squatter community is regarded as a homogeneous group and the main difference that distinguishes this group from the other people in the city is presented as the peasant

characteristics of them. Therefore, squatter community is defined as different other than 'urban' families (Tok 1999: 44).

According to the explanations above, the characteristics of the community in the case study area were examined. It was determined that people living in Mehmet Akif Ersoy neighborhood carry the characteristics of this previously described 'squatter' community in great detail. First of all, have being formed by creating clusters with a sense of kinship and fellow citizenship is one of the crucial features of people in this area. In accordance with the results of the survey, people from the same hometown, such as Yozgat, Gümüşhane and Ankara, came together in clusters in certain parts of the area. Secondly, one of the significant features of people in that area is the sense of not being able to break from the soil. This judgment was inferred from the fact that their houses were surrounded by gardens and they produced vegetables and fruit by dealing with the soil in these gardens. Another communal characteristic of people in that area is having both rural and urban characteristics. That is, they keep some habits that they got in rural life. Such as baking bread by using 'tandır, a clay oven of a type used traditionally in rural life, and fruit and vegetable cultivation in their gardens. On the other hand, meeting other needs from shopping centers, working in urban business areas, and using urban facilities indicates that they are trying to adapt to urban features. Finally, besides being a group of people in an area, having similar characteristics and sharing something in common, one the most important features of a community defined by Day (2006) is a call to action. During the case study, it was observed that people living in the Mehmet Akif Ersoy neighborhood also has this attributes. For instance, during the project, coming together for their needs and problems and electing their representatives, and after the project, acting together again to make resistance for overpass construction point that they have the feeling of moving together. Therefore, people living in Mehmet Akif Ersoy can be called a 'community' due to having similar backgrounds and features and moving together.

6.5 Defining Newcomers to the Mehmet Akif Ersoy Site

Defining the profile of people moving to Mehmet Akif Ersoy houses as newcomers is also crucial to understand the socio-economic status of the complex. A survey was conducted with 40 people, 55% male, 45% female. The household size of the participants is 2.1 and the average age is 25. In the graph below (Figure 6.10), the distribution of age groups for the newcomers is evaluated and it is obvious that the highest rate belongs to age-group 25-29; which means that newcomers are mostly in the young and middle age group.

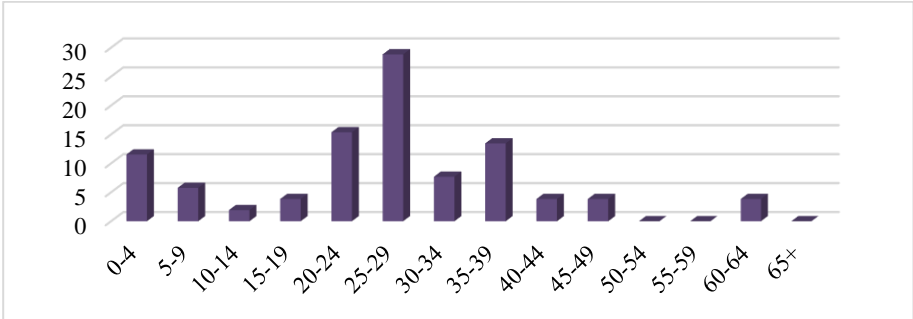


Figure 6.10 The Distribution of Newcomers According to Age-Groups

In addition, according to education level graph in Figure 6.11, 41% of newcomers has got university degree, 18% of them has got high school degree, 14% of them has got primary school degree, and 10 % of them in Master’s degree. Thus, it is assigned that newcomers of the area mostly have high education level.

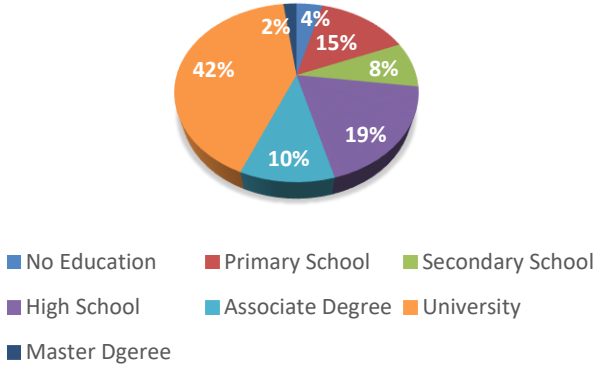


Figure 6.11 The Education Level of Newcomers

In addition to education level, the distribution of newcomers in the business branches is as follows. It is determined that the work profile of newcomers is generally made up of civil servants. In addition, 19% of them is student, 13% is engineer, 13% of them works in private sector. In addition, 4% of the newcomers are working in the Mehmet Akif Ersoy Site as block officer, elevator controller and so on.

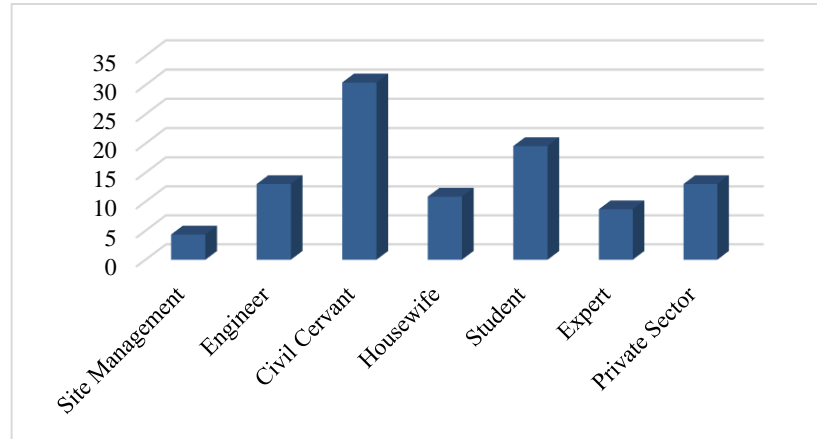


Figure 6.12 Occupational Distribution of Newcomers

Moreover, the following findings were obtained according to the survey results conducted with newcomers. Before moving to Mehmet Akif Ersoy housing estate, 78% of newcomers were located in other neighborhoods (33% in Demetevler, 20% in Batıkent, 13% in Şentepe, 13% in Varlık) in Ankara. Therefore, it is possible to say that before moving to this site, they had lived in neighborhoods nearby. In addition, they indicated the main reasons of moving to Mehmet Akif Ersoy housing estate as adequate transportation services, closeness to workplaces, cheap cost, being a secured housing estate, economic challenges, and being a good investment. The percentage of respondents stated as adequate transportation services are 53, being close to the workplace is 38 and the cheap cost is 23 (Figure 6.13). Moreover, the most of them came to the site as tenants. That is, 63% of respondents is the tenant, 30% of them is a landlord and the remaining 7% of them is attendant.

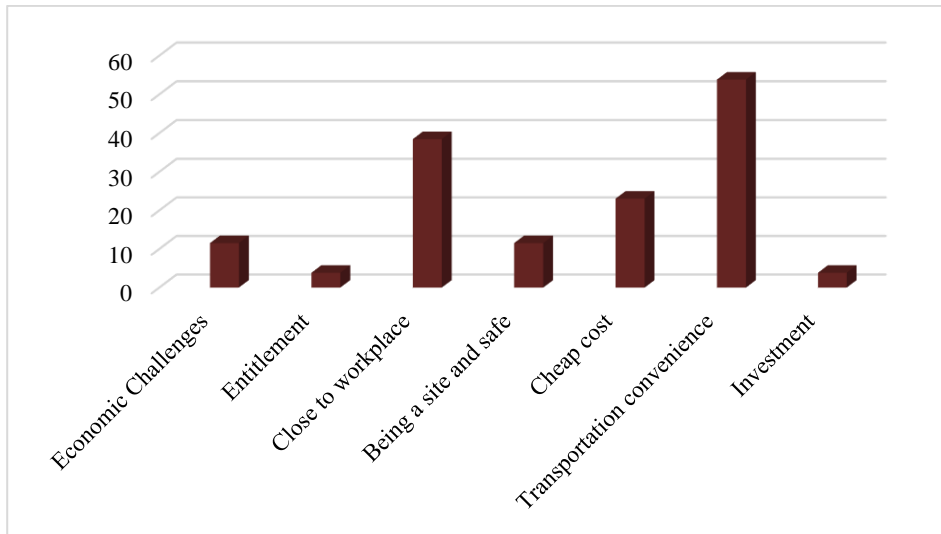


Figure 6.13 Newcomers' Reasons of Moving to the Site

To sum up, the general characteristics of newcomers are being average age 25 with household size 2.1. Besides, the education level is mostly university degree and their occupation is mostly as civil servants like police officer and experts. The main reasons of moving to the site were adequate transportation services of the area and closeness to their workplaces. In addition, the most striking characteristic of newcomers is that almost all of the new residents are living alone or with housemate. Also, women living alone prefer this housing estate because of being a secured site.

6.6 Community Needs and Assets

6.6.1 Community Problems and Needs in Squatter Area

The inhabitants of the Mehmet Akif Ersoy neighborhood has suffered from some physical and environmental problems, such as the buildings and streets in poor conditions, air pollution, inadequate infrastructure, and poor municipal services. The problems of the area differs in terms of location. The area is divided by Anadolu Boulevard, and inhabitants of west side of the Anadolu Boulevard (WSAB) and east side of Anadolu Boulevard (ESAB) suffered from different problems.

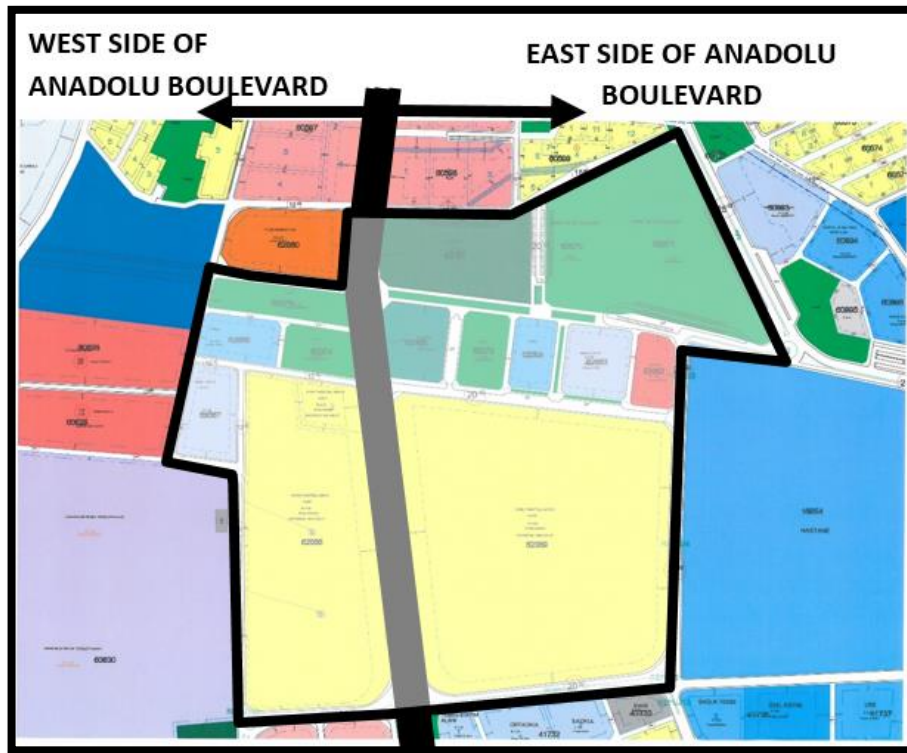


Figure 6.14 Two Sides of the Planning Area

The survey was conducted with 40 right holders to identify problems and needs in the squatter housing area. While 48.65% of them were located in the ESAB before the urban regeneration project, 51.35% were located in the west. According to the questionnaires made in order to determine the problems related to the area, the main problems of ESAB residents can be summarized as in Figure 6.15.

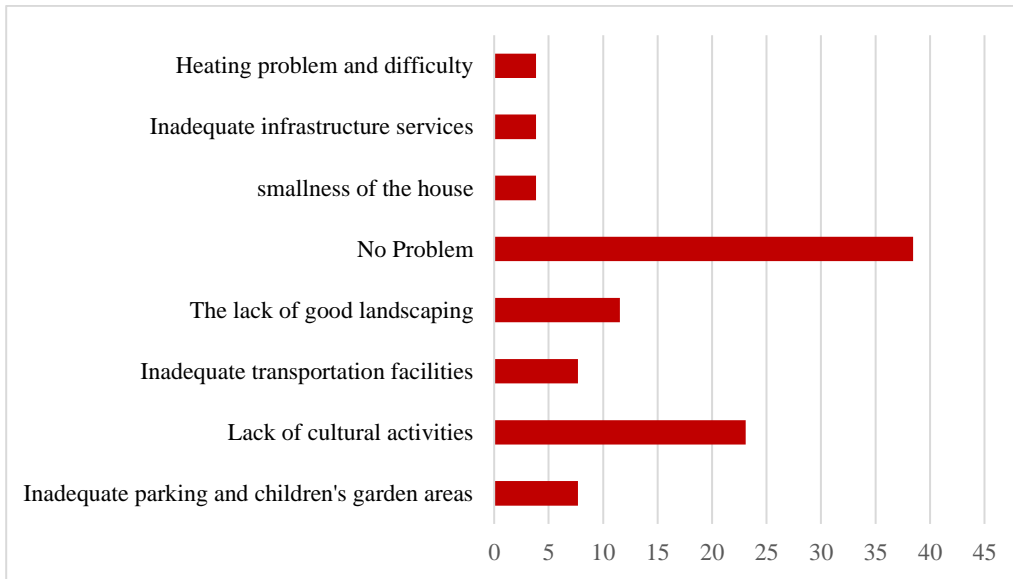


Figure 6.15 The General Views of Respondents About the Squatter Housing Area in ESAB

When the problems related to squatter houses and its surroundings before the regeneration were asked, 38% of the respondents answered 'no problem', while 62% think that although there were not very big problems in the area, there were some deficiencies such as lack of cultural activities, inadequacy of public green spaces and parks, inadequacy of transportation facilities, poor environment regulation, difficulty in heating and inadequacy of infrastructure services.

In other words, according to the survey findings, in the squatter housing area in ESAB; although there were not big problems, there were some environmental problems. As seen in the pie chart below (Figure 6.16), 38% of people, located on the ESAB, have identified the lack of cultural activities as one of the major problems in their area. In addition, the lack of environmental regulation and the inadequacy of parks areas are determined as other major problems in the field.

