

A STUDY ON SOCIAL SUSTAINABILITY:
THE CASE OF DOĞANBEY URBAN RENEWAL PROJECT IN BURSA

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THE CASE OF DOĞANBEY URBAN RENEWAL PROJECT IN BURSA**

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ABSTRACT

A STUDY ON SOCIAL SUSTAINABILITY: THE CASE OF DOĞANBEY URBAN RENEWAL PROJECT IN BURSA

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Sustainability in architecture is discussed mostly in terms of economic and environmental dimensions. However, this thesis mainly purposes to argue the issues taking part in determining social sustainability as a relatively independent area. This study includes the analysis of impacts of urban renewal projects carried out in existing urban areas which faces socially and culturally depression process within the whole city. Later on, this discussion will be concretized on the case study of Doğanbey Urban Renewal Project.

Bursa is an important city protecting most of its historical and cultural heritage despite many disasters such as earthquakes and fires. However, in the recent years many projects create controversies in terms of different aspects of sustainability concept. In this thesis; as it is the project carried out in the city center of Bursa having an important heritage with its historical texture, culture and original identity, Doğanbey Urban Renewal Project has been selected for the analyze in the scope of social sustainability concept.

Social sustainability is a matter of public prosperity, quality of life and gratification for the existing dwellers but also for the future generations. It requires new approaches and involvement of various professionals in different field of expertise i.e. planning, design and development issues for the creation of new communities. Social infrastructure; such as educational units, shopping units, green spaces, recreational areas and transportation must be considered at the very early stages of the creation of new urban districts or the renewal of the existing ones. Local identity and social structure have significant impacts on thoughts, feelings and behaviors of residents.

Keywords: Sustainability, social sustainability, cultural heritage, life quality, urban design, urban renewal, Doğanbey Urban Renewal Project

ÖZ

SOSYAL SÜRDÜRÜLEBİLİRLİK ÜZERİNE BİR İNCELEME: BURSA DOĞANBEY KENTSEL DÖNÜŞÜM PROJESİ ÖRNEĞİ

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Sürdürülebilirlik kavramı mimarlık ve planlama alanlarında daha çok ekonomi ve doğal çevreye etkileri çerçevesinde incelenmektedir. Bu tezin temel amacı, bu çerçevelerden görece olarak bağımsız bir “sosyal sürdürülebilirlik” çerçevesi oluşturmak ve bunun kentsel ve mimari tasarım alanında kullanılabilirliğini bir örnek üzerinden tartışmaktır. Bu çalışma çöküntü sürecine girmiş mevcut kentsel alanlarda gerçekleştirilen kentsel yenileme projelerinin kentin bütünü üzerindeki etkilerini sosyal ve kültürel yönleriyle inceleyecektir. Daha sonra, bu tartışma Bursa Doğanbey Kentsel Dönüşüm Projesi örneği üzerine odaklanacaktır.

Bursa, depremler ve yangınlar gibi birçok felakete rağmen tarihi ve kültürel mirasını yıllar içinde korumuş önemli bir kenttir. Tarihi dokusuyla, kültürüyle ve özgün kimliğiyle önemli bir mirasa sahip olan Bursa’nın kent merkezinde yer alan bir proje olması nedeniyle Doğanbey Kentsel Yenileme Projesi bu tezde; sosyal sürdürülebilirlik kavramı çerçevesinde incelenmek üzere seçilmiştir.

Sosyal sürdürülebilirlik; sadece mevcut yaşayanları için değil aynı zamanda gelecek nesiller içinde refah, yaşam kalitesi ve memnuniyet sağlama konusudur. Yeni

toplulukların yaşam çevrelerinin oluşturulması, ya da onların dönüşümünde planlama, tasarım ve geliştirme konularında çeşitli uzmanların katılımları ve yeni yaklaşımları gerekmektedir. Eğitim birimleri, alışveriş birimleri, yeşil alanlar ve ulaşım gibi sosyal altyapı yeni yaşam çevreleri oluşturulmasının çok erken aşamalarında dahi dikkate alınmalıdır. Yerel kimlik ve sosyal yapının çevre sakinlerinin düşünce, duygu ve davranışları üzerinde oldukça önemli etkileri vardır.

