

The Examination of the Urban Renewal Projects - A Case Study of Trabzon, Turkey

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Key words: Urban Renewal, urbanization, squatting, migration.

SUMMARY

1950 to present, the cities have been affected by rapid urbanization. Because of the industrialization and intensive migration the cities structure is rapidly deteriorated. The exaggerated housing supply caused the squatting. Slums and illegal settlements further accelerated this process. As a solution, Law No. 2981 for slum areas was enacted in 1984. The Reclamation Development Plans, made under this law, could not be beyond the physical change. Irregular urban structure occurring in almost all cities brings into sharp relief the urban renewal. At the end of the 1980s, some municipalities started to prepare for the urban renewal projects. The aim of the urban renewal projects is to be transformed from unqualified and unhealthy urban areas to livable urban areas. In this regard, the first legal regulation is Law No. 5104 North Ankara Urban Renewal Project. The other legal regulation is Article 73 of Law No. 5393 Municipal Law. To perform urban renewal, urban renewal projects have been made in Turkey and the world. Even if the urban renewal projects were made for different aims, the main objective is to improve of the environmental and physical properties and find a solution to urban problems. In this study, in Trabzon, Turkey, urban renewal projects have been examined technical, legal and social aspects. The negative and positive aspects of these projects have been explicated.

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1. INTRODUCTION

In Turkey, the housing problem has started with the population movements and the rapid urbanization. The exaggerated housing supply caused the squatting. In the urban areas exposed to intensive migration movement, the housing needs do not meet by authorized agencies. In cities, slum areas and illegal structures have been increasingly getting. Therefore, uncontrolled and unplanned urban areas are formed.

Turkey is currently undergoing a renewal process. The Housing Development Administration of Turkey would like to contribute to the modern urbanization of Turkey. The cooperation with the Housing Development Administration of Turkey and municipalities are performed important urban renewal projects. The Housing Development Administration of Turkey has constructed more than 500,000 buildings across Turkey since 2002. Mostly, these urban renewal projects are applied slum areas. Due to legal gaps, slum areas go increasing day by day.

Slum areas cover the development areas of cities and destroy natural protected areas, agricultural areas, forest areas, open-space areas, natural areas etc. Also, environmental pollution burst many cities due to lack of the necessary infrastructure and technical services. As a solution, although authorized agencies enact laws about the plan arrangements, the problem do not completely solved. These laws:

- Law No. 2981 for slum areas was enacted in 1984.
- Law No. 3290 for amendment Law No. 2981 in 1986.
- Law No. 3366 for amendment Law No. 2981 in 1987.
- Law No. 5216 Metropolitan Municipal Law in 2004.
- Law No. 5226 Law on Protection of Cultural And Natural Assets and Law On Amendments To Various Laws in 2004.
- Law No. 5272 Municipal Law in 2004.
- Law No. 5273 The Law about Land Office Law and the amendment Public Housing Law, the removal of the General Directorate of the Land Office in 2004.
- Law No. 5366 Law on the Protection and renewal of the Historical And Cultural Real Property Assets and the using of its survival 2005.
- Draft Law on the Transformation Areas.
- Law No. 5104 North Ankara Urban Renewal Project Act.
- Law No. 5393 Municipal Law in 2005.

In the above mentioned laws, the sense of urban renewal was started to apply the renewal slum areas after 1980 (Dündar, 2003). After the 1999 earthquake, it is started to be spoken the

urban renewal, one of the risk improvement tools with the sensitivity emerging after earthquakes against natural disasters.

2. URBAN RENEWAL

In Turkey, in the urbanization and planning practice, the entry of the concept of urban renewal is 1970's years, started to be used as an implementation tool in the planning 1980's years (Sönmez, 2006). Therefore, urban renewal is to turn out the need gradually increasing for cities.

The urban renewal is one of the common agenda items the entire world as with Turkey. According to the purpose of urban renewal and its application, its definition varies from country to country. The urban renewal generally can be defined as follows: "The urban renewal is to bring in city to deteriorated urban areas are renewed through social and economic programs" (Bayraktar, 2006). That's why authorized agencies prepare the urban renewal projects. The general aim of the urban renewal projects is to create livable urban areas. The areas of considered as the urban renewal area:

- Slum and suburb areas
- Historical areas
- Natural protected areas
- Natural disaster areas
- The unqualified unhealthy areas in the city
- The objectionable areas in the city

As stated above, urban renewal projects are applied many urban areas. In Turkey, the urban renewal projects generally are applied for the renewal of the slum areas. In the urban renewal projects, the determining of suitable urban renewal is one of the most important process steps. These areas are determined authorized agency according to following conditions and criteria:

- Region should have a specific area.
- Region should have a specific population.
- Region should contain a specific the number of house.
- Region should entertain a risk in terms of natural disasters.
- Region should have a lack of the social and economical standards.
- Region should have a low rent and prove to increase its rent after urban renewal.
- Region should be one of the important centers.
- Region should be unplanned area and suburb area.
- Region should have a lack of infrastructure services.
- Region should locate within the boundary of municipality and adjacent areas.