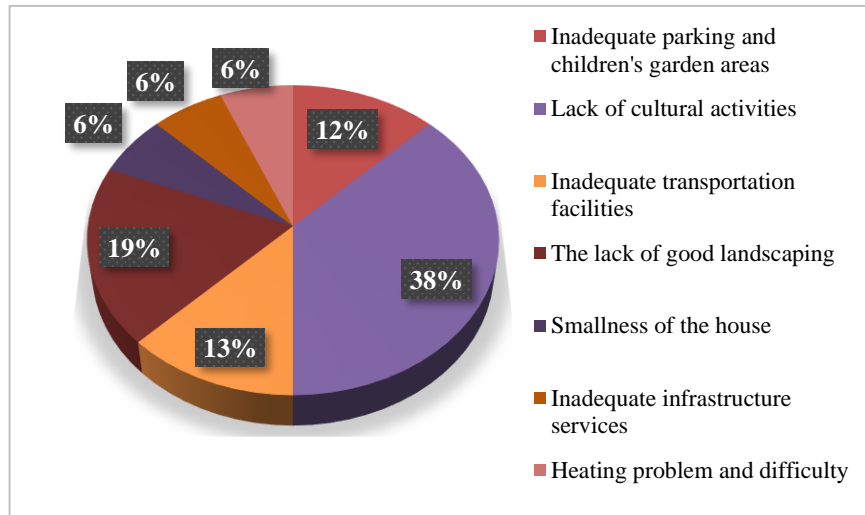


Figure 6.16 Problems of Right Owners in the East Side of the Anatolia Boulevard

In addition to the questionnaire, in the in-depth interviews, the following response was given by interviewer who lived on the ESAB (Interview No. 2);

"We had no big problems about our home and its surroundings, our neighborhood was safer and our relations with neighbor were stronger than as it is now. My home was both solid and very beautiful, we mostly had gardens, and we also had no problems about physical conditions of streets. "

As it can be understood from the in-depth interview and the survey results, in the east side, inhabitants were pleased to live there. Yet, some basic problems in the physical sense was defined by small number of participants as; inadequacy of park and children' garden areas (12%), and insufficient environmental regulation (19%). Infrastructure services in the area and size of the houses were mostly emphasized as sufficient.

On the other hand, according to the questionnaires and interviews made with the people located on the WSAB before the regeneration project, the area was generally problematic. In order to determine these problems in detail, it should be evaluated in two categories: squatter housing problems and environmental problems.

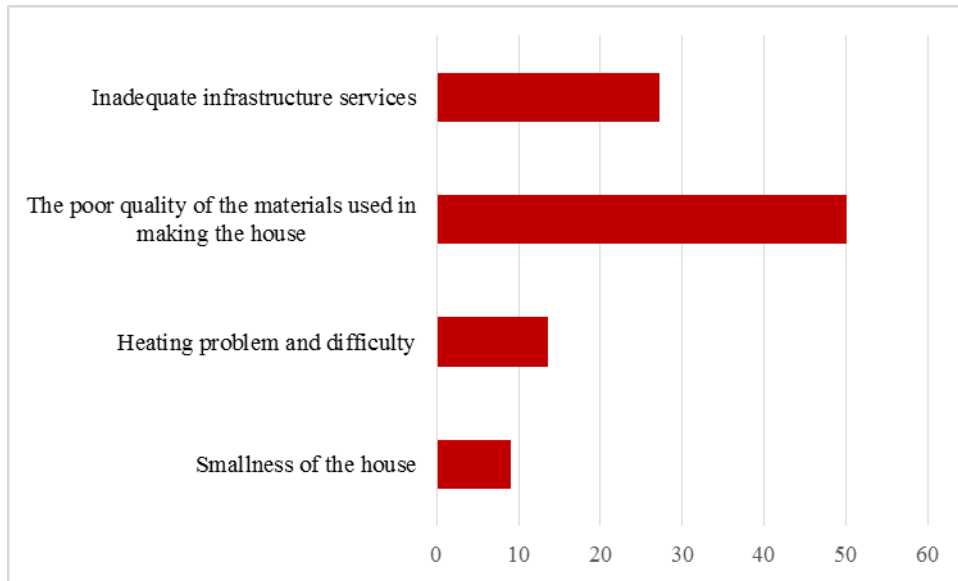


Figure 6.17 Distribution of the Problems for Squatter Housing Units in WSAB

Firstly, the structural problems for squatter houses defined by participants are as follows:

- The poor quality of material used in construction of houses,
- Inadequate infrastructure services,
- Heating problems
- Size of the houses

As seen in Figure 6.17, 50% of the respondents stated that the poor quality of material used in the construction of the houses was the main problem of people located on the west side of the road. Moreover, in the in-depth interview done with a right holder located on the west side of the road stated that (Interview No.3):

“The greatest deficiency of our houses was that it always needed repairments and renovations because we had built it with poor quality materials from the constructions that we had been worked in.”

In addition to the problem of material quality, 27% of the respondents of the questionnaires defined infrastructure services as a problem, 12 % of them refered to the problem of heating and 9% of them stated inadequate housing size as problem. Thus, in the area, the biggest problem about the squatter houses was structural

weakness, caused by poor quality construction materials; others were fragmented problems, not general problems of the area.

Secondly, in the environmental sense, the main problems addressed to the area were:

- Inadequacy of park areas and playgrounds,
- Lack of cultural activities,
- Inadequacy of transportation services,
- Lack of good landscaping,
- Environmental pollution,
- Ugly and irregular appearance of environment,
- Insecure environment

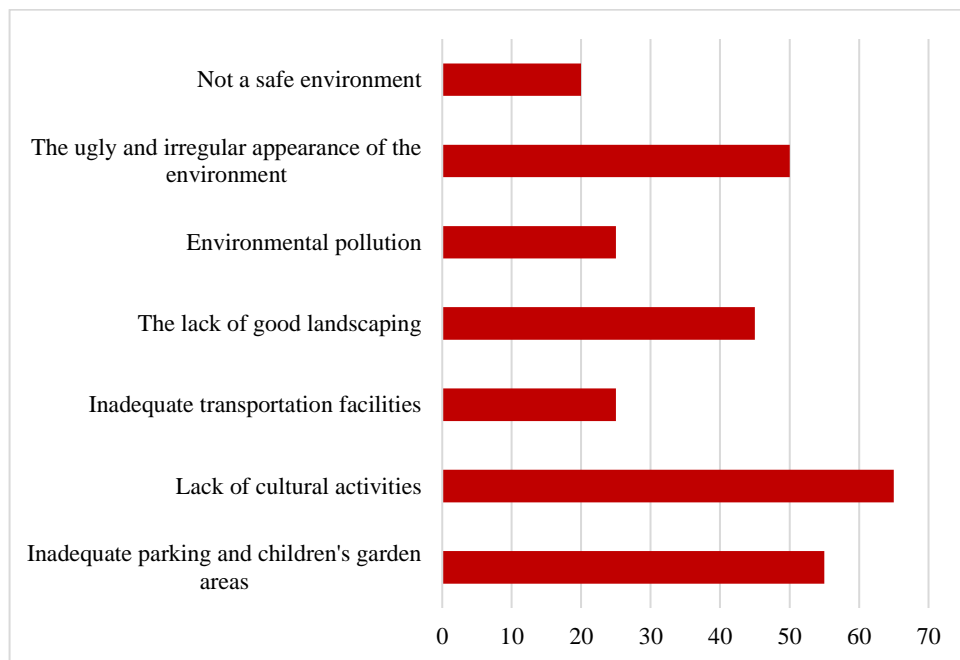


Figure 6.18 Environmental Problems in the West Side of Anadolu Boulevard

According to the chart above (Figure 6.18), 22% of the surveyed respondents indicated the lack of cultural activities, 19% of them complaint about the adequacy of park areas

and playgrounds, 17% referred to the ugly and irregular environmental images, and 16% of them complained about the lack of good landscaping. Furthermore, problems such as inadequate transportation services, environmental pollution and not being a reliable environment have been mentioned by a small group.

Briefly, the problems in the urban regeneration area vary according to people living in squatter houses in the east and west side of Anadolu Boulevard before urban regeneration project. While people in the east of the Anadolu boulevard, in general, did not have significant problems about their houses and the environment they had lived in, people in the west, pointed out problems of their squatter houses and their surroundings. This shows that west side inhabitants were not satisfied with their houses' and environments' previous situation. As a result of these examinations, it is possible to list the expectations of the squatter population from the urban regeneration project as follows:

- Improvement in living conditions of the living units,
- Provision of natural gas system into the district;
- Physical improvements in neighborhood;
- Provision of parks and green spaces,
- Improvement in hygiene of environment (garbage collection, etc.)
- Provision of cultural activities
- Demolition of the deteriorated buildings and the reconstruction of the new ones (The inhabitants request the permission to build new houses due to safety problems which is caused by derelict and ruined buildings).

6.6.2 Community Assets

6.6.2.1 Physical and Environmental Assets and Features

The height of the area subject to planning varies from 870 meters to 910 meters above sea level. The area is heavily occupied by residential and urban service areas, as well as areas where there are different urban facilities. On the east and west side of the area, there are different kind of urban uses like Aselsan, Ostim, Oncology Hospital; and on the north and south of the area, there are developing new urban structures such as shopping centre, residential areas (Yenimahalle Municipality, 2009).



Figure 6.19 Project Area Before Regeneration Process

It seems in the Figure 6.19 that the area where the squatter housing structures were concentrated had a grid system (iron-road plan). As can be seen from the picture above and according to the questionnaires and interviews, the area mostly consisted of a single storey, partially double storey with garden houses (Interview No.2,3). It was stated by people who lived in squatter houses that they had their own gardens in the area, and there were various trees in these gardens. They also stated that the area

included social facilities such as school, mosques and some local businesses like grocery for daily needs, tailors and such.

When the area examined from the environmental point of view, the 35-meter-wide Anadolu Boulevard passes from the middle of the area where seems to be surrounded by mix uses; for instance, Urankent site and Gimat in the south, Demetevler second stage and ivedik-ostim organized industrial zone in the north, the Oncology Hospital in the east and Aselsan in the west. Access to the area is provided by the Anadolu boulevard or subways around and near to the area like Macunköy, Hospital and Demetevler subways.

The physical assets of Squatter area was that:

First of all, the previous location of the squatter housing area takes place together with mixed uses on Anadolu Boulevard, which is considered as one of the prestigious boulevards of the city. Secondly, the planning area was surrounded by many urban functions such as Ostim, Aselsan, Gimat Wholesalers Site, Oncology Hospital which provide production-oriented services to the city. With the part of the Anadolu Boulevard, passing through the middle, connects the northern and southern parts of the city. In other words, the settlement area has an important transportation backbone.

Thus, gardens with many kinds of trees could be accepted as an environmental asset; also, the closeness of the urban services could be accepted the second one when examined the whole area according to its opportunities. Environmental assets are higher importance because it should be considered that people in squatter housing area were dealing with mainly land and trees so the wide green areas very crucial point to make regeneration focused on community living in the area. The last asset category might be the quality of structures when the area is handled with some good quality housings and infrastructure.

6.6.2.2 Social and Economic Assets and Features

When the socio-economic structure of the people living in the area is examined; average household size according to the surveyed people in the neighborhood of Mehmet Akif Ersoy has been determined as maximum 7, minimum 1 and average 3, while the accepted average household size by Yenimahalle Municipality is 3,43 (Yenimahalle Municipality). When the distribution of men and female population in the area in the direction of the information obtained from the questionnaires was examined, approximately 55.05% of the respondents is female and 44.95% is male.

In the Figure 6.20, it is seen that the age group over 45 holds the majority of the population. On the other side, it is determined that the young population between 15-24 is also high. Thus, it can be inferred that the population of elderly and young people in the area is concentrated and the middle age group is relatively less.

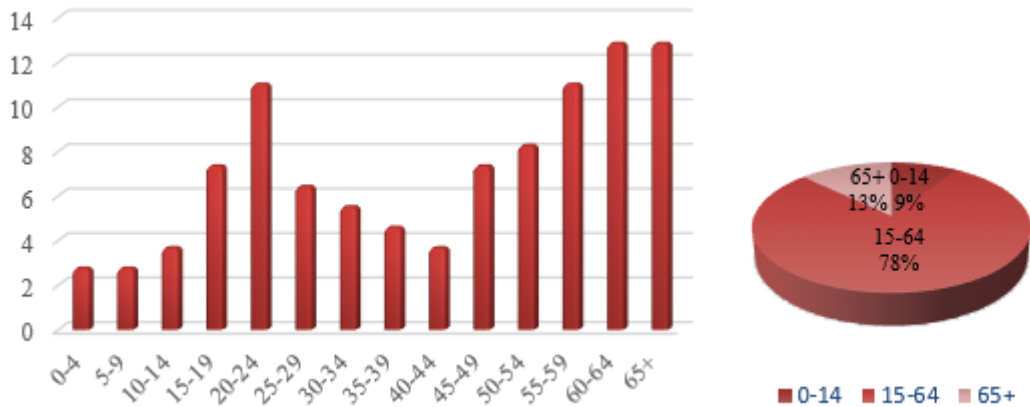


Figure 6.20 Distribution of Population According to Age Groups

When age range 0-14 is considered as young population, 15-64 as mature population and 65 and above as elderly population; in the area, the percentage of population with the age range 0-14 youth population is 9, and 65 and above elderly population is 13. It means that the dependent population in the area is 22% in total. On the other hand, the adult group, aged 15-64, defined as the producer group, constitutes a significant

majority of the area with 78% of the total population. In this case, the field is confronted as a high value of the working age population.

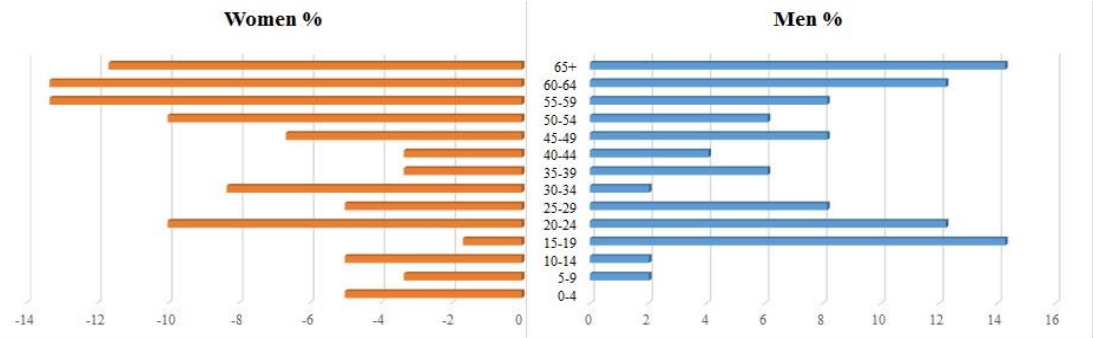


Figure 6.21 Age Pyramid

When the distribution of age group in males and females is examined, the above age pyramid is obtained. According to this pyramid, the female dependent population in the field is higher than the male dependent population. In terms of the working and producing population, it is seen that the male adult population is higher than the female adult population. In addition, the average age of the female population living in the area is 47.88, and the average age of men is 41.46.

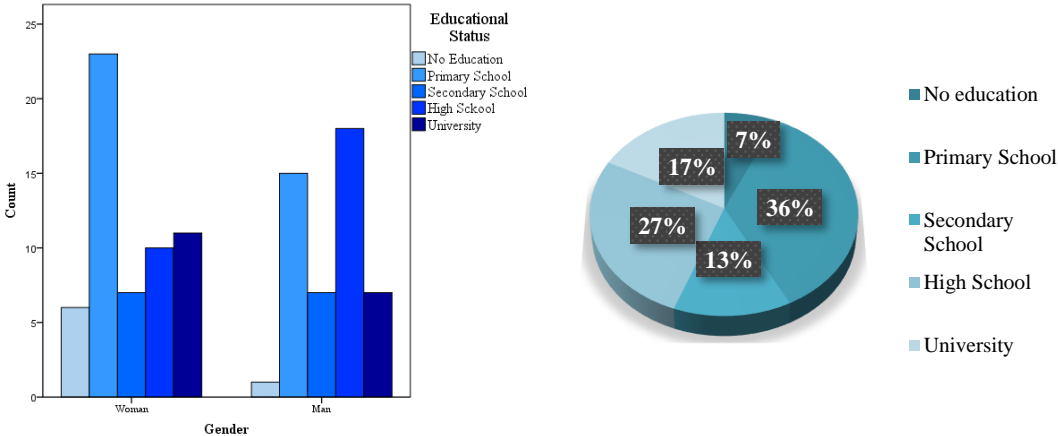


Figure 6.22 Distribution of Educational Status

When the level of education is examined, the following conclusions arise:

According to survey, the percentage of people in primary education level is 36, in high school education level is 7, in university level is 17 and in secondary school education level is 13 (seen in Figure 6.22). When it is correlated with the age chart, it was determined that 76% of the group at the university and high school age in the area are going on their education while 24% of them completed the education. On the other hand, 8% of primary and secondary school groups continue their education and 92% have already completed their education.

In the area, according to the analysis for people age-group 6 and above, 7% of them did not receive education. This group, which has not participated in education and training, can be regarded as a value in terms of social development. In other words, it is worth for social development to ensure that people in primary and lower education level are educated with public education centers.

According to distribution of education level in terms of gender, it is seen that there are more uneducated female population in the area. On the other hand, the percentage of female population with university level is also higher than male. Generally, the education level of male population is secondary and high school.

In order to understand economic situation of squatter population, their professions have been analyzed. As seen in the below, Figure 6.23, it was determined that, 21 % of the 'squatter' community is retired, 18 % is student and 24% of them is housewife.

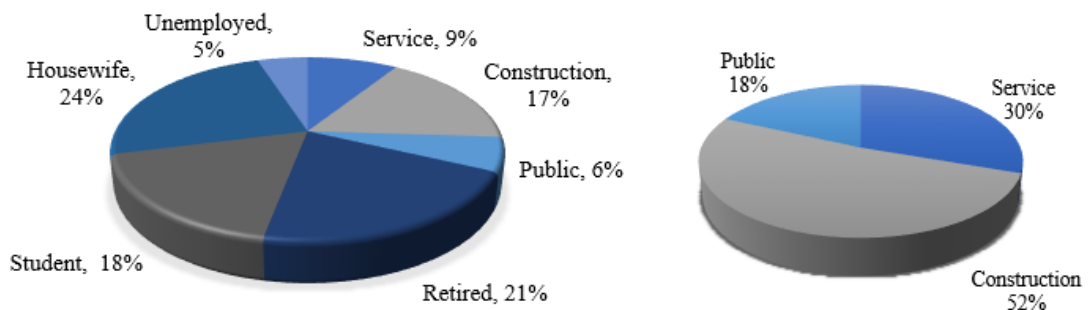


Figure 6.23 Professions of Squatter People

While the working group constitutes 32% of the total population, a share of 5% constitutes the unemployed segment. The sectoral distribution of the working population within itself is seen in the above (Figure 6.23) that people working in construction sector constitutes 52 % of working population, and the percentage of people working in service sector is 30. Within the service sector there are groups working in the business of bankers, sales officers, cashiers, service drivers, etc. In addition, there are officers and teachers in the group working in the public sector, which covers 18% of the working population in the area.

To sum up, as mentioned earlier in the field, it is seen that predominantly, students, pensions and housewives are located in the area, and those who work in the construction sector are predominant. The most important value in the economic sense is that creating job opportunities during and after the construction phase of the homeowners. In addition, since the number of housewives is high, socio-cultural studies and encouraging them to participate these organizations will be way of social regeneration in the community. In addition, it is necessary to define the values of the squatter community and to create environments where these values can be maintained.

Table 6.5 Squatter Community Assets in Mehmet Akif Ersoy Neighbourhood

Physical Assets	Social Assets	Economic Assets
Location of the area	People with low education level	High producer age group (15-64)
Mixed uses in the area	People with no education	People working in construction sector
Being important transportation backbone	Housewives and Students	Unemployed people
Housing structures with garden	Retired population	Housewives
Trees in the gardens		Having workspaces
Good quality infrastructure services (road etc.)		

6.7 Evaluation of Mehmet Akif Ersoy Regeneration Projects in terms of Community Development Based Urban Regeneration Criteria

As explained before, regeneration of an environment based on community development needs to be thought with an integrated approach which includes integration of physical improvement and environmental protection, social development, economic development and democratic organization (Ataöv and Osmay, 2007).

Mehmet Akif Ersoy urban regeneration project with the slogan of community-based urban regeneration provides flats to the people living in the area and especially the ones with deed have taken their apartments according the floor area specified in their deed. Thus, those who had an area of 145 square meters in their deeds have taken 2 + 1, 195 square meters have taken 3 + 1, 245 square meters have taken 4 + 1, 250 square meters and above have taken 2 dwelling units. Yenimahalle Mayor Fethi Yaşar explained the regeneration projects as follows;

“We have proceeded by giving a start to the reclamation movement which ended illegal construction of the contemporary cities; the squatter dwellings. For this purpose, we carried out various projects to solve the problem of squatter and illegal construction” (Kent Haberleri, 2013).

According to this explanation, the squatter housings are defined as illegal buildings in the urban area. In addition, it was expressed by Fethi Yaşar that they are constructing houses where citizens can live in a healthy and peaceful environment thanks to their urban regeneration projects. He also stated that;

“The important thing for us is that the citizens who have been living in dust for 30-40 years are getting their contemporary houses. It is the most natural right of all of us. By demolishing unhealthy structures, we are constructing earthquake resistant, perfect buildings which are suitable for the conditions of the day” (Kent Haberleri, 2013).

According to the news about Yenimahalle regeneration projects, The Municipality of Yenimahalle has begun to reserve the right of citizens to shelter in the urban regeneration projects. At that point, the issue of securing the shelter rights of the residents is thought to be the only thing the ‘*squatter*’ community wants. However, there are many other things that need to be considered. Therefore, in the following, the

project will be assessed in terms of defined criteria for community development based urban regeneration.

6.7.1 Assessment of the Project in Terms of Physical and Environmental Criteria of the Community Development Based Regeneration

The physical aspect and environmental quality of an area give insight about welfare, quality of life and confidence of the residents. Although physical regeneration alone is not enough for a successful regeneration, it is always necessary. Mehmet Akif Ersoy urban regeneration project has been evaluated according to the physical and environmental criteria of community development based urban regeneration.

Solving the spatial and physical problems

The physical and environmental criteria of community development based urban regeneration were described previously in detail (See; Chapter 4). First of all, for a successful community development based regeneration, the spatial and physical problems of a squatter housing area need to be solved properly. Therefore, the selected project is evaluated in terms of this objective.

As stated before, for people, who had lived in squatter housing area before urban regeneration project, there were some physical and environmental problems in the area. While the people, who resided on the ESAB before the regeneration project, did not address significant problems about their areas, the residents on the west side of the area defined their problems as poor quality of materials used in their house construction, inadequate infrastructure, heating problems, and lastly the difficulties and smallness of their houses. In addition, the environmental problems were stated as inadequate green areas, lack of good landscaping, lack of cultural activities, inadequate transportation facilities, unsafe environment, environmental pollution, and the ugly and irregular appearance of the surrounding.

Moreover, it was declared that squatter housings in the WSAB were generally in poor conditions and there were problems related to inner and outer walls, ceilings and

floors. The roofs were leaking and the facades were dirty, the buildings were not connected to the natural gas system and there were insulation problems. The living areas in squatter buildings were too narrow and hygienic areas (i.e. the bathrooms, the toilets) were not separated. All these factors caused poor living conditions in squatter housing area.

According to the survey results about the satisfaction of the residents with their houses after the regeneration, 77.5% of the respondents signified that they were not satisfied with their houses and 22.5% of them said that they were satisfied. The satisfaction of '*squatter*' community was affected by the location of their houses they have before the regeneration project. For instance, the proportion of those living in the eastern part of the road and not satisfied with the project is much higher than those living in the west. While the percentage of people who resided on the eastern side of the road and not satisfied with their houses after the regeneration project is 93, the same percentage is 75 for the people resided in the western part of the road. That is, if these two cases are compared, it is obvious that generally people are not satisfied with their houses. But the rate of those located on the west side before regeneration and satisfied with their houses is higher than those living in the east. The main reason for this is that the residents on the eastern side of Anadolu Boulevard think to be displaced due to the project. Besides, as stated before, they did not see significant problems with their squatter houses and its environment, so they were generally satisfied with their squatter houses.

The satisfaction rate of the people with apartment units after urban regeneration:

For '*Squatter*' Community:

Situations in which people, who lived in squatter houses, are satisfied with their apartments after the regeneration are shown in the chart below for both groups.

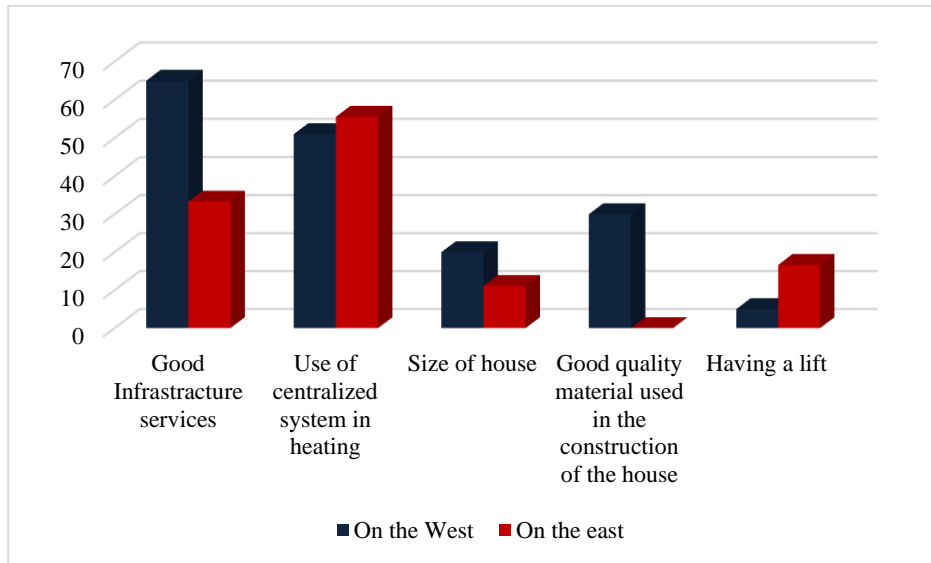


Figure 6.24 Satisfaction of Squatter People with their Houses after Urban Regeneration

In the graph above (Figure 6.24), it is seen that the infrastructure services are good for the people who lived in the WSAB before regeneration, and also the use of the central system in heating and the quality of the materials used in the construction of the house are other situations that they are satisfied with. On the other hand, residents having located on the ESAB before regeneration are only pleased with the centralized system in heating.

It is possible to infer that the satisfaction of people with their apartments after the regeneration is related with their problems in squatter houses. According to people having located on the east side of the road, there were not any big problems about their squatter houses and so, the percentage of people satisfied with their apartments is low. On the other hand, people having located on the west side before regeneration have stated that they have some problems. Thus, the fact that these problems have been resolved in new apartment units has led to a higher satisfaction rate. It is possible to understand from the following table that whether these problems and expectations have been fulfilled.

Problems about Squatter Buildings		Satisfaction rate with the house after the urban regeneration project
Bad quality materials used in the squatter construction	✘	%30 Good quality material used in the construction of the house
Inadequate Infrastructure	✓	%65 Good infrastructure services
Heating problems and difficulties		%51 Use of centralized system in heating
Smallness of the houses	✘	%20 Size of houses

According to the table, for those who have lived in the WSAB before regeneration, infrastructure and heating problems are eliminated however, problems about the size of the houses and the quality of the materials used during the construction continue after the regeneration. For those who have lived in the ESAB before regeneration and not stated any big problems about their houses are only pleased with the central heating system after the regeneration project. On the other hand, it is determined that they are generally dissatisfied with the housing sizes, the materials used in housing construction and lastly the infrastructure services. During the survey, people mostly complaint about smallness of their houses and 32 % of the respondents think to either rent or sell their houses for this reason and move to bigger size houses. In addition, since in squatter housing area, people had their own gardens before the regeneration project and had been spending the vast majority of their time in their gardens, the most important dissatisfaction with their houses after regeneration project becomes the lack of balconies or having too small balconies.

For Newcomers:

While the squatter community generally does not satisfy with apartments that they have moved into after the regeneration, newcomers in the area are generally pleased with their houses. According to the survey, 52% of newcomers stated their contentment with their houses. The satisfaction rate of the newcomers with the apartment facilities is examined in Figure 6.25. As seen in the graph, 69% of the newcomers are glad with the size of the houses and 53% of them stated to be pleased

with the central heating system. In addition, almost half of the newcomers specified that the area has adequate infrastructure services.

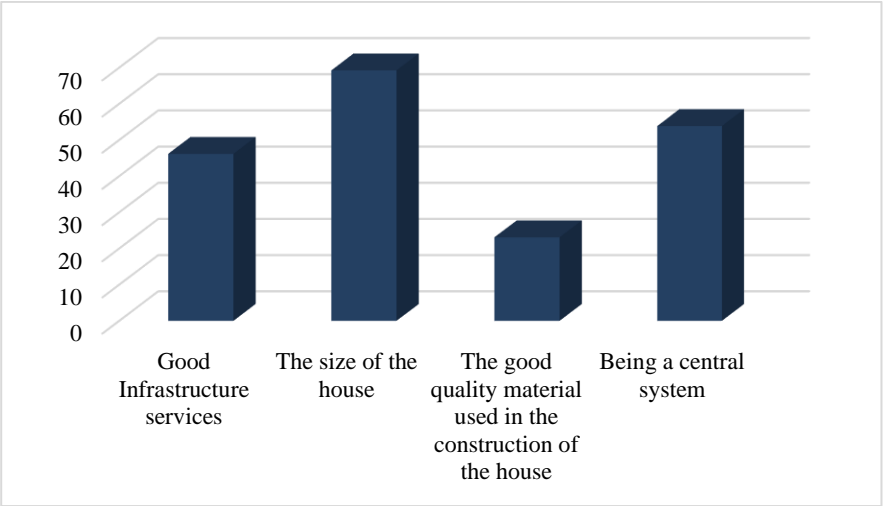


Figure 6.25 Satisfaction of Newcomers with their houses

Therefore, it is determined that, unlike the squatter community, newcomers satisfy with their houses. One of the reasons for this satisfaction can be related with being tenants. That is, from the survey, it is obtained that 66% of the newcomers are tenants and they are not permanent. This situation is inferred from the survey that 43% of the newcomers said that they could stay in this area for a long time, while 30 % of them stated that they could not stay for a long time and 26% of the respondents indicated that they are not clear about the situation because of being dependent on the business conditions and circumstances.

Moreover, although squatter community mostly complains about the smallness of the apartment units, newcomers are pleased with the size of their houses. This is generally due to the small household size of the newcomers; an average of 2.1. In other words, the household size of the newcomers is generally 1 or 2 and the size of houses is adequate for these household sizes.

Finally, for both squatter community and newcomers, the quality of the material used in the construction of the buildings is not good enough.

The satisfaction and dissatisfaction rate of people with the environment after urban regeneration

For ‘Squatter’ Community:

The satisfaction of people who lived in squatter houses with the environment is examined and it is determined that 93% of squatter residents are not satisfied with the environment after the regeneration project have been implemented.

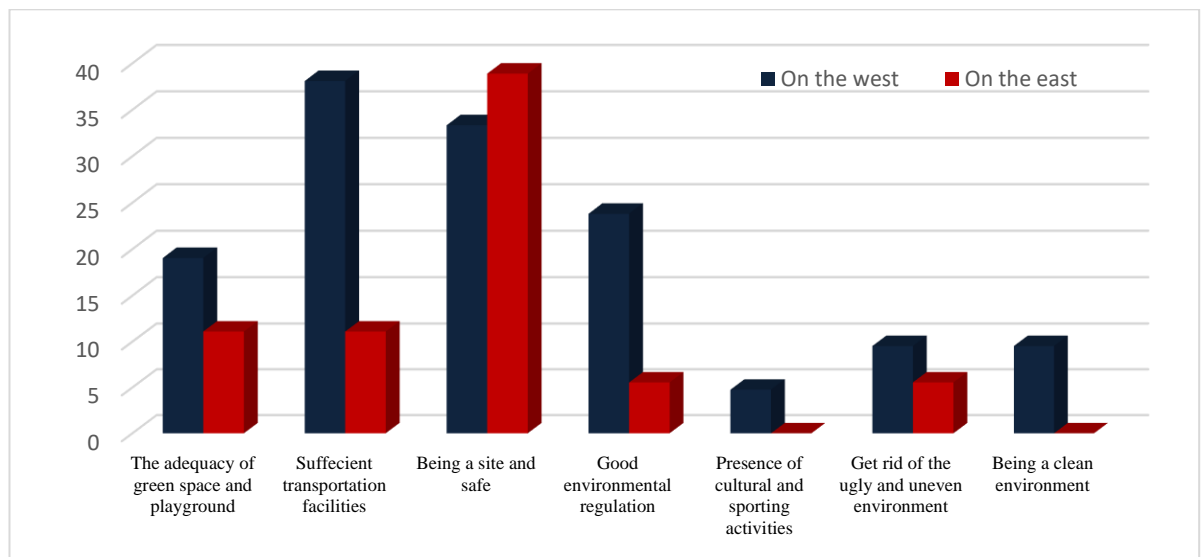


Figure 6.26 The Satisfaction of Squatter Community with the Environment

In the Figure 6.26, the satisfaction of squatter community with the area and the environment after the regeneration have been analyzed. The residents of the eastern part of the road before the regeneration and those living in the western part have been analyzed separately. According to the results of the survey conducted with the people who lived in the western part of the Anadolu Boulevard before the regeneration, there are a few basic conditions that they satisfied and not satisfied with the environment after the regeneration. Only 37% of the respondents indicated that they have adequate transportation and 32% of the respondents said they are pleased with the safety due to

being a gated complex. In addition, only 23% of the respondents specified that environmental regulation is good. These results show that they are not generally pleased with the area and its environment. The results of the survey are considered together with the problems and expectations of the squatter residents in the table below.

Problems of Squatter Area		Satisfaction with the environment of urban regeneration project
Inadequate parking and children’s garden areas	✘	% 18 The adequacy of green space and playground
Lack of cultural activities	✘	% 5 Presence of cultural and sporting activities
Inadequate transportation facilities	✘	% 38 Suffecient transportation facilities
Lack of good landscaping	✘	% 23 Good environmental regulation
Environmental pollution	✘	% 9 Being a clean environment
The ugly and irregular appearance of environment	✘	% 10 Get rid of the ugly and uneven environment
Not being a safe environment	✘	% 33 Being a site and safe

As it can be understood from the chart and the table above, none of the situations defined as pre-conversion problems have been remedied and even, new problems have arisen.

The owners of the squatter dwellings in the ESAB before urban regeneration project were generally satisfied with their squatter areas and its environment before the regeneration project, but they stated that they are not satisfied with the environment after the regeneration project. Only 38% of people who lived in the ESAB, which is the highest satisfaction rate for those people, said that they are satisfied with the fact that it is a safe complex. However, it is seen that the number of those who are satisfied

with the other environmental factors is very low. Moreover, according to analysis of the dissatisfaction about the area and its surroundings, for both group who lived in the ESAB and WSAB, the inadequacy of the green areas and the parks is the primary reason for dissatisfaction. For the whole squatter community, it is possible to say that, there is a general dissatisfaction with the area and its surroundings because of the reasons listed below:

- Inadequate green area and children's park area
- Bad environmental regulation
- Parking shortage
- Inadequate transportation facilities
- Lack of cultural and sporting activities
- The lack of a place to do everyday shopping
- Construction areas around the site
- Unsafe environment
- Enviromental pollution

From the figure 6.27 in which the dissatisfaction of '*squatter*' community after the regeneration are indicated in terms of ESAB and WSAB, it can be said that the problems and expectations are different for the ones who reside at different locations. Particularly, as mentioned earlier, the right holders living in the ESAB before regeneration and have to reside in WSAB after the regeneration, are not satisfied with both their homes and surroundings. Similarly, residents located in the WSAB before the regeneration specified that they are not satisfied with their surroundings after the regeneration because of the above-mentioned shortcomings. As a result, it has been determined that the regeneration project could not meet the problems and expectations of the '*squatter*' dwellers living in the Mehmet Akif Ersoy housing estate.

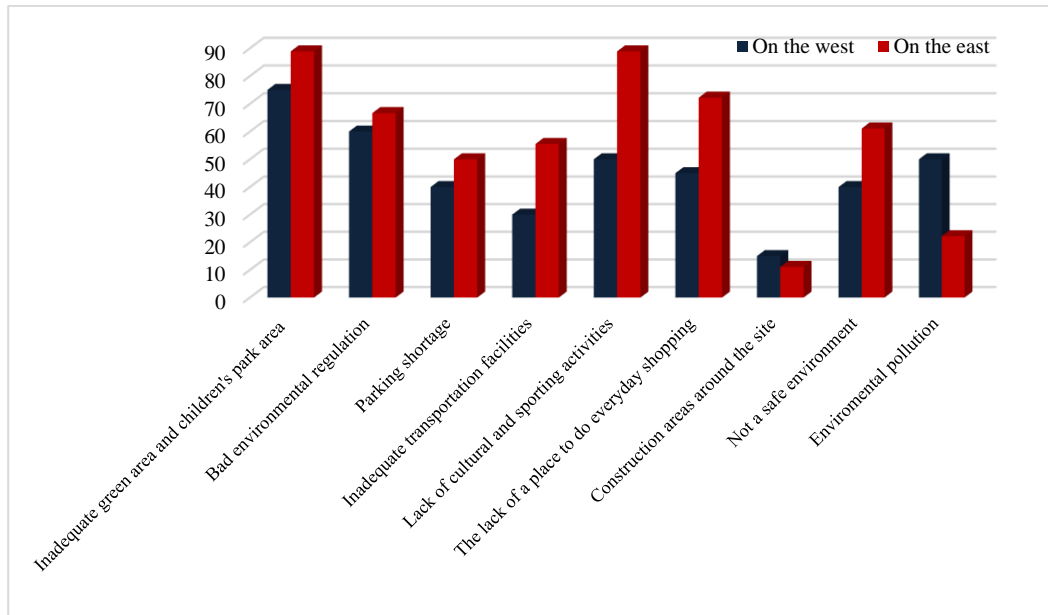


Figure 6.27 The Dissatisfaction of Squatter Community with the Environment

During the in-depth interview, expectations from the project was explained as follows;

“Everyone had different expectations and wishes, but overall it was nice for us to be located in the apartment, but we could not find what we hoped for” (Interview No.3).

In conclusion, according to the results of survey, it is observed that squatter community is mostly dissatisfied with their new apartment units and environments. In addition, 88% of respondents specified that they miss their squatter houses and environments. Moreover, in the survey, the answers to the question that if you could, where would you like to live were as follows: 52% of the respondents answered that if they could, they would like to live in garden houses and 23 % of them answered they would like to live in their own squatter houses if they had opportunities. That is, people mostly prefer to live houses with gardens which is a situation that comes from their general habits.

For Newcomers:

According to the survey conducted with newcomers, only 14% of them said that they are pleased with their apartments and environment but the remaining 86% are unpleased.

Satisfaction rate of newcomers with the site and the environment is indicated in the Figure 6.28. It is obvious that newcomers are mostly glad about the sufficient transportation facilities, which is also one of the main reasons for them to move into the site. However, during the survey, it is detected that 54% of the newcomers have been using their private car for their mobility, only 38% of them have been using metro and other transportation services. Therefore, it can be thought that instead of sufficient transportation facilities, the central location of the area is pleasing them. In addition, 40% of them stated that being a safe complex is pleasing them.

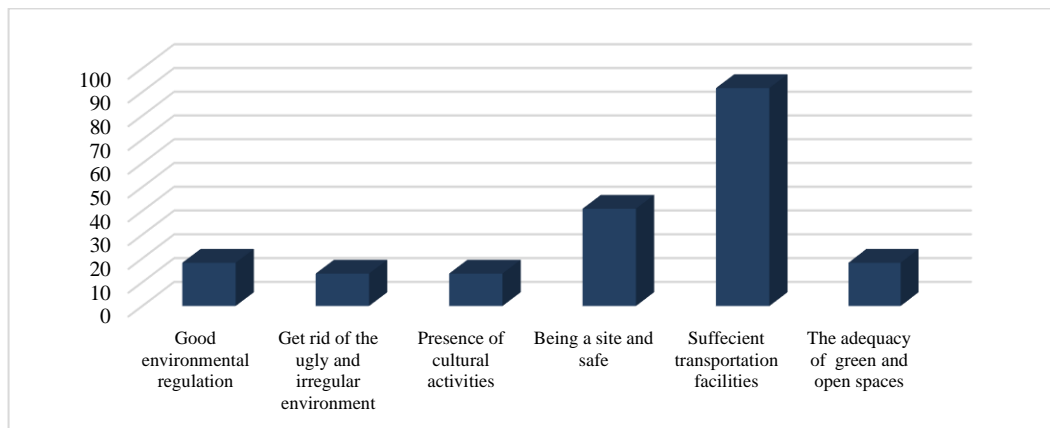


Figure 6.28 Satisfaction rate of Newcomers with the Site and Environement

On the other hand, the deficiencies and problems of the site and environment after urban regeneration for newcomers are represented in the graph below (Figure 6.29). According to graph, the most important problem for newcomers about the site and environment after urban regeneration project is bad environmental regulation. 91% of the newcomers pointed out that they are not pleased with environmental regulations in the area. In addition, the lack of cultural and sport activities and parking shortages are

other problems defined by newcomers. Moreover, some of them specified that the area is inadequate in terms of daily shopping areas.

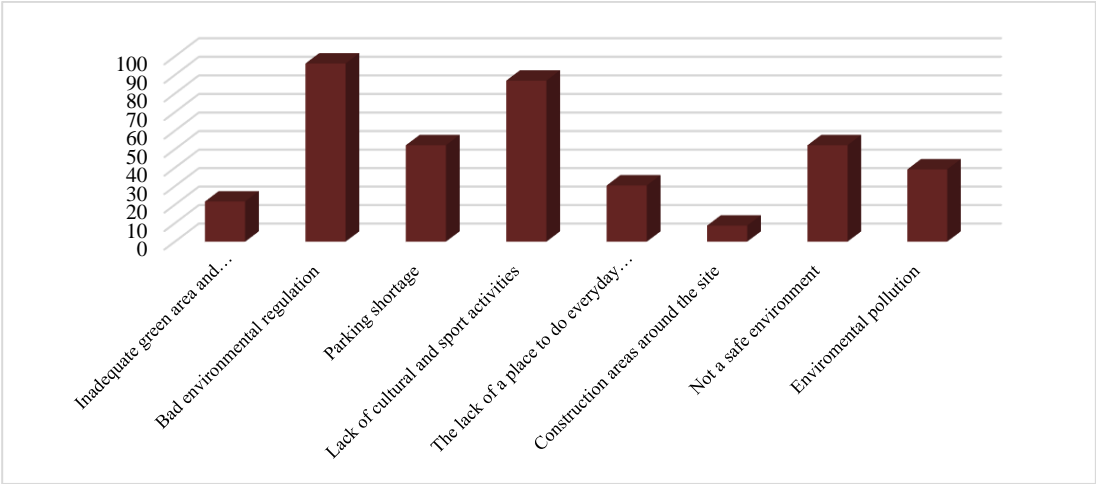


Figure 6.29 Dissatisfaction of Newcomers with the Site and Environment

The provision of amenity improvement (landscaping);

In the western side of the Mehmet Akif Ersoy, where the right holders were placed after the urban regeneration project, amenity improvement (landscaping and planting) has not been provided. As it is seen from the pictures below, the area seems to have weak landscaping and afforestation.

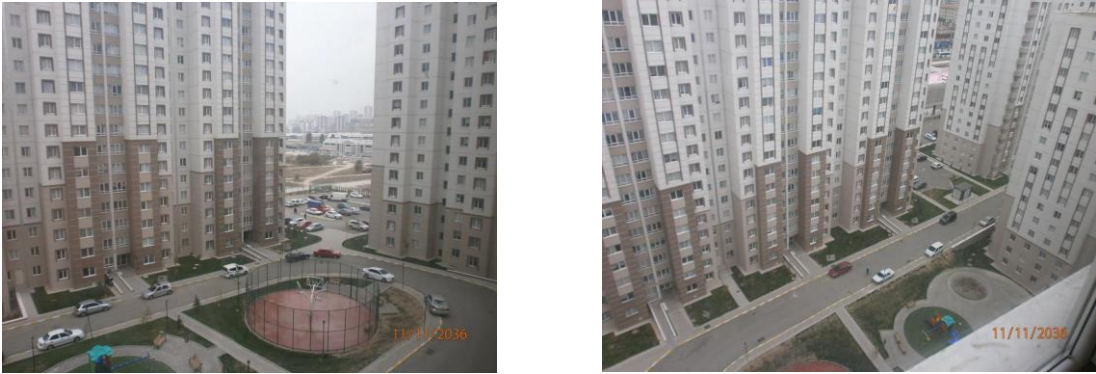


Figure 6.30 Photos of West Side of Project Area

The improvement of site access;

Accessibility is high thanks to the location which is on the Anadolu boulevard and close to the metro stations. Access to the area is generally provided by Macunköy Metro. Accordingly, the distribution of transportation types that are commonly used in daily life are as follows;

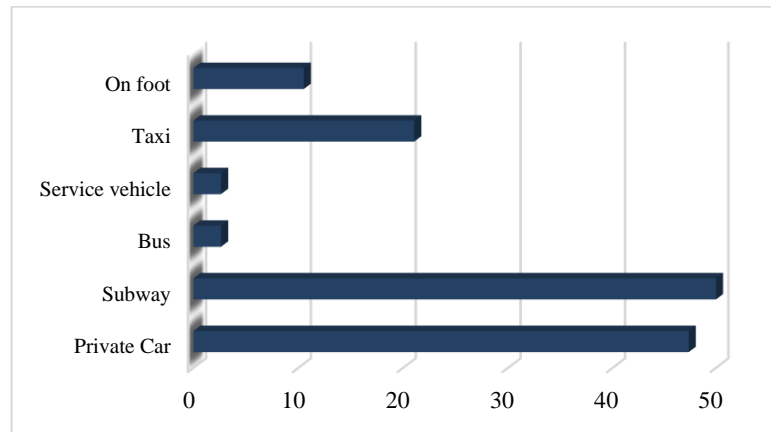


Figure 6.31 The Usage of Transportation Types

In the survey, 50% of the respondents specified that they are using metro, while 47% indicated that they are generally using their private cars. It seems that bus or dolmus is not preferred because there is no direct access to the area by these types of transportation facilities. In addition, although accessibility to the area is generally provided by the Macunköy metro system, it is determined that metro can not provide easy access for the people who are over middle-age and elderly due to being within 15 minutes walking distance. This is also the reason for the increase in taxi usage. In short, although the area has an accessible location, being within 15 minutes walking distance makes it compulsory for the people to use other modes of transportation because the public transportation is not adequate in terms of directly serving to the area. In the survey, 52% of the respondents stated their dissatisfaction with transportation facilities because of being insufficient.

The provision of open and green spaces and infrastructural services;

As stated before, the public spaces are very limited in the district. One of the most important problems of squatter residents, who had accustomed to live in houses with gardens and spent most of their times in their gardens before the regeneration project, was inadequate green areas in the area. It is seen that the green areas and the children's parks are inadequate in the Mehmet Akif Ersoy housing estate in the WSAB, which was built for the squatter community with the regeneration project. In the survey, 81% of the residents stated that the area they obtained after the regeneration is inadequate in terms of green areas and playgrounds.



Figure 6.32 Model of Project

In addition, in an in-depth interview, it was expressed as follows:

“People like us who have lived in squatter in time have usually got used to spending their times in gardens. For this reason, the green areas and the parks in the area are inadequate for us, there should be more green areas, parks and meeting areas. The places we meet with our neighbors are usually arbors in the area, and they are not large enough” (Interview No.2).

In short, the green spaces and the children parks in the site are insufficient. When it is evaluated in terms of surroundings of the area, it is determined that these deficiencies are also seen, this is because that the site surroundings are under construction and the suggested green areas have not yet passed through. The proposed parking areas and their distributions within the project area are as follows seen in Figure 6.33:

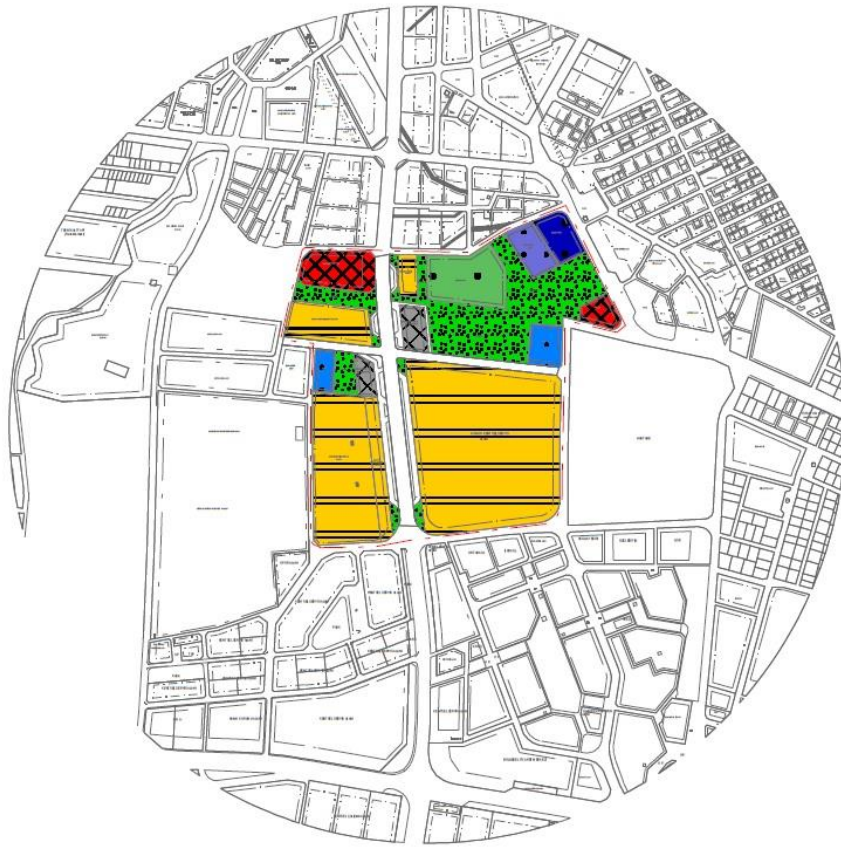


Figure 6.33 Land-use Plan after Urban Regeneration Project

According to the distribution of green areas, it was proposed an area of 19140 m² on the WSAB, the area reserved for the squatter residents. On the other side of the Anadolu Boulevard, an area of 65597 m² was proposed. That is, on the western side of the road 2.62 m² of public green area per person was suggested, while on the eastern side of the road, 7 m² of public green area per person was provided. As a result, in terms of green spaces, the field is below standards and the green areas are insufficient. That is, as it is seen above (See; Figure 5.44), urban regeneration project does not include enough public spaces as green areas and parks. There are three open spaces proposed in the project as park areas which will serve for functions like a playground for children. However, suggestions have not yet been realized and they are not sufficient.

It was stated by ‘squatter’ residents who lived on the ESAB before regeneration, the present infrastructure of the area is not enough, however, for the residents being located on the WSAB, the infrastructure is sufficient. This is because the streets were narrow and in poor conditions before the regeneration according to people being located on the WSAB. In addition, the pavements were also narrow and in poor conditions which make it difficult for the pedestrians to walk. Furthermore, there were no spaces serving for parking facilities and for making deliveries. Therefore, the vehicles mainly parked on the streets. For these reasons, infrastructure problems and parking problems have been tried to be solved by the regeneration project, however, 50% of the respondents in the survey stated that infrastructural services in the area are in bad conditions which result in some problems about the drainage like clogging and odor problems.

In order to solve the parking problems in the area, there are parking lots designed within the regeneration project. However, the rate of vehicle ownership of the area, which consists of 22 blocks and 1500 residences, is high and it is observed that the problem of parking lot still continues in the new environment after the regeneration. According to the results of the survey, 44% of the respondents stated that they have been experiencing parking problems in the area and they have to park their vehicles on the roadsides and on the sidewalks in the site.

In addition, there are two different conclusions for the question of environmental pollution in the squatter housing area before the urban regeneration project. People who lived in the ESAB stated that, the area and its surroundings were clean, but according to the results of the survey conducted with the residents of WSAB, 9% of the people stated that the area and the surroundings is polluted. After the regeneration, it was indicated that the environmental pollution problem still continues because of the construction areas around the site. Besides, inside the site, it was stated that pollution problems are seen due to unfamiliarity of squatter community with the apartment layout. During an in-depth interview, this situation was expressed as follows:

“In squatter houses, we take our food like potatoes and onions with sacks and prepare canisters in order to be prepared for the winter, and now there are still people who are driving this habit. Since their houses are small and there is lack of balconies and storage, they leave these preparations in the apartment hall, and after a while, due to the warmth, they are rotting and causes smell in the apartment” (Interview No.4).

Consequently, as for the level of reducing the spatial and physical constraints of the site, the Mehmet Akif Ersoy urban regeneration project has been unsuccessful. Because there is no policy within the project to provide amenity improvement (landscaping and planting). Regarding the improvement of the accessibility of the site, there are not any new attempts, in other words, there has not been a change in transportation facilities, but it has become even more inadequate for the rights holders having been displaced. In terms of public spaces, despite the need for the creation of public spaces in the district, the project does not include enough public spaces. Regarding the problems related to infrastructural and transport services and utilities the project does not include any policy to improve the quality of these services and utilities except the improvement of the infrastructure in Mehmet Akif Ersoy site.

Using the spatial and physical potentials of the site

Second criteria for community development based urban regeneration is about using the spatial and physical potentials of the site, which includes reusing redundant buildings, vacant and derelict lands, preserving historical and cultural heritages and values, changing the unfavorable ‘images’ of the area (like image of dangerous, dirty, filthy, unlikable place etc.), and making good use of infrastructure. According to the picture of squatter housing area in Figure 6.21, it is obvious that the area had already completed its formation within the form of grid. In addition, the road infrastructure of the area could have been used in the regeneration project, however, it is known that during the project, everything in the area have been neglected and a new, totally different and unrelated environment have been suggested. In the in-depth interview conducted with city planner of Yenimahalle municipal, it was remarked that in the area there were some empty lands but there were not any special interventions for these empty spaces. Although, this project was initiated under the label of community-based regeneration, without considering the potentials and values in the area, it was

implemented by means of demolition and reconstruction. Therefore, it seems that no specific strategy has been developed for the empty and unused areas in the area.

Furthermore, the conducted survey provides information about the characteristics of the people in the area and these features should be reflected to physical environment. It was determined that women in the area are mostly housewives and before the urban regeneration project, they spent their times generally in their homes, gardens and neighboring visits, while men prefer to go to 'kahve'. In this case, it is possible to say that the project is inadequate in terms of meeting residents' habits and cultural values. It tries to adapt people to another way of life from a familiar order and way of life. For instance, people, who spent most of their time at home and were accustomed to houses with gardens, have no balconies in their new houses. Besides, open and green spaces of the area are inadequate. This causes a large part of people's time to pass through in their apartments. As a result, this situation shows that social and cultural values are not considered and taken into consideration in the regeneration project.

Providing good quality of urban design

In terms of design quality, it is determined that there are many deficiencies in Mehmet Akif Ersoy site constructed for squatter community after the regeneration. First of all, it is seen that they create an enclosed space that is not connected to the previous environment. In other words, an entirely new and irrelevant environment has been created. In order to understand design quality of the whole project area, it is crucial to compare previous and current projects. The previous project (seen in the Figure 6.34) was conducted in the period of Mayor Ahmet Duyar with the involvement of 'squatter' community. During the survey, residents mostly stated that they were persuaded that the old project would be implemented. However, it was not.

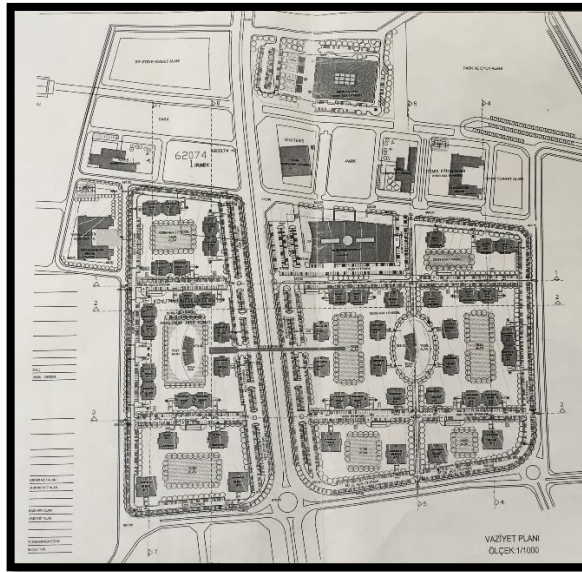


Figure 6.34 1/1000 Implementation Plan of Previous Project

The previous project area included 3024 housing units consisting of 46 blocks, sports area for 3000 people, 2 educational area, 1 mosque, 1 medium-sized shopping mall, daily trade units, underground car park, open parking spaces, pedestrian bridge and green area regulation of 100000 m². The difference of the previous project from the current one is proposal of similar housing structures on both sides of the road and as stated by squatter people, the distribution of houses was provided according to the location of squatter people. In addition, in the previous project, some of the existing road infrastructure was used and the relation between west and east had already been thought to protect and increase relation of people between each other and environment.

According to the distribution of public-private open spaces and green areas, it can be said that the previous project is more fair in terms of distribution of the facilities on both sides of the road. In other words, before the regeneration, similar structures took place on the both sides of the Anadolu Boulevard, and after the regeneration, proposed buildings for squatter community and newcomers had also similar characteristics on both sides. In these terms, it is obvious that the quality of the project in terms of distribution of green and open spaces, quality of building structures and environment, the relation of both sides, good quality infrastructure proposing both open and closed

parking, distribution of social facilities etc. is higher. On the other hand, in order to understand quality of design of current project, it is significant to evaluate the whole area in terms of two projects and two different interventions. In the Mehmet Akif Ersoy regeneration area, there are two residential and service areas and there have been constructed two different worlds. On the one side, there is Mehmet Akif Ersoy site for squatter community and lower-middle and middle class newcomers and on the other side YDA Parkavenue site as a prestige project for upper class newcomers. That is, in the area there are two different lifestyles and projects.



Figure 6.35 Old and New Images of Project Area

For the YDA Parkavenue, total construction area is 353000 m². The distribution of land uses in its own project area is seen in the graph below (Figure, 5.47).

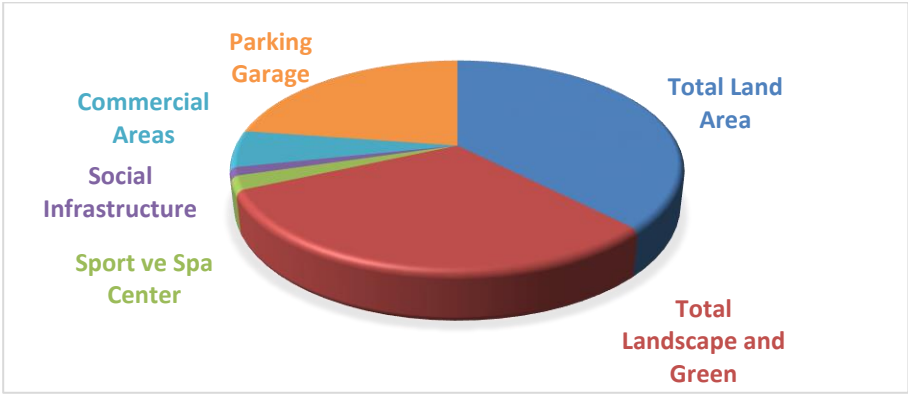


Figure 6.36 Land-use Distribution of YDA Parkavenue

According to this chart, in the area there are building structures with landscape and green area, sport and spa center, commercial areas, parking garage and social infrastructure. The distribution of these usages in the area are as follows; 37% of the total area is building area, 30 % is landscape and green area, 22% is parking and the remaining includes sport and spa center, commercial areas and social infrastructure structures.

YDA Parkavenue project is composed of many facilities. For landscaping, there are pet habitat, stream-channel within the site, bike and walk track around the stream, water games, model boat pool, botanical park and zen garden, sport areas with swimming pool, for social activities an amphitheater, outdoor cinema, cafes and restaurants, hobby center, spa center etc. That is, on this side, YDA Parkavenue is a different world with its location and physical and social amenities. In addition, in the project, it is envisaged to provide maximum control with security cameras at all open areas and at the entrance of the buildings in order to ensure safety. The project also provides indoor and outdoor parking alternatives.

Moreover, it is stated that all geological ground surveys conducted include earthquake-resistant and it is given the assurance that first-class quality materials are used. The housing size in this site is 140 m² net housing area with 4+1 and 3+1 units. Thus, YDA Paravenue is very much different from the Mehmet Akif Ersoy site in terms of landuses, social facilities, quality of metarials and also the size of the houses. This new environment has caused a change in residents' profile of the area and the population has also changed in this way.

On the other hand, Mehmet Akif Ersoy site is composed of building area, parking area and inadequate green areas. Compared to YDA housing estate, there are no landscape regulations, and green spaces recommended within the site are inadequate for the people living there. In addition, in contrast to YDA Site, there is not any social facilities in Mehmet Akif Ersoy site.

In the table below, the general distribution of land use in west and east side of the Anadolu Boulevard is seen:

Table 6.6 The General Distribution of Land Use in West and East Side of the Road

			BEFORE	AFTER	
ANADOLU AVENUE	WEST	PARK	15750	19140	
		KINDE R-GARTE N	6778	4874	
		EDUCATIO N	9433	9206	
		RESIDENTIAL AND URBAN SERVICE	86234	79224 (1822 Housing Units)	
		MAINTANCE FUEL STATION	0	4037.6	
	EAST	PARK	67959	65697	
		KINDE R-GARTE N	5746	7650.7	
		EDUCATION	8840	9066.8	
		RESIDENTIAL AND URBAN SERVICE	140699	137378.4 (1878 Housing Units)	
		SPOR	23073	23073	
		COMMERCIAL	5571	5571	
		RELIGION CENTER	9045	9045	
		MAINTANCE - FUEL STATION	0	6298	

As it is seen in the table, most of the urban facilities are located on the east side of the road. The distribution of these urban facilities is unequal. Therefore, it is obvious that in the area, there are two different projects with two different living environments. Being so close to and so different from each other is clearly an unfair situation. In addition, the terms ‘gentrification’ and ‘rent’ has been emerged because of this situation. Furthermore, it can be inferred that there is both social diversity and physical diversity in the area.

6.7.2 Assessment of the Project in terms of the Economic Criteria of Community Development Based Urban Regeneration

As discussed in the chapter 4, improving economic well-being of the ‘*squatter*’ community is an important part of community development. Squatter people living in Mehmet Akif Ersoy had to move this area due to the economic challenges they

experience. This economic challenges have continued because of the difficult life style in cities. With the community development based urban regeneration, one of the objectives should be creating new economic conditions and adapting people to the new workings of economy. Therefore, job creation is accepted as one of the main policies in economic development. In the regeneration area and around, there have been created new job opportunities, however, this is not enough. As discussed before, “providing information in order to educate and train the labor to make them work better, improving their basic education such as English as a second language, developing their vocational skills and improving their confidence, and motivation in job searching of the squatter community are also crucial for participating new job opportunities. Thus, in terms of these motivations, during the regeneration project, there were not any attempts to provide squatter people new vocational skills.

In the survey, squatter residents stated their ideas about the new job opportunities in and around the regeneration area. According to the 16% of the respondents, there have been created new job opportunities; for instance, new commercial stores in the two side of Anatolia Boulevard in the project area, Podium shopping mall near to the area and also construction areas around the regeneration area provide new job opportunities. However, 74% of the squatter community think that there are not any new job opportunities for them. Instead, new commercial and construction areas support newcomers and these facilities become job opportunities for these new groups. In brief, it is possible to state that with the regeneration project, new firms and economic activities have been attracted however, according to the survey results, they do not provide new job opportunities for squatter community.

In addition, another crucial policy for economic development in urban regeneration projects is keeping and supporting existing new local businesses. That is, by using the existing assets and resources in the area such as vacant land or buildings, or proposing new areas, the projects should provide local businesses to new workspaces. In this project area, there were some local businesses such as grocer, carpenter, tailor etc. However, although some new commercial and trade stores have been suggested in the regeneration project, there are not any suggestion for these local businesses. In the in-depth interview made with a person who had grocery store in squatter area stated that;

“My economic subsistence was my grocery store. I would expect them to offer me a place again in the project, but like everyone else, they gave me a house according to the size of my land with debit, and now I am unemployed and barely paying the debt” (Interview No.4).

In addition, this situation explained by City Planner of Yenimahalle Municipality as follows;

There were a few local businesses in the area, but they also take home like the others. There has not been an attempt to make a different application so that others may want it (Interview No.1).

Therefore, from these two explanations, it is obvious that there have not been any attempts for keeping and supporting existing local businesses in the squatter area.

Moreover, other important policies for economic development in an area are developing vocational skills of inhabitants, creating new permanent jobs and also motivating the unemployed people in the area for job searching. In this area, the percentage of unemployment people is 5%, and also the majority of working population in the area has temporary jobs. However, as discussed above, it is determined that, before and after the project, there is not any effort for increasing economic well-being of squatter people instead, they forced to get in to debt (from 7500 TL) for their houses. Therefore, the economic situation of squatter people are getting worse because of debit and other new expenditures and also in the survey, 68% of the respondents specified that because of their economic difficulties, they will continue to sit in their new houses.

When the socio-economic structure of the squatter community is analysed, it is seen that the residents are mostly working in temporary jobs. With the regeneration project, they started to have new expenditures because of moving into the apartment system. As their monthly expenses for their homes have increased, their economic conditions have gone worse. This situation was explained by a right-holder in an in-depth interview as such:

“We did not have much expenditures in the squatter houses, we had even raised our foods in our garden but here, the bills went two or three times up, we have to pay the dues and we have to pay debit for our houses. We are low income

groups and do not have enough economic power for all of them” (Interview No.3).

To summarize briefly, in this regeneration project which has emerged with the slogan of community based regeneration, there have not been any efforts for increasing economic well-being of squatter community. According to result of survey 26% of the respondents think that they are profitable from the project in terms of increased rent. However, the majority of respondents (74%) answered that they are not economically profitable from the project. From the group who thinks that the project is profitable, 70 % consists of those who resided in the west of Anadolu Boulevard before the project. In other words, it is a group that is not being displaced.

6.7.3 Assessment of the Project in terms of the Social Criteria of Community Development Based Urban Regeneration

For a successful community development based urban regeneration, social dimension of the project is very crucial. In social regeneration, the concept of the community is the heart of the regeneration project. Although community is described basically as the people living in the specific area, it should be defined according to variables, such as personal attributes, beliefs, economic positions, skills, relations and so on (DETR, 1997, cited in Jacobs and Dutton, 2000). Therefore, squatter community in this area can be defined as a community with a transitional state among urban- rural family types in terms of their social values and habits. The structure of this community includes the combination of village family and urban family characteristics, which made it a unique kind. Moreover, they are trapped between the countryside and the city and trying to make a small sample of the countryside in front of their house by growing vegetables and trees in their gardens. This community contains diverse and contradictory cultural items. It is a society with contradictory behaviors, unique styles and mixed characteristics. In this perspective, while determining the needs and assets of squatter community, their unique characteristics should be taken into account. At this point, it is determined that, before and during the project, there are not any effort for understanding and defining the community living in Mehmet Akif Ersoy Neighborhood. Without understanding the community, it is not possible to produce an

environment for them, even though the slogan of Yenimahalle Municipality is community based urban regeneration.

One of the policy for a successful community development based regeneration is creating a sense of belonging and partnership between people. In Mehmet Akif Ersoy Squatter area, people are mostly from the same homeland and kindred with the same characteristics so there is a strong feeling of solidarity. This comes from the sense of togetherness and social identity. They have a sense of belonging and partnership between each other. Besides, they have place attachment because of living in this area for a long time and being familiar with the environment. Therefore, it can be said that squatter community in this area is a strong community. It can also be understood from acting together before and after the project. However, during the implementation of urban regeneration project, people could not even enter the project area where their own home is build, and this causes these feelings to disappear. That's why, involvement of the people in all stages of the project is crucial but it is not provided.

Another crucial policy for a succesful community development based regeneration is keeping the local community in the site. For Mehmet Akif Ersoy project, this policy is partially implemented. As it is discussed before, there are two different sites in the project and people who were living on the eastern side of the project are forced to move into the project area on the western side of Anatolia Boulevard. The people have place attachment and there was an agreement in the period of Mayor Ahmet Duyar that everyone will be located on the side where they were living before. However, this situation has changed with the current project and people who were living in the eastern side of the road are partly displaced. The most important shortcoming of the project is being displaced from their areas as seen in Figure 6.37:

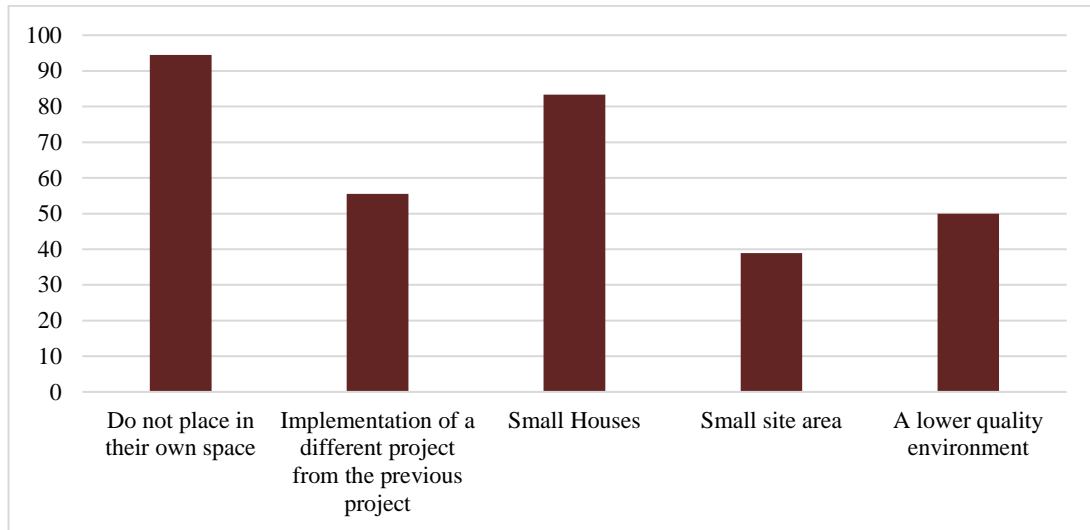


Figure 6.37 Shortcomings of Current Project for People Located in the East Side of Anatolia Boulevard

For a successful community development based regeneration, creation of employment and offering educational and training programs for unemployed people are the main policies for social improvement. Therefore, in the regeneration project, aim of developing skills of community by opening long and short-term training courses, workshops and vocational job educations etc. is important. In this project, as mentioned previously in economic assessment part, there isn't any attempt for increasing vocational skills and providing job opportunities.

Another important policy is increasing feeling of security by decreasing crime rate in the area with the provision of social and educational programs. For this aim, it is crucial to improve physical security by urban design and also improve housing management and community involvement. The squatter residents mostly said that, they have no safety problems in their areas before the regeneration project was implemented. According to survey, only 8% of the respondents stated that their environment was not safe, the remaining thinks that they did not have any security problems before the regeneration. It was mostly said that they were ensuring their own security because of knowing each other, they were always nested with each other like a family. However, even though they have settled in a site with a security now, the safety problems in the area have increased. It is stated that theft events have increased in the area and also

around the site. This is related with the construction areas no lighting around the area. In addition, in the project area there is a gas station proposal on the both side of the road. Being close to the residential areas increases the risk factor around the area. Thus, it can be determined that the safety problems in the area has increased after urban regeneration project.

Discovering community's needs and assets and developing the project according to those is an important policy for a successful urban regeneration. However, as discussed before, there were no efforts for understanding the problems and needs of squatter community. Therefore, the project was found to be inadequate to meet the expectations of the people in the squatter area.

Finally, improving community health and education level is another important policy for a successful social regeneration. In this area, the percentage of age group over 55 is 36% and this means that the area needs health facilities. In addition, people living in the area have low level of education and most of them have graduated from primary or secondary school. There are also some people with no education. In order to increase education level in the area there should be public education centers. The health and educational services are mostly located on the eastern side of the road and they are difficult to access because of Anatolia Boulevard. In the project, there is basic education field and a nursery proposal but they have not been implemented yet. According to the survey conducted with squatter community, it was stated that there are not any cultural facilities and also 95% of respondents said that there is not any public education center around the site. In addition, there were not any health facilities on the west side of the Anatolia Boulevard (Appendix A). This means that like educational facilities, health facilities are also located on the eastern part of the road and for elderly group, it is difficult to access. In the in-depth interview, it is pointed out that;

“Health services are inadequate, we are affiliated to Demetevler district. In addition, we do not have any school on this side and our children have to go to distant places for service. That is, all facilities are on the east side and in this part, there are not any facilities like school, health center, and public education center” (Interview No.3).

In conclusion, the project is unsuccessful in terms of social regeneration policies. There are no attempts for understanding community with their needs and assets so the proposals of the project can not satisfy squatter people. Accordingly, there are many deficiencies according to squatter people. In addition, there is partially displacement in terms of people located on the eastern side of the Anatolia Boulevard before the regeneration project. Moreover, safety problems in the area has increased after the regeneration project due to the construction areas around the site, uncompleted environmental regulations, and lack of enough lighting elements around the area. Furthermore, the area is insufficient according to educational and health facilities. The area is in position stuck between industrial areas and Anatolia Boulevard and many facilities have been located on the east side of the road.

6.7.4 Assessment of the Project in terms of the Governmental Criteria of Community Development Based Urban Regeneration

In community development based urban regeneration projects, identification of community needs and assets and having a shared vision for the community are significant. This can be achieved with the closer community involvement. This means that in order to achieve community development based regeneration, involvement of the community at every stage of regeneration is the primary policy. When the project is evaluated in terms of involvement of the community, it can be divided into two period. First period of the project is Mayor Ahmet Duyar period in 2004. When the studies carried out during this period were examined, it is stated by squatter community that informative public meetings were held before the start of the project. During the questionnaire survey, 80% of the inhabitants said that they were informed by the municipality before the project and the process of project continued parallel to these meetings. Besides, with the agreements of both community and municipality, contracts were signed. However, in the second period which is the period of Mayor Fethi Yaşar, there were informative meetings but during these meetings there were not any new information about the project. These are stated in the in-depth interview as follows;

“During the negotiations, it was promised that the previous agreement will be followed exactly and the project will be prepared and implemented accordingly. They also said we would be less debtors. Then we must accept but during the preparation and implementation of the project there were not any negotiations and we were not allowed to enter the construction site.” (Interview No.4)

In addition, it was also stated that there were not any studies for understanding the problems of the squatter community before the project. During the survey, 90% of respondents specified that, they submitted their suggestions but these proposals were not included in the project. In another in-dept interview, it was said that:

“Negotiations were held, but during the negotiations, information about the project was not given and promises were made only for persuasion. They gave promises, but they did not fulfill it later. In this process, we have made meetings in the neighborhoods, at the houses, in the mosques and elected a few people as representatives. We received everyone's requests and offered our suggestions to the municipality, but none were included in the project” (Interview No.3).

As understood from the interview and survey results, the information given to the squatter people is not sufficient. 95% of the local people also stated that the information is not sufficient and they were not informed during the project. In other words, they were convinced with false promises, but no statements were made. Therefore, this urban regeneration project is insufficient in terms of the involvement of the community at all stages of the project.

In addition, since the aim of urban regeneration projects is improvement in physical, social, economic and environmental conditions, it should be implemented with the participation of multiple actors such as local governments, local people, voluntary groups and professional staffs. However, actors in this project is only Yenimahalle Municipality and YDA Construction firm. There is not community involvement.

Another governmental success criterion is providing community empowerment. One way for community empowerment is giving responsibility to community for influencing and taking decisions on management board. However, there is not any policy for this aim during the Mehmet Akif Ersoy regeneration project. Another way for empowerment is supporting the development of local enterprises in the area. This policy is discussed also as an economic development criteria and it was determined that there were not any works for supporting local businesses.

And finally, defining the capacity of community and developed it is another significant criterion for community development based urban regeneration. Before the project, the capacity of the community was not determined and evaluated. Thus, there was also no effort for this. To sum up, the project is also unsuccessful according to governmental criteria of community development based urban regeneration. Since it does not have community involvement and participation, and it is not a multi-actoral process. In addition, it is determined that there are not any attempts to provide community empowerment.

CHAPTER 7

CONCLUSION

The main concern of this thesis was to assess the criteria of community development based urban regeneration, especially the ones in squatter housing areas. Using case study as a research method, this thesis sought to develop criteria of community development based urban regeneration and used it to determine the success level of Mehmet Akif Ersoy urban regeneration project. A literature review carried out in order to develop criteria revealed that a community development based urban regeneration project had to be mainly focused on an integrated approach, which emphasizes the necessity to concentrate on the physical, environmental, economic, social and governmental aspects of urban regeneration. Thus, the criteria of community development based urban regeneration projects were identified according to the qualitative and quantitative measurable features of the integrated approach.

This thesis aimed to investigate criteria of community development based urban regeneration and evaluate Mehmet Akif Ersoy urban regeneration project in terms of physical, social, economic and governance dimensions. The key proposition tested in this thesis was that the success level of community development based urban regeneration project depends on how far it provides squatter housing area with successful physical, economic and social regeneration. In order to evaluate the Mehmet Akif Ersoy urban regeneration project, four steps were followed in this research. Mehmet Akif Ersoy neighborhood was first examined in terms of its location in Yenimahalle, in Ankara, and its spatial and socio-demographic changes in history. Second, the physical, environmental, social and economic potentials and problems of the Mehmet Akif Ersoy urban regeneration area were examined. Third, the urban

regeneration project for Mehmet Akif Ersoy neighborhood with its strategies and policies were explained. Finally, in the last part of the case study, the strategies and policies of the regeneration project were examined according to the criteria identified by this thesis and the collected data was analyzed in order to assess how far the currently on-going project can successfully regenerate the physical, social and economic decline of Mehmet Akif Ersoy neighborhood.

Within the scope of the thesis, urban regeneration policies have been re-evaluated with the aim of not only improving the physical structure of squatter housing areas but also developing community, living in these areas, in terms of social and economic dimensions. Therefore, it is determined from the literature review that this can be achieved, firstly, by defining and understanding the community in urban regeneration area and providing maximum involvement of community members at all stages of the project. This means that since community, living in the regeneration area, is the major concern of the regeneration policies, it is significant to describe community and understand their problems, needs, and assets. In addition, community involvement is also a crucial policy of urban regeneration, this is because, the involvement of communities in urban regeneration process provide to have better community knowledge, to be more responsible and more sensitive to the needs and assets of the community and thus, become more successful. Another crucial point, in community development based urban regeneration, is providing community empowerment, which means transfer and decentring of power in decision making to individuals living in that area. That is, it is a process in which people work together to arrange changes happen in their communities by having more power and influence over their problems and needs. As a result, in terms of community development based urban regeneration, describing the community, and determining the potentials and the problems of the community, in an urban regeneration area, is the starting point of the process. However, these can be achieved only by providing community involvement and engagement policies. Therefore, it can be stated that community involvement and engagement policies are the basis of community development based urban regeneration projects.

In addition to the understanding community, this study is focused on community development. For that reason, in urban regeneration areas, providing an improvement in physical, social, and economic aspects were explained in the previous chapters. In terms of physical improvement, it is determined that solving physical needs and problems of the area and determining spatial and physical assets are the foundations of the project. Moreover, it has been explained that providing a good quality urban design with attractive public open spaces and amenities is crucial to improving the quality of the area. Furthermore, improving economic well-being is another important part of the community development. Especially, the weaknesses of economic structure in squatter housing areas are always stated. And thus, in order to economically regenerate these areas, the policies, like keeping existing local businesses, creating new job opportunities, determining and using the workforce of the community, and also developing vocational skills of the community by providing training and education opportunities should be implemented. Furthermore, since the aim for the community is to improve their social and economic opportunities and develop local services to become more effective in meeting the local needs, it is significant to determine community needs and problems and meet them. For that reason, in terms of community development based social regeneration, it is pointed out that keeping the local community on the site due to having a sense of place attachment is the main policy. In addition, discovering community's capacities and assets, and responding to community needs and problems related to health, education and spatial and social safety are the basic principles that need to be addressed.

To sum up, in order to provide community development in urban regeneration areas, particularly squatter housing areas, physical, social, economic, and governmental criteria have been determined. The aim of these criteria is to increase the well-being of community living in squatter housing areas by integrating physical improvement, and environmental protection, social development, economic development, and democratic organizations.

7.1 Findings of the Case Study

In terms of the criteria, Mehmet Akif Ersoy urban regeneration project in Yenimahalle district of Ankara have been evaluated. This neighbourhood was a squatter housing area before urban regeneration project. Yenimahalle Municipality described the project as ‘Community- based urban regeneration’. Therefore, as being a community-based urban regeneration project, it is thought to be a basis for discussing community and community development based urban regeneration criteria.

The success assessment of the Mehmet Akif Ersoy urban regeneration project showed that it has not been developed within integrated and comprehensive approaches. This means that it has limited strategies to solve the physical, environmental, economic, and social problems of the regeneration area. The results of the analysis are evaluated for three groups;

- People living in the squatter housing area located on the east side of the Anadolu Boulevard (ESAB),
- People living in squatter housing area located on the west side of Anadolu Boulevard (WSAB), and
- People come to the Mehmet Akif Ersoy housing estate after urban regeneration project as newcomers.

Regarding its success of achieving physical and environmental improvement in the Mehmet Akif Ersoy neighbourhood, the research revealed that it has been successful to a limited extent for people who lived in the squatter houses on the WSAB before urban regeneration project and newcomers. For squatter community on the WSAB before urban regeneration, the project is physically succesful in terms of solving their problems related to their squatter houses by providing them apartment unit with good infrastructure services. In addition, for newcomers to the area after urban regeneration, the project is succesful in terms of buildings with the size and good infrastructure services. On the other hand, this research showed that the programme failed in terms solving the spatial and physical problems of the site, using the spatial and physical

potentials of the site, and providing good-quality of urban design which includes attractive public open spaces and good amenities for the all three groups of people in the Mehmet Akif Ersoy housing estate.

Concerning its success of achieving economic regeneration in the neighborhood, the Mehmet Akif Ersoy urban regeneration project has been found unsuccessful degree in the issues of providing training and education opportunities for the community have been lived in squatter housing area, creating new jobs opportunites in the site, developing vocational skills of community, and keeping indigenou economic activities in the site. In addition, when considering the success level of the project in social regeneration, it has been determined that Mehmet Akif Ersoy urban regeneration project has been fail to a degree in terms of responding to community needs and problems regarding health, education and housing, and responding to community needs and problems regarding spatial and social safety. It has been also examined that the project is partially succesfull according to keeping local community in the area. This is because of forcing people located on the east side of the Anadolu Boulevard to west side. Finally, concerning its success in governmental dimension, it has been determined that Mehmet Akif Ersoy urban regeneration project is fail in terms of not having community involvement or participation and any attempt to provide community empowerment.

Therefore, there are various factors that caused the limited success of the Mehmet Akif Ersoy urban regeneration project. The key factor is that not being designed in terms of integrated regeneration approach, including physical improvement, social development, economic development and democratic organization. Another factor is being a top-down programme and prepared without community involvement. If the programme had been prepared through the community involvement, this would have provided to describe community and undertsand their problems, needs and assets. In addition, involvement of communities in urban regeneration process provide to have better community knowledge, to be more responsible and more sensitive to the needs and assets of the community and thus, become more succesfull.

In conclusion, it is important that community development based urban regeneration projects should be integration of the physical improvement, social and economic

development and democratic organization. In addition, it is crucial to be area-based. As in the case of the Mehmet Akif Ersoy urban regeneration project, the investments should first be directed at a limited area. It is a healthy strategy to direct and keep the investments in certain designated areas so that the investments can make trigger impacts; i.e., they can attract more investment and economic benefits into communities. In addition, since community, living in the regeneration area, is major concern of the regeneration policies, it is significant to describe community and understand their problems, needs and assets. Therefore, community involvement is also crucial policy of urban regeneration, this is because, involvement of communities in urban regeneration process provide to have better community knowledge, to be more responsible and more sensitive to the needs and assets of the community and thus, become more successful.

7.2 Discussion

Urban regeneration implementations, which are becoming increasingly widespread, need to be examined in detail with respect to both social and physical aspects. One of the main subjects covered in this study is the importance of defining community living in the regeneration area. Since urban regeneration aims to increase welfare of community, understanding community in regeneration area is crucial in determining problems, needs and assets of the community.

Since the late 1990s, in Western countries, urban regeneration models have developed and put into practice, in which the economic, physical and social dimensions have been carried out together and sustainable local development is ensured. Despite the fact that countries have different governmental structure and different socio-cultural backgrounds, it is generally accepted that physical improvement, economic development and social development are the main concerns of urban regeneration projects (Dinçer, 2012; Couch and Fraser, 2008). Therefore, there is a need to develop subdivisions in the country-specific applications of the concept of "urban regeneration", defined as a comprehensive, integrated vision and multi-dimensional

action area for the continuous improvement of economic, physical, social and environmental conditions of a region (Roberts, 2000).

In addition to the general principles of urban regeneration, in describing the strategies and intervention methods to be implemented, proper identification of area-based characteristics, dynamics and problems is significant. This can be achieved by understanding communities in regeneration areas and also by focusing on need-based and asset-based community development approaches. However, when implementations in Turkey are considered, Dinçer (2012) states that the process is based on physical space, real estate-based and rent-based approaches. With these approaches, in general, urban regeneration projects in Turkey bring about the community in regeneration area to be displaced and have to leave their lifestyles (Ertaş, 2011). Ertaş (2011) states that urban regeneration projects in squatter housing areas, in which people with low income levels are living, result in resettlement of the population in an area that they are not accustomed to live in. It causes disconnection of their relations with their employment opportunities, and social and cultural environments. Moreover, urban regeneration projects in Turkey include only physical regeneration and the social and economic dimensions of regeneration are neglected. However, as emphasized from the beginning of the study, in community development based urban regeneration, with the integrated approach, besides the regeneration of the physical space, sociol-economic structure must be developed in order to increase well-being of community. Therefore, defining the community living in the regeneration area, understanding their needs and values and making interventions in this direction becomes crucial. In this sense, concepts of community involvement and community empowerment are gaining importance in the urban regeneration projects, carried out on claiming 'public benefit'. On the other hand, due to legal shortcomings, the concept of public benefit in Turkey has become fully usable for the interests of private individuals and companies (Kaya, 2009).

The regeneration of an area and its becoming a place to live must be determined mainly by the demands of the community. That is, decisions to be taken in the area of regeneration should also be accepted and supported by the community. Thus,

participation should be promoted in a constructive manner, and community involvement should be one of the main objectives. As a result, urban regeneration projects need to be tackled with the community, on the one hand, and democratic organizations and institutions on the other. Particularly in urban regeneration projects based on community development, the provision of community involvement at every stage of the regeneration project is essential in order to be successful.

To sum up, Turkey has a limited number of studies on community development based urban regeneration and it has been seen that urban regeneration projects in Turkey only deal with the physical dimensions. In addition, the community living in the area is not involved in the process. Therefore, with the legal arrangements, urban regeneration projects should be provided with community involvement and community development based principles. In order to provide successful regeneration studies in Turkey, It is necessary to develop area-based, problem-oriented and value-oriented models that predict the development of the physical and socio-economic sense of community with an integrated approach.

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APPENDIX A

ADDITIONAL PHOTOS



Figure 6.38 Distribution of Health and Education Facilities (Source: Website of Yenimahalle Municipality, 2016)



Figure 6.39 Satellite Image of Project Area in 2003 (Yenimahalle Municipality Report, 2013)



Figure 6.40 Satellite Image of Project Area in 2011 (Yenimahalle Municipality Report,2013)



Figure 6.41 Satellite Image of Project Area in 2013 (Yenimahalle Municipality Report,2013)



Figure 6.42 Model of the Mehmet Akif Ersoy Housing Estate (Yenimahalle Municipality Report,2013)



Figure 6.43 YDA Parkavenue Site in Urban Regeneration Project (Yenimahalle Municipality Report,2013)

APPENDIX B

QUESTION SHEET OF SURVEY

- 1. Adı ve soyadı :** **2. Cinsiyeti :** () Kadın () Erkek **3. Hane halkı sayısı:**
4. Dönüşüm öncesi bu alanda mı yaşadınız? (Hayır ise 18. Sorudan devam ediniz.)

A) Evet B) Hayır

- 5. Buraya taşınmadan önce nerede oturuyordunuz?**

A) Yine bu mahallede
B) Ankara’da başka bir mahallede:.....
C) Ankara dışında

- 6. Daha önceki evinizin niteliği nedir?**

() Gecekondu () Apartman Dairesi () Müstakil Ev () Villa() Diğer.....

- 7. Bu mahalleyi secme nedeniniz nedir?**

() Temiz ve güvenli bir çevre olması,
() İş yerime yakın olması
() Ulaşım kolaylığı
() Alt yapı hizmetlerinin yeterliliği
() Ekonomik ve ailevi zorunluluklar
() Bildiğim bir çevre
() Hemserilik
() Akrabalarım burada
() Diğer

8. Dönüşüm öncesi yaşadığınız eve ve içinde bulunduğu çevresine ilişkin önemli problemler nelerdir?

- Alt yapı hizmetlerinin yetersizliği (su, elektrik, doğalgaz, tesisat vb.)
- Evin ve binanın yapımında kullanılan malzeme kalitesinin iyi olmaması
- Evin küçükluğu
- Park ve çocuk bahçesi gibi alanların yetersizliği
- Çevre düzenlemesinin iyi olmaması (kaldırım, merdiven, site koruma duvarı, otopark vb.)
- Kültürel faaliyetlerin eksikliği
- Ulaşım imkanlarının yetersizliği
- Güvenli bir çevre olmaması
- Cirkın ve düzensiz bir çevre görüntüsünden kurtulamama
- Çevre kirliliği
- Problem görmüyorum

9. Proje yapılmadan önce projeye dair ön bilgi ve proje süresince projenin ilerleme sürecine dair bilgi verildi mi?

- A) Evet B) Hayır

- Projenin temsilcileriyle yapılan görüşmeler
- Bilgilendirici halk toplantıları (kahve, stadyum ve pazar alanları gibi yerlerde)
- Bilgilendirici ilanlar, broşürler vs.
- Danışma ve bilgi verme büroları-masaları
- Anketler

10. Projeye dair size verilen bilgi yeterli düzeyde miydi?

- A) Evet B) Hayır C) Fikrim yok

11. Proje başlamadan önce alana yönelik problemleri saptamak adına sizle veya sizin adınıza yetkili kıldığımız kişilerle (muhtar, cemiyet yetkilisi vb.) toplantılar, görüşmeler yapıldı mı?

- A) Evet B) Hayır C) Fikrim yok

12. Proje suresince siz veya sizin adınıza yetkili kıldığınız kişiler (muhtar, cemiyet yetkilisi vb.) tarafından sunulan öneriler dinlenerek proje uygulamasına dahil edildi mi?

- A) Evet öneri sundum; ama projeye dahil edilmedi.
B) Evet öneri sundum, dahil edildi.
C) Öneri sunmadım
D) Önerimi sunacak yetkili mercii yoktu

13. Eviniz ve çevresi, verilen bilgiler doğrultusunda size eksiksiz teslim edildi mi? Hayır ise neler eksik?

- A)Evet B) Hayır.....

14. Projenin uygulanması sırasında size maddi imkanlar sağlandı mı?

- A) Evet B) Hayır
() Kira yardımı
() İş imkanı
() Gıda yardımı
() Geçici konut
() Diğer.....

15. Proje sonrasında edindiğiniz evinizi ileride ne yapmayı düşünüyorsunuz? Neden?

- A) Çocuklarıma vereceğim.....
B) Kiraya vereceğim.....
C) Satacağım.....
D) Oturmaya devam edeceğim.....

16. Dönüşüm projesinden yararlanarak ekonomik açıdan kazançlı çıktığınızı düşünüyor musunuz?

- A) Evet B) Hayır

17. Dönüşüm projesinin uygulanması sürecinde alanda yaşayan insanlar çalışmak için (inşaatlarda vb iş alanlarında) bir fırsat bulabildi mi? Evet ise neler?

- A) Evet..... B) Hayır

18. Dönüşüm projesi sonrası yeni iş fırsatları yaratıldı mı?

A) Evet..... B) Hayır

19. Dönüşüm projesi kapsamında halk eğitim merkezleri vb kurumlarla eğitim / öğretim, kurs imkanı sağlandı mı?

A) Evet..... B) Hayır

20. Size göre, bölgedeki sağlık ve eğitim hizmetleri yeterli mi?

A) Evet B) Hayır.....

21. Günlük hayatta kullandığınız ulaşım türü ve ortalama süresi nedir?

A) Otobüs B) Dolmuş C) Kendi aracım D) Yürüyerek E) Bisikletle F) Diğer...

22. Gündelik alışverişleriniz için nereyi kullanıyorsunuz?

23. Haftalık ve aylık alışverişleriniz için nereyi kullanıyorsunuz?

24. Hafta sonları veya tatil günlerinde zamanınızı nerde, neler yaparak geçiriyorsunuz?

25. Kentsel Donusum Projesi cercevesinde edindiğiniz evinizden memnun olduğunuz ve memnun olmadığınız durumlar nelerdir?

A) Memnunum/Memnuniyetinizin nedenleri nelerdir?

() Evin büyüklüğü yeterli (oda sayısı, evin planı)

() Konutun yapımında kullanılan malzeme iyi

() Altyapı hizmetleri yeterli (su, elektrik, doğalgaz, tesisat vb.)

() Komsuluk ilişkileri iyi

() Diğer

B) Memnun değilim/Memnuniyetsizliğinizin nedenleri nelerdir?

() Evin büyüklüğü yeterli değil (oda sayısı, evin planı)

() Konutun yapımında kullanılan malzeme kalitesi iyi değil

() Altyapı hizmetleri yeterli değil (su, elektrik, doğalgaz, tesisat vb.)

() Komsuluk ilişkileri uygun değil

() Diğer

26. İmkânınız olsa nerde yaşamak istersiniz? Neden?

a)Dönüşüm sonrası edindiğim bu evde.....

b)Kendi Squattermda.....

b) Az katlı bir apartman dairesinde.....

c)Bahçelimüstakil bir evde.....

d)Çok katlı bir apartman dairesinde.....

27. Kentsel Donusum Projesi cercevesinde olusan yeni cevre duzenlemesinden memnun olduđunuz ve memnun olmadıđınız durumlar nelerdir?

A) Memnunum /*Memnuniyetinizin nedenleri nelerdir?*

- Yesil alan ve cocuk bahcesi gibi alanların varlıđı
- Cevre duzenlemesinin iyi olması (kaldırım, merdiven, koruma duvarı, otopark vb.)
- Kulturel faaliyetlerin varlıđı (el isi, nakıs, ahsap boyama kursları, lokal, vb.)
- Spor faaliyetlerinin varlıđı
- Yeni iş olanaklarının bulunması
- Ulasım imkanları yeterli
- Guvenli ve temiz bir cevrenin varlıđı
- Cirkin ve duzensiz bir cevre goruntusunden kurtulma
- Diđer.....

B) Memnun deđilim / *Memnuniyetsizliđinizin nedenleri nelerdir?*

- Yesil alan ve cocuk bahcesi gibi alanların olmaması
- Cevre duzenlemesinin iyi olmaması (kaldırım, merdiven, site koruma duvarı, otopark vb.)
- Kulturel faaliyetlerin olmaması (el isi, nakıs, ahsap boyama gibi kurslar, lokal, konser salonu vb.)
- Spor faaliyetlerinin eksikliđi
- Ulasım imkanlarının yetersizliđi
- Guvenli bir cevrenin olmaması
- Cevre kirliliđi
- Diđer

28. Daha önce yařadıđımız eviniz ve çevresine iliřkin özlediđiniz řeyler var mı?

Evet ise neler?

- A) Evet B) Hayır
- Kendime ait bahçemin olması
 - Komşuluk iliřkilerimizin daha sıcak olması
 - Sobalı olması
 - Diđer.....

English Translation of Question Sheet

1. Name and surname: 2. Gender: () Female () Male 3. Number of households:

4. Did you live in this neighborhood before urban regeneration project? (If not, continue with question 18.)

A) Yes B) No

5. Where did you live before you moved to Mehmet Akif Ersoy neighborhood?

A) Again in this neighborhood

B) Other neighborhoods in Ankara:

C) Outside Ankara

6. What was the characteristics of your previous house?

() Squatter () Apartment () Detached house () Villa () Other

7. What were the reasons for choosing this neighborhood?

() Being a clean and safe environment

() Close to work place

() Easy access

() Qualification of infrastructure services

() Economic and family obligations

() Being familiar with the area

() Citizenship

() Relatives

() Other

8. What were the important problems related to squatter houses and environment?

- Inadequacy of infrastructure (water, electricity, natural gas, installation, etc.)
- Having bad quality materials used in the construction of the house
- Smallness of the house
- Inadequate park and green areas
- Bad environmental regulation (pavement, ladder, site protection wall, parking lot etc.)
- Lack of cultural activities
- Inadequate transportation facilities
- Not being a safe environment
- Having an an ugly and irregular environment image
- Environmental pollution
- No problem

9. Before and during the project was carried out, did you inform about the project?

A) Yes

B) No

- Comments made by representatives of the project
- Informative public meetings (places such as coffee, stadiums and market areas)
- Informative advertisements, brochures, etc.
- Counseling and informational reporting-tables
- Polls

10. Was the information given to you about the project adequate?

A) Yes

B) No

C) No idea

11. Before the project started, have you held meetings with the people (headmen, community officials, etc.) that you or your representatives authorized to identify the problems related to the area?

- A) Yes
- B) No
- C) No idea

12. Did yo make any suggestions during the project and were the proposals considered in the project?

- A) Yes, I suggested it, but it was not included in the project.
- B) Yes, I suggested, and it was included.
- C) I did not submit a recommendation
- D) There was no authority to present proposals

13. Has your house and its environment been delivered to you fully in accordance with the information given? If not, what is missing?

- A) Yes
- B) No

14. Have you provided financial support during the implementation of the project?

- A) Yes
- B) No
- () Rent allowance
- () Job opportunity
- () Food aid
- () Temporary housing
- () Other

15. What will you do this new apartment unit in the future? Why?

- A) I will give it to my children
- B) I will give it to the rent
- C) I will sell it
- D) I will continue to sit

16. Do you think that you are economically profitable with the urban regeneration project?

A) Yes

B) No

17. During urban regeneration project, can people living in the area find an opportunity to work (in construction sites, etc.)? What if yes?

A) Yes

B) No

18. Have new job opportunities been created after the regeneration project?

A) Yes

B) No

19. Within the scope of the regeneration project, were there any education / training courses in public education centers?

A) Yes

B) No

20. According to you, is the health and education services in the region sufficient?

A) Yes

B) No

21. What type of transport do you use in your daily life?

A) Bus B) Dolmuş C) Own vehicle D) Walking E) Cycling F) Other

22. Where do you use for your daily shopping?

23. Where do you use for your weekly and monthly purchases?

24. Where do you spend your time on weekends or holidays?

25. What are the circumstances in which you are satisfied and dissatisfied with your apartment that you have provided after urban regeneration project?

A) Satisfaction/*What are the reasons for your satisfaction?*

Sufficient size of the house (number of rooms, house plan)

Good quality materials used in construction of the house

Adequate infrastructure services (water, electricity, natural gas, installation, etc.)

Good neighborly relations

Other

B) I am not satisfied/*What are the reasons for your dissatisfaction?*

Insufficient size of the house (number of rooms, house plan)

Bad quality materials used in construction of the house

Inadequate infrastructure services (water, electricity, natural gas, etc.)

Bad neighborly relations

Other

26. If you have the opportunity, where do you want to live? Why?

A) In this house after the urban regeneration project

B) Own Squatter House

B) In a low-rise apartment building

C) In a private garden-house

D) In a multi-storey apartment building

27. What are the circumstances in which you are satisfied and unsatisfied with the environment after urban regeneration project?

A) Satisfaction/*What are the reasons for your satisfaction?*

The presence of park and green spaces

Good environmental regulations (pavement, stairs, protection wall, parking lot etc.)

The existence of cultural activities (hand heat, naksi, wood painting courses, local, concert hall etc.)

The presence of sports activities

Finding new job opportunities

The adequate transportation facilities

Being a safe and clean environment

Get rid of an ugly and irregular image

Other

B) I am not satisfied/*What are the reasons for your dissatisfaction?*

No areas such as green area and child area

It is not good for the environment (pavement, ladder, site protection wall, parking lot etc.)

No cultural activities (hand heat, nakıs, wood painting courses, local, concert hall, etc.)

Lack of sports activities

Inadequate transportation facilities

Do not have a safe environment

Environmental pollution

Other

28. Do you miss anything about your squatter houses and surroundings? What if yes?

A) Yes

B) No

APPENDIX C

QUESTION SHEET OF INTERVIEWS

1. Alanın kentsel dönüşüm kapsamına alınmasının nedenleri nelerdir?
2. Projenin başlanmasından uygulanmasına kadar geçen süreçte izlenen herhangi bir program var mıdır?
3. Proje başlamadan önce analiz aşamasında nasıl bir yol izlenmiştir?
4. Proje başlamadan önce yerel halk ile iletişime geçildi mi? Nasıl ve hangi boyutta iletişime geçildi?
5. Proje dahilindeki aktörler kimlerdir?
6. Proje süresince mahalle sakinlerinin şikayetlerini ve önerilerini belirtebilecekleri bir yetkili mercii kuruldu mu? Kuruldu ise nasıl bir işleyiş programı var?
7. Proje alanı içinde boş, kullanılmayan binalar ve araziler var mı? Bu bina ve arazilerin yeniden kullanılabilmesi için ne tür projeleriniz var?
8. Dönüşüm projesi kapsamında yerel halkın birlikte zaman geçirebileceği sosyo-kültürel aktivite imkanları sunan açık yeşil alanları, konferans salonları, halk eğitim merkezleri vb öneriler yer almakta mıdır?
9. Ulaştırma hizmetleri ve araçlarının geliştirilmesi ile ilgili herhangi bir çalışma var mı?
10. Mahalle altyapısı geliştirildi mi? (Yollar, kaldırımlar, drenaj, elektrik ve su sistemleri, aydınlatma ve doğalgaz)

11. Proje dahilinde ekonomik yaşama ilişkin herhangi bir çalışma var mı? Mahalle içerisinde yer alan yerel işletmeler program aracılığıyla desteklendi mi?
12. Program bölgede yeni iş olanakları yarattı mı?
13. Programın uygulanması sürecinde yerel işgücü için geçici iş imkanları sunuldu mu?
14. Program aracılığıyla alana çekilmek üzere planlanan yeni firmalar ve ekonomik faaliyetler var mı?
15. Vatandaşların mesleki becerilerini geliştirmek için herhangi bir çalışma var mı?
16. Programın başlatılmasından sonra emlak fiyatları ve kiralar arttı mı?
17. Alandaki sağlık hizmetlerinin iyileştirilmesi ile ilgili herhangi bir çalışma var mı?
18. Alandaki eğitim hizmetlerinin iyileştirilmesi ile ilgili herhangi bir çalışma var mı?
19. Mahalle sakinleri için eğitim imkânı sağlayacak herhangi bir çalışma var mı (okur yazar olmayan kadınlar için)?
20. Programın uygulanması sürecinde karşılaşılan sorunlar nelerdir?

English Translation of Interview Questions

1. What were the reasons for the site being included in the urban regeneration?
2. Is there any program that has been followed from the start of the project until its implementation?
3. What was the path of the analysis phase before the project started?
4. Did communication with local residents begin before the project started? How and at what size did you communicate?
5. Who are the actors involved in the project?
6. Has a competent authority been set up during the project so that the residents of the neighborhood can express their complaints and suggestions? What kind of program does it have?
7. Were there empty, unused buildings and landmarks in the project area? What kind of projects did you have for these buildings and land to be reused?
8. Does the project include open green spaces, conference halls, public education centers, etc. that offer socio-cultural activities that local people can spend time with?
9. Is there any work on the development of transportation services and tools?
10. Has the neighborhood infrastructure been developed? (Roads, pavements, drainage, electricity and water systems, lighting and natural gas)
11. Is there any work on economic development of community within the project?
12. Have local businesses in the neighborhood been supported through the program?
13. Has the program created new job opportunities in the region?
14. Is temporary work available for the local workforce during the implementation of the program?

15. Are there new companies and economic activities planned to be withdrawn through the program?
16. Is there any work to improve the vocational skills of the citizens?
17. After the launch of the program did property prices and rents increase?
18. Is there any work on improving health services in the area?
19. Is there any work on improving the education services in the area?
20. Is there any work to provide education facilities for the inhabitants of the neighborhood (for illiterate population)?
21. What are the problems encountered in the implementation of the project?

APPENDIX D

INTERVIEWEES' PROFILE

	Age	Gender	Occupation	Place of birth	Date and place of the interview
Interview No.1	35	Female	City Planner	Born in Ankara	26.12.2016 Yenimahalle Municipality
Interview No.2	47	Female	Headworker	Born in Gümüşhane	15.12.2016 Her House
Interview No.3	55	Male	Construction Worker	Born in Yozgat	14.12.2016 In the Site
Interview No.4	58	Male	Mukhtar	Born in Ankara	15.12.2016 His Office