Anahtar Kelimeler: Sürdürülebilirlik, sosyal sürdürülebilirlik, kültürel miras, yaşam kalitesi, kentsel tasarım, kentsel yenileme, Doğanbey Kentsel Dönüşüm Projesi

To My Family

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CHAPTER 1

INTRODUCTION

Main purpose of this study is to analyze sustainable social housing discourse within the context of the literature on sustainable cities and social sustainability. Later on this discussion will be concretized on the case study of Doğanbey Urban Renewal Project. Generally; issues related to technical features, infrastructure, durability, security and accessibility are the main concerns of the previous researches about sustainability in social housing projects.¹ Differently from previous researches about sustainability in social housing projects; this research mainly concentrates on the social and cultural aspects of sustainability in architecture. In this essay there will be an evaluation of Doğanbey Urban Renewal Project within the framework of social sustainability concept.

1.1. The aims of the thesis

This thesis purposes to argue the issues taking part in determining social sustainability as the study's independent area having no concern with economic or environmental suspense. With the occurrence of this process, notably equal and interdisciplinary partnership can be imitated. On the other hand, with the aim of this study, social factors will be going to be analyzed. "Interdisciplinary" is used to describe partnerships among various disciplines of social sciences.

¹ Sezer, 2009 and Turan, 2010

Social sustainability is marked by strong sense of social cohesion and access equality to key services (as health, education, housing and recreation, transportation) as a positive condition.²

“Social sustainability occurs when the formal and informal processes, systems, structures and relationships actively support the capacity of current and future generations to create healthy and livable communities. Socially sustainable communities are equitable, diverse, connected and democratic and provide a good quality of life.”³

Communities are affected by urban renewal both in a physical and social manner. Within the scope of this research, Doğanbey Urban Renewal Project will be analyzed to figure out whether it may be considered sustainable in social manner by focalizing three concepts: place making, affordable housing provision and public participation.⁴

1.2. Research methodology

In order to obtain background knowledge related with the concept of “sustainability” and particularly “social sustainability”, existing literature is reviewed. Besides these academic researches; publications made by Turkish Governmental Institutions and Housing Development Administration of Turkey (TOKİ) are examined to understand the political framework that is influential in the production of Doğanbey. Then, Doğanbey Urban Renewal Project is studied in detail. Many publications as articles and local newspapers published in Bursa have been examined while investigating the Doğanbey Urban Renewal Project. In addition, in this thesis it is also benefited from the sharing of the website of the organization called "Neighborhood Solidarity and Cooperation Association of Doğanbey Housing".⁵ Considering determination of socio-cultural and economic conditions of people living in the district, physical qualifications of renewal area and thoughts of residents about renewal project,

² McKenzie, 2004, p. 15

³ *Ibid*, p. 18

⁴ Darchen & Ladouceur, 2013, p. 340

⁵ Please refer to following website: <http://www.doganbeytokibursa.com/>

previous studies which employed in-situ questionnaires⁶ to the Doğanbey residents were beneficial. Results of in-situ questionnaires taken by unpublished master thesis of Aslihan Uyan (2008), from Gazi University Department of City and Regional Planning, are going to be analyzed within this part of the thesis. The results of those in-situ questionnaires are beneficial for being the first and most comprehensive interview done in the renewal project area.

The problem causing initiation of this study is the problems existed due to ignoring the economic and social dimensions having importance for renewals made in housing areas that entered especially the process of being collapsed of urban renewal and this is considered as only a physical demolish-build and used as getting unearned income tool of local governments with accelerated implementations in Turkey in recent years. In this context, the necessity of realization of urban renewal implementations with a model, that involves local people into it, gains importance. In urban renewal projects applied in Turkey, however agreements made between habitants in areas where projects will be carried out and local governments are taken in consideration; these partnerships do not provide benefit to the social results of these projects. Economic structures, current social relations and habits of habitants whom are targeted to live in healthier urban areas and houses which are renewed after renewal projects are carried out cause handover of good quality life houses in accordance with today's comfort conditions. These results which can be varied according to location specific reasons show that economic and social dimensions should be dealt seriously in urban renewal projects to be carried out in residential areas. For this reason, hypothesis of this study is that; urban renewal is not just an action of physical renewal, this concept, which is extremely important with its social dimensions, should be needed to carry out with more sensitive approach in renewal of residential areas in the process of collapse from other urban land uses.

⁶ Uyan, 2008

1.3. Organization of the thesis

This thesis consists of five chapters. First chapter is the introduction part of the thesis. In this chapter initially, aims of the thesis is identified and research methodology of the thesis is described.

Second chapter mainly focuses on the context of sustainable architecture by exploring the origins of sustainability. Moreover, concept of sustainability and processes of sustainable development, dimensions of sustainability, three E's balance rule and components of sustainable community is going to be examined in the scope of this research.

Third chapter concentrates on the social sustainability concept by considering dimensions and policies of social sustainability, principles of social sustainability and the critical success factors to obtain socially sustainable urban renewal.

Forth chapter is focuses on urban renewal and urban sustainability through examining sustainable urban renewal concept. Moreover, problems and potentials related to urbanization and settlement in Turkey and sustainability approaches taking place in Turkey are the other issues of this chapter. Last part of this chapter includes lessons to be taken from the examples in the world about sustainable urban renewal.

In the fifth chapter of this study, there will be an evaluation of the case of Doğanbey in the context of social sustainability. In order to make clear definition, firstly the geographic, historical, social and cultural features of the area will be shortly described. Afterwards, the difference between Doğanbey Urban Renewal and other renewal projects in the city will be described and the effects of such urban renewal in such an important city as Bursa will be investigated. By examining the prior situation of Doğanbey before demolishment, the changes in the neighborhood after renewal will be evaluated within the scope of social sustainability. The last part of this thesis is the conclusion which summarizes whole study, problems faced during the research and suggestions for prospective researches.

CHAPTER 2

SUSTAINABLE ARCHITECTURE

2.1.Origins of sustainability

Andrés R. Edwards⁷ states that “environmentalism” is the preliminary base of sustainability. The cornerstone of sustainability lies upon the human interaction with nature. Actually this approach was initially expressed in America by the Transcendentalist Movement of the 1800s. Transcendentalists such as Margaret Fuller, Bronson Alcott, George Ripley, Ralph Waldo Emerson and Henry David Thoreau indicated the importance of nature which is full of mysterious symbols and as a mystery full of symbols and spirituality.⁸

Ralph Waldo Emerson (1803-1882) was an American poet and philosopher who is an important leader of Transcendentalist movement of the mid nineteenth century. Emerson considered natural world as a leading source and a mirror projecting the back of spirit in his book called *Nature* (1836). According to the description of him; our relation with the nature is consisted of seven elements as: property, language, idealism, expectations, prettiness and discipline. Instincts and revelations of an individual are promoted by each of these elements.⁹

⁷ Andres R. Edwards is an instructor, author and sustainability consultant. Andrés has worked as a specialist for projects related with natural history and sustainable community for firms and towns throughout the United States and abroad.

⁸ Edwards, *The Sustainability Revolution: Portrait Of A Paradigm Shift*, 2005, p. 12

⁹ Emerson, 1836

Henry David Thoreau; friend of Emerson, was developed Emerson's description on considering the natural world as a mirror. In *Walden* (1854), Thoreau stated as, "I went to the woods because I wished to live deliberately, to front only the essential facts of life, and see if I could not learn what it had to teach, and not, when I came to die, discover that I had not lived."¹⁰

Andrés R. Edwards indicated that nature view of Transcendentalist Movement as a teacher was created with the work of Thoreau and Emerson which was afterwards developed by twentieth century's willing authors and naturalists. John Muir was one of them as an American creator, author, naturalist and environmentalist in the early 20th century and he played an important role on the subject of drawing attention to the protection of savage lands of America. Different from Transcendentalists, who considered nature as a tool to project the chant face within them, Muir emphasized the scientific feature of natural world and therefore the significance of preserving such vital sources like jungles and water reserves. He has also emphasizes the significant role of wilderness on recreating and generating the spirit of human by saying; "Everybody needs beauty as well as bread, places to play in and pray in, where nature may heal and give strength to body and soul alike."¹¹

Andrés R. Edwards indicates that; after the protection attempts of Muir, Aldo Leopold enlarged the concept of nature- not only like an educator and mirror- but like an ecosystem outright connected to our subsistence and prosperity. According to Leopold, environmental preservation required an ethic attitude, grounding on reputation for the nature.¹² In his essay, "The Land Ethic" in *A Sand County Almanac*, he stated:

"An ethic may be regarded as a mode of guidance for meeting ecological situations so new or intricate, or involving such deferred reactions, that the path of social expediency is not discernible to the average individual. Animal

¹⁰ Thoreau, 1854

¹¹ Muir, 1912, p. 256

¹² Edwards, *The Sustainability Revolution: Portrait Of A Paradigm Shift*, 2005, p. 13

instincts are modes of guidance for the individual in meeting such situations. Ethics are possibly a kind of community instinct in-the making.”¹³

The notion of sustainability comes from ecological movements of the 1960's, especially in reply to worries related to the effect of society using natural sources more rapidly than they could put back.¹⁴

However it was written more than fifty years ago, the view of Leopold is still considered as a significant milestone whose general sensitiveness and definite worry with ethics, bases on and notifies the sustainability movements of today. After the writings of Leopold, *Silent Spring* was published in 1962 by Rachel Carson who was the American author and naturalist. Carson's definition for the destructive effect of toxins and contaminants in the nature gave rise to the general community and state organizations to review the borders of ecosystems. According to his definition about dangers of geoponic pesticide for animal and human health showed up that our life is connected to the life of ecological systems. In this sense, pioneering studies like *Sand County Almanac* of Leopold and *Silent Spring* of Carson became idol in the area of nature, accepted by the sustainability attitude as a result of their strong contraction of environmental and ethic approaches.¹⁵

Carson increased the awareness of ecology and 1960's environmentalists excelled in 1970 associated with the first Earth Day. More than 20 million people from United States were attracted by this event to impassioned and amicable rallies. General public was trained on the subject of effects of industrial society in the nature by Earth Day. This also commenced the period that led Government of United States to get rid of the laws preserving the nature; such as clean air act and the clean water act. Moreover, regulatory bodies were created; for example the Environmental Protection

¹³ Leopold, 1949

¹⁴ Barron & Gauntlett, 2002, p. ii

¹⁵ Edwards, *The Sustainability Revolution: Portrait Of A Paradigm Shift*, 2005, p. 14

Agency (EPA) aiming to follow environmental effects of management and industry at close range.¹⁶

In this manner, significant constituencies were constituted at formal and popular levels associating four main worries by "pre-sustainability" environmentalism:¹⁷

First; links between natural environment and human being are connected by the mindfulness of profound spiritual. Second issue is an immense sensibility of the vital interconnection between each part of the environment, containing human beings. Third item is about the permanent concern related to possible destructions of human effect on the environment. Last issue is about the powerful dependence aiming to make ethic an inseparable part of the environmental movements.

In 1972, in the story of environmentalism a milestone event occurred by the time Maurice Strong was the president of the Human Environment Conference of United Nation in Stockholm, Sweden. The concerns aired in course of American Earth Day activities were internationalized by this meeting and these activities were focalizing on the regional dirtiness, and particularly acid rain issues of the north of Europe. Moreover, Stockholm remarked the first step in the existence of what we consider nowadays like sