



URBAN REGENERATION IN ISTANBUL: GAZIOSMANPASA CASE

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INTRODUCTION

URBAN REGENERATION

“**Regeneration**”: Bringing new and more vigorous life to and area, industry, institution etc.”

“**Urban Regeneration**” is introduced by many authors as producing economically, physically, socially and environmentally permanent solutions in areas that have lost their urban functionalities; implementing comprehensive sets of actions with a legal basis undertaken in order to regenerate lost or abandoned social relations (Thomas 2003; Roberts 2000; Polat and Davutoğlu 2007).

TURKISH CITIES

- When Turkish cities are taken into consideration, urban regeneration refers to an **arrangement of property** whose land has crooked and dilapidated constructions, sensitive to natural hazards and urban risks, with insufficient and poor infrastructure, dense, illegal and unsettled (Ülger 2010).
- **Illegal settlement** is unfortunately a common situation of Turkey. It is suspected that 80 % of housing in Turkey is without settlement permission and 25 % of all housing in Turkey is illegal. Especially in Istanbul, illegal settlements are to reach up to 60 percent (Korkmaz 2014).
- This spontaneous and immoderate structuring in Turkish cities, insufficient services, urban organizations, that have not been settled in due time and adequately, make urban generation **inevitable** in Turkey.

URBAN REGENERATION IN TURKEY

A BRIEF HISTORY

- 1999 İzmit Earthquake (M_w 7.6) was the crucial point for the urban regeneration projects in Turkey. The government aimed to identify high-risky areas that are sensitive to possible natural hazards and re-arrange building stock that is out of standards. Government, private sector and real estate investment trusts (REITs) have attention on illegal and nonstandard slums in city centers (Uzun 2006).
- After 2011 Van Earthquake (M_w 7.1), the government took serious steps for demolishing illegal buildings and regenerating old ones; therefore Law #6306, known as “Urban Regeneration Law”, officially named as “Law on Restructuring of Areas Under Risk of Natural Disasters” entered into force in May 2012.
- With this law and related legislation, main urban regeneration projects are accelerated in Turkey and a new era has begun.
- Ministry of Environment and Urban Planning has identified 100 risky areas and preferably aimed to demolish approximately 165.000 buildings in 35 cities in a massive urban regeneration program. Istanbul is conspicuous to have 27.700 risky buildings and 230.000 effected population. In order to make out such an aim, the government needs to supply a budget of 23 billion US dollar, even though the government is able to construct 50.000 new independent units annually. As a result, public-private partnership is an obligation to carry out these projects. In order to satisfy owners, there has been some attempts such as increasing floor numbers and transfer of construction rights (Cushman & Wakefield 2014).

URBAN REGENERATION IN TURKEY

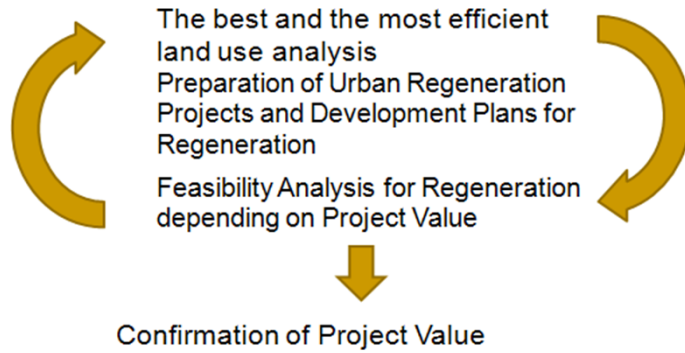
VALUE-BASED METHOD

In Turkey, it is understood that “value-based method” is the most feasible, applicable and judicious method rather than “public-based” and “investor-based” methods for urban regeneration projects. An urban regeneration process which is based on this method has following steps:

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- **Determining regeneration areas and declaration**
 - **Identifying the current conditions of real estates**
 - **Investigation of participation value and ratio, identification of holders of right**
 - The best and the most efficient land use analysis
 - Preparation of development plans for urban design projects and regeneration
 - Feasibility analysis for consignment according to project value
 - Confirmation of project value
 - Confirmation of development plan for regeneration
 - Confirmation of consignment value
 - Preparation of consignment value lists, preparation of consignment offer lists
 - Consignment offer lists and preparation of independent unit plans
 - Consignment
 - Application of Development Plan for Regeneration
 - Validation by Municipality Assembly
 - Registration
 - Construction

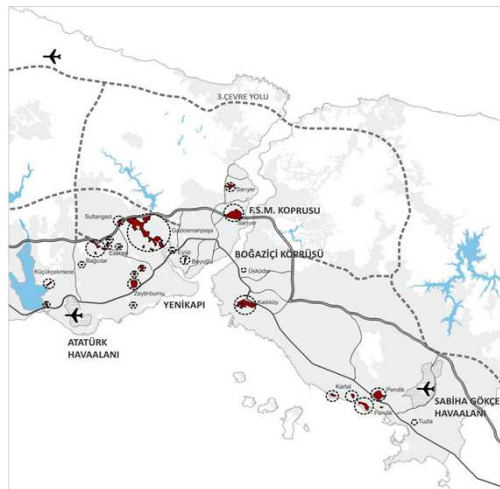
URBAN REGENERATION IN TURKEY

CONFIRMATION OF PROJECT VALUE



URBAN REGENERATION IN ISTANBUL

ANNOUNCED RISKY AREAS OF ISTANBUL



URBAN REGENERATION IN GAZIOSMANPAŞA DISTRICT

GENERAL VIEW

Gaziosmanpaşa district is located close to the city center of Istanbul and has a well connection to city's highway network and Bosphorus bridges. Gaziosmanpaşa has a young, but poor-educated population.

Area of the district	1.173 hectares
Total population	~500.000
Total parcel area	8.150.389 m ²
Total building number	31.315
Number of streets	1.581
Total independent housing	164.133
Total workplaces	27.596
Total constructed area	14.175.000 m ²

URBAN REGENERATION IN GAZIOSMANPAŞA DISTRICT

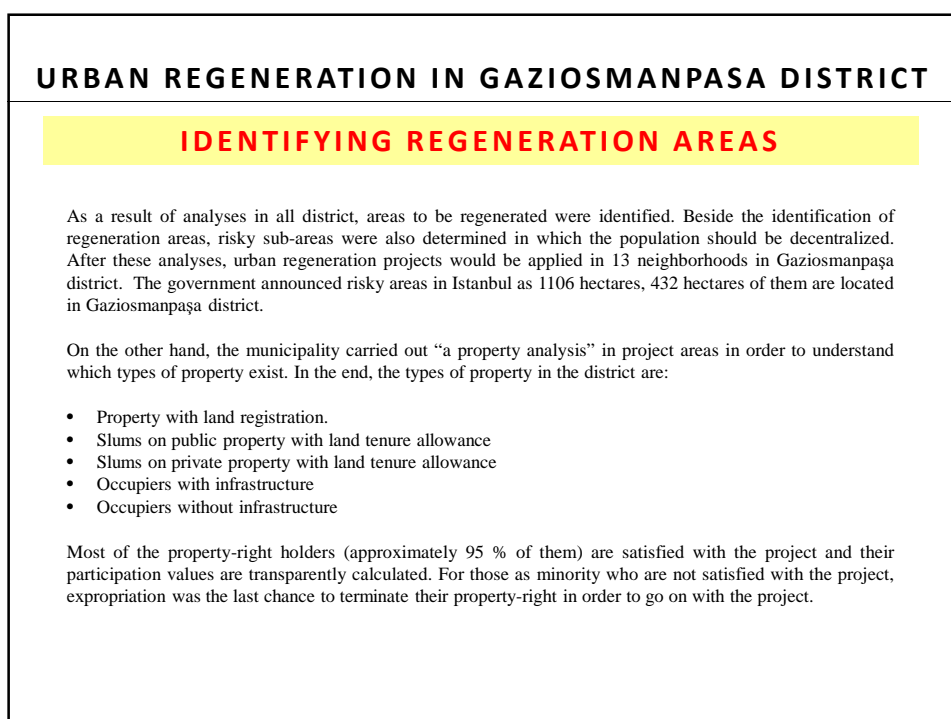
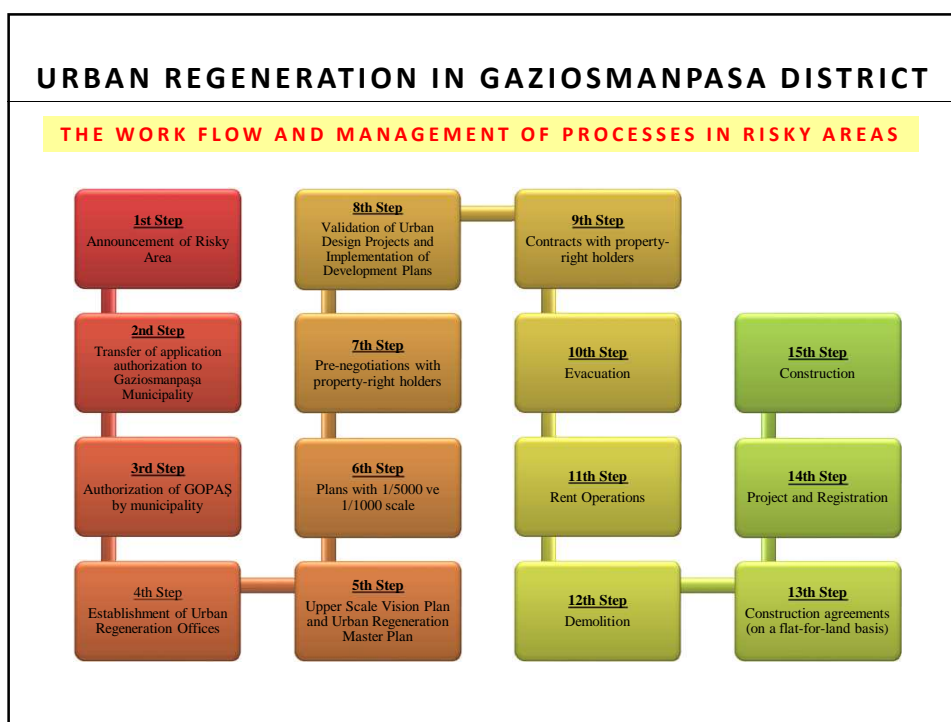
SCOPES AND ACTORS

There are many specific reasons why urban regeneration projects should be taken into account in Gaziosmanpaşa district:

- **Unhealthy housing areas that lost economic life.**
- **Nonstandard equipment areas that cannot address to population's requirements.**
- **Transportation axes with short cross-sections and incapacity to current traffic density.**
- **Density of slum areas which are illegal and in bad condition.**
- **Necessity to decentralize the industrial areas in the district.**
- **Weak integration between Gaziosmanpaşa district and Istanbul Metropolitan Area.**

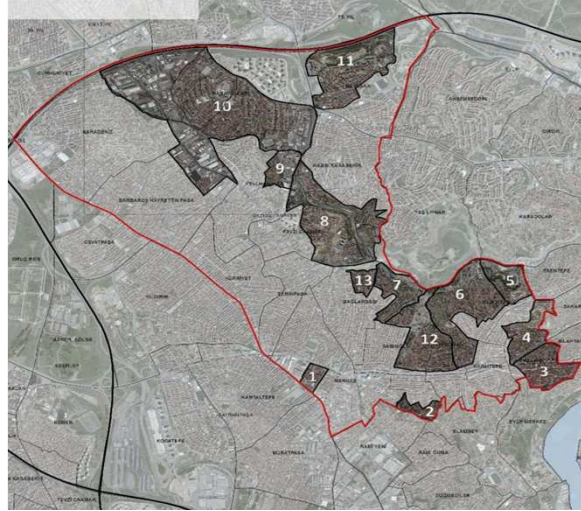
Urban regeneration projects in Gaziosmanpaşa district are carried out with three main actors. The public that lives in Gaziosmanpaşa directly participates to all processes of project. Local authorities are responsible for managing the urban regeneration process and supplying the relationship between the public and investors. The investors continue to regenerate urban areas with the feedbacks from public and local authorities during urban regeneration processes.

Property-right holders negotiate with GOPAŞ Company which is a copartner of Gaziosmanpaşa Municipality. GOPAŞ makes agreements with investor companies after contracting with property-right holders during the construction phase.



URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

RISKY NEIGHBORHOODS IN GAZIOSMANPASA



URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

PLANNING PROCESS

With the integration of “Strategic Plan” and “Urban Regeneration Master Plan”, a concept of “sustainable planning” was adopted. Upper level strategic plan was prepared by Foster + Partners, whose headquarter is in London, in order to define general land use.

Lower level plans were carried out by local partners and this partnership was contracted in June 2014. In August 2014, current situation analyses were consigned to local authority. In October 2014, Urban Regeneration Master Plan was completed. In December 2014, implementation guide, development plans with 1/5000 and 1/1000 scale and Urban Design Projects were accomplished.

In Urban Regeneration Master Plan, LEED-Neighborhood Development Vision is adopted land project “constants” are defined. In master plan, 10 different issues are discussed and strategies are well-defined for all issues.



URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

TRANSPORTATION PLANNING

Transportation, as the biggest problem of Istanbul, is planned in master plan with following objectives:

- Understanding existing and future demand
- Design an efficient road network for Gaziosmanpaşa
- Introduce new integrated public transportation system
- Gaziosmanpaşa toward an innovative parking strategy

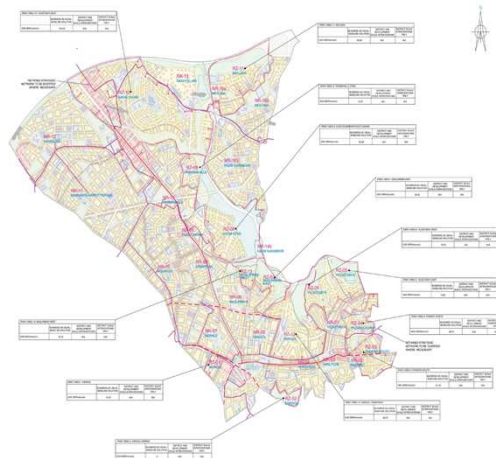
As master plan states, with the usage of smart systems in public transportation and parking systems, the traffic congestion will reduce with the minimum rate of 25 percent.



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INFRASTRUCTURE NETWORK

For infrastructure, improved efficiency of energy / water / waste management through smart technologies is planned. Best practice planning and design will reduce the demand for energy and will cause decentralized infrastructure.



URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

URBAN DESIGN



1.1 Urban
The urban design strategy for the regeneration of Gaziosmanpasa District is based on the principles of urban design, which aim to create a high-quality urban environment that is sustainable, inclusive, and resilient. The strategy is based on the following principles:

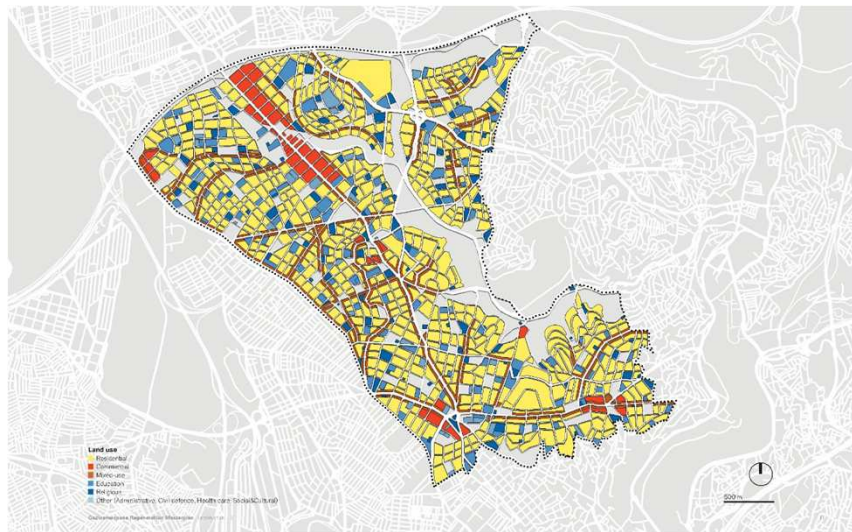
1.2 Urban
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URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

LAND USE



URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

IMPLEMENTATION

In order to implement urban regeneration processes, Gaziosmanpaşa Municipality set up two different units in municipality and five field offices in risky areas. In these offices, public is able to negotiate with authorities and follow all the processes.



URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

IMPLEMENTATION

From the beginning of urban regeneration process until now, negotiations have been completed with 1684 buildings and agreements have been made with 2809 people; totally 1378 building have been evacuated and demolished.

The steps that have been taken so far;

- 432 hectares in Gaziosmanpaşa district (36.82 % of all district) have been announced as risky areas.
- 104.983 people live in these risky areas (20.99 % of all district).
- 11.202 buildings are in these risky areas (35.77 % of all buildings in the district) and agreements have been completed with 1654 buildings (14.76 % of all buildings in risky areas).

URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

IMPLEMENTATION



Before Implementation (Sarıgöl – Yenidoğan Neighborhoods)

URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

IMPLEMENTATION



How it will be seen after implementation? (Sarıgöl – Yenidoğan Neighborhoods)

URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

EVALUATION

When one takes land use functional changes into consideration, urban regeneration projects will effect positively on Gaziosmanpaşa district, since:

- Educational areas will increase up to 58 %
- Cultural areas will increase up to 4 %
- Green spaces will increase up to 114 %
- Administrative areas will increase up to 16 %
- Sanitary areas will increase up to 20 %
- Religion functions will increase up to 83 %
- Number of parking slots will increase up to 382 %

URBAN REGENERATION IN GAZIOSMANPASA DISTRICT

EVALUATION

All building will be built with adopting “Energy Efficiency Regulations” of Turkey. This means that solar panel systems and recycling energy from waste disposals will be able to prevent energy losses and decrease carbon emissions. The storm water will be recycled in storm water aggregation system and recycled water will be used in landscape and green space irrigation. Smart home systems are introduced in urban regeneration offices in order to use them in prospective building more efficiently.

Thanks for your attention!