The most important ones of the conditions and criteria for the selecting of urban renewal areas are listed above. The different conditions and criteria may be added. These conditions and criteria may be varied according to urban renewal area is located.

2.1 The Urban Renewal Projects in Turkey and Technical and Legal Aspects

The first urban renewal projects are Dikmen Valley and Portakal Çiçeđi Valley urban renewal projects in the 1980's years. After 1980's years, urban renewal projects are applied different areas such as slum and suburb areas.

There is no a general law enacted for the urban renewal projects. The urban renewal projects are applied either region-specific laws or Law No. 5393 and 5272 Municipality Law. The urban renewal projects are applied authorized agencies. According to Article 73 of Law No. 5272 Municipal Law these authorized agencies:

- Metropolitan Municipalities
- Country municipalities within boundary of metropolitan municipality
- Provincial municipalities
- Municipalities larger than population 50.000

The current Law to apply urban renewal projects is Law No. 5393 Municipal Law. According to Article 73: "The municipality applies urban renewal and development projects, to build and restore deteriorated urban areas in accordance with the development of the city, to make residential areas, industrial and trade areas, technology parks and social facilities, to take measures against the risk of earthquake or protect historical and cultural fabric of the city".

This article of law is authorized municipalities that urban renewal areas are selected. Also, the municipalities have broad authorities.

Many urban renewal projects are applied in Turkey. Some of them are Dikmen Valley and Portakal Çiçeđi Valley Urban Renewal Projects, North Ankara Urban Renewal Project, Altındađ Hacı Bayram Landscaping Project, Zafer Square Project, Ertuđrulkent Urban Renewal Project, Dericiler Urban Renewal Project, Kuştepe Urban Renewal Project. The most important of these urban renewal projects will be examined below technical, legal and social contexts.

2.1.1 Dikmen and Portakal Çiçeđi Valley Urban Renewal Projects:

Dikmen and Portakal Çiçeđi Valley, the important valleys of Ankara, are located between Dikmen and Ayrancı-Çankaya regions. In this urban renewal projects, slums are nationalized and people in this area live different places.

The aim of Dikmen Valley Urban Renewal Project is to create a social, culture, amusement and recreation corridor appropriately 5 km characterizing green and free areas (Göksu, 1993).

The basic principle for planning is to develop 80 percent of the Portakal Çiçeđi valley as green areas without disturbing the natural characteristics of the valley and allocate the density of building to the lots the property of which is not causing any problem from the point of the lawfulness of the feasibility of the project. Since the legal procedure continues between the Municipality and the owners of the properties expropriated but the Municipality, an

understanding of planning which involves a dynamic and flexible process was adopted than to the classical development planning (Göksu, 2002).

Green areas are created in valley area but multi-storey buildings stand in the forefront. These projects do not fully respond to demands (Uslu and Yetim, 2006).

2.1.2 North Ankara Entrance Urban Renewal Project:

Project is a huge new slum area project that will be built next to "protocol road" between the Airport and the city center. Project is really big, and it will not be limited with the renewal of the old areas, will include ultra luxurious residences, hotels and congress centers. The Project will be built on 4.000.000 m² land. 650,000 m² will be recreation areas like parks, sport centers etc. and will consist of 18,000 residents. There will be totally 7 phases, first phases will be the urban renewal, and the others will be mainly built on empty lots.

The aim of the North Ankara Entrance Urban Renewal Project is to be improved physical condition and environmental scene, formed a healthy settlement arrangement, elevated urban living level.

Kuzey Ankara Kentsel Dönüşüm Projesi gibi kapsamlı projelerin yetkisinin sadece belediyelere devredilmesi, denetim mekanizmasının tanımlanmaması, kamu yararından sapılarak kentsel toprakların rant amaçlı dönüşümünü mümkün kılarak, parçacı uygulamaları beraberinde getirebilir.

Kentin belli bir bölgesinin dönüşümünü ele alan böylesi özel bir yasa, kent planlaması ve gelişimi açısından olumsuz nitelenmektedir. Böylece çıkarılan yasa ile bütünlükten uzak, kent ve bölgesel gelişimi proje için hiçe sayabilecek uygulamaların önünün açıldığı dile getirilmektedir.

2.2 The Urban Renewal Projects in Trabzon, Turkey

Trabzon is located a city on the Black Sea coast of north-eastern Turkey. Trabzon, because of the importance of its port, became a focal point of trade. In Trabzon, Housing Development Administration of Turkey decides eight urban renewal project areas. These urban renewal areas are Zağnos and Tabakhane Urban Renewal Projects, Çömlekçi Urban Renewal Project Ayasofya Urban Renewal Project, Pelitli Urban Renewal Project, Çağlayan Urban Renewal Project, Ortahisar Urban Renewal Project, Yomra Urban Renewal Project. Most of them are historical area and they are covered slums.

In urban renewal projects in Trabzon, Zağnos Valley Urban Renewal Project is entirely completed. The others are planning stages or slums are expropriated. The most important of these urban renewal projects will be examined below technical, legal and social contexts.

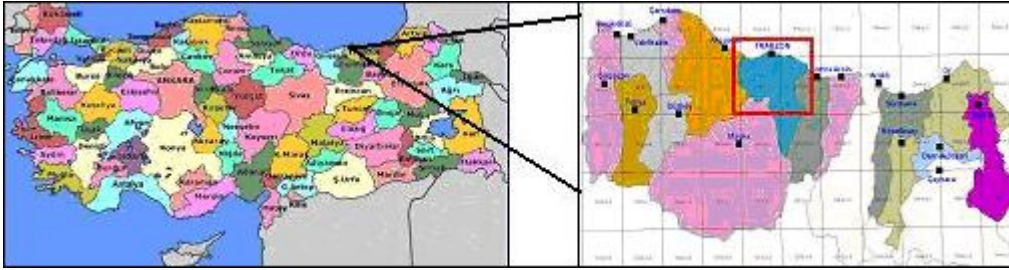


Figure1. Trabzon, Turkey

2.2.1 Zağnos and Tabakhane Valley Urban Renewal Projects:

Ortahisar Quarter and Zağnos and Tabakhane areas are one of the most important historical centers, within the boundaries of the Trabzon municipality. These areas are close the city center and intensive commercials activities. The region is not to come up to standard of modern urbanization as scientific, sanitary and physical aspects due to unplanned settlements. The common problems of the people in the city are the urban quality impairment of the region and environmental pollution. The region, also, is geologically dangerous because region is position around the castle walls, water course and the city's the most important air corridor.

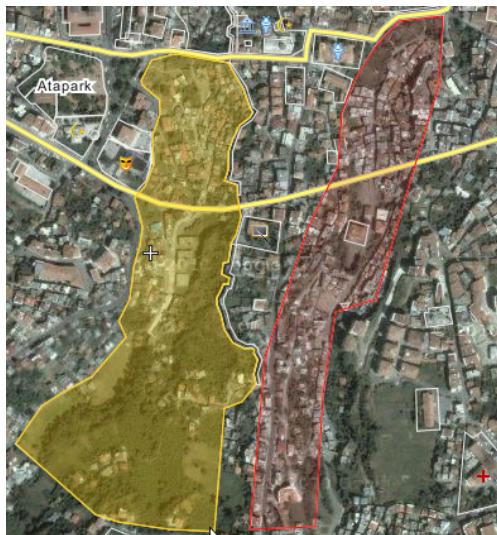


Figure 2. Zağnos Valley (left) and Tabakhane Valley (Right) Urban Renewal Project Areas

Zağnos Valley is entirely cleaned slums and urban renewal project are completed. Project is started in 2006 and is finished 2009. Tabakhane Urban Renewal Project is started and housing are expropriated.

Planning processing steps for urban renewal vary according to the characteristic properties. In the Trabzon Zağnos Valley Urban Renewal Project, the planning process steps are following:

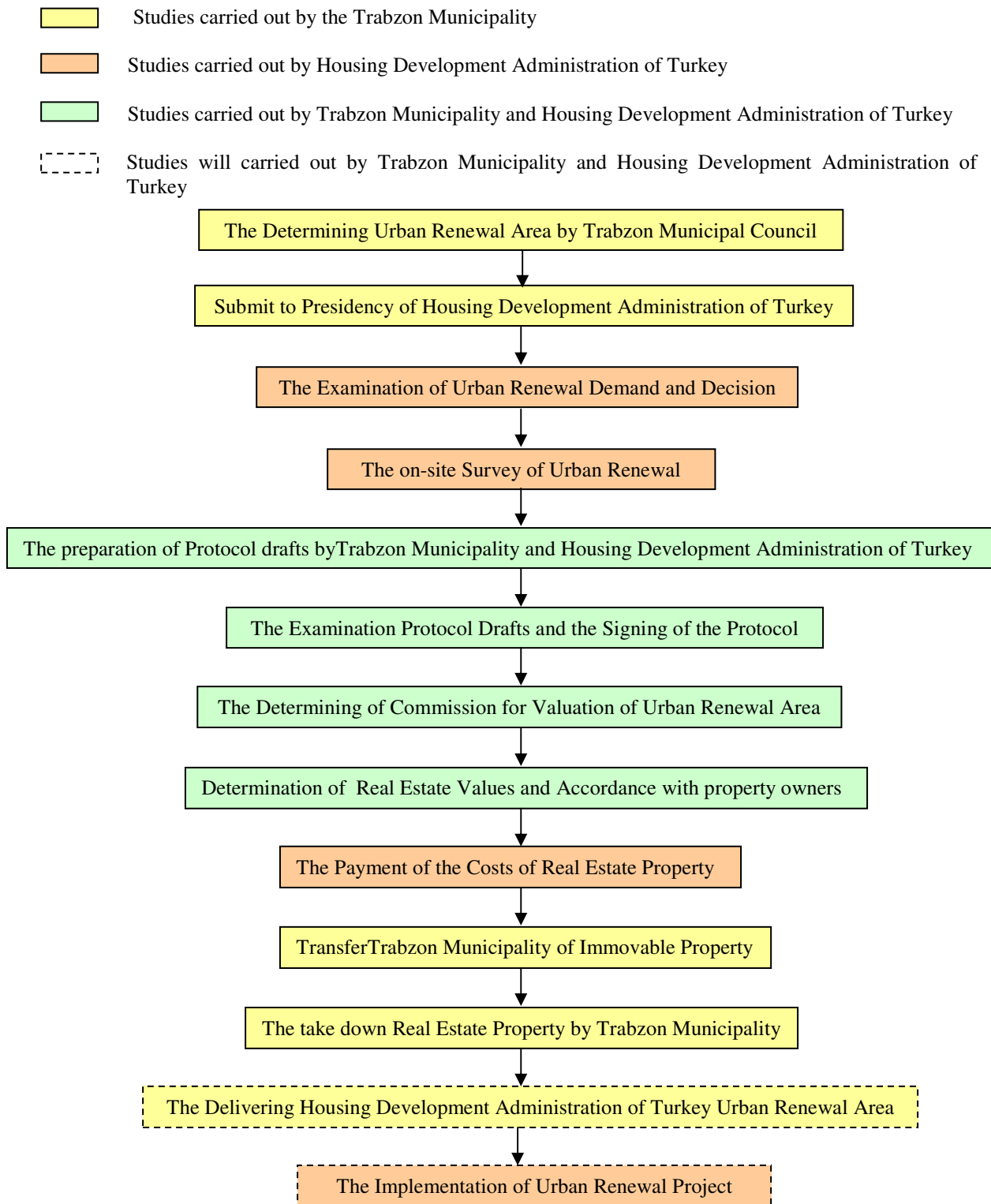


Figure 3. Trabzon Zağnos Valley Urban Renewal Project-Planning processing steps.
translated from (Kara, 2007)

According to protocol signed Trabzon Municipality and Housing Development

Administration of Turkey, it is built housing 238000 m^2 area for people living this area by Housing Development Administration of Turkey. But most people are not settlement this area. Social structure of Zağnos Valley and neighborhood among people is deteriorated. People are settlement different areas. This is one of the negative aspects of the project. The other negative aspect these area is expropriated by force. In a positive direction, Zağnos Valley is covered green areas and recreation areas as historical scene.

2.2.2 Çömlekçi Urban Renewal Project:

Çömlekçi Urban Renewal Project is a process first draft. The region is covered shanty settlements. After urban renewal project, region have rent rather than former. social facilities and accessories will be built and region rent will be higher.



Figure 4. Çömlekçi Urban Renewal Project Area

2.2.3 Ayasofya Urban Renewal Project:

Ayasofya Urban Renewa Project is started and housing is expropriated. 34 of 44 housing are expropriated. Ayasofya Urban Renewal Project performed between Trabzon Municipalities and Housing Development Administration of Turkey.



Figure 5. Ayasofya Urban Renewal Area

3. FINAL REMARKS

The general law for urban renewal projects is enacted. Fragmented planning approach is contrary to “the principle of the plan integrity”.

People living urban renewal project areas send away social environments. Urban renewal projects are not only a physical development but also social structure is preserved. Unfortunately, urban renewal projects have negative and positive aspects.

The only type of project is not suitable for every urban renewal areas. According to local properties of urban renewal projects, urban renewal plan is arranged. As mentioned above, urban renewal projects cover slum areas. People living urban renewal areas are transferred other areas. This application is a wrong process. The social structure of city is deteriorated. Therefore, these people must live same areas for community peace and social structure of city.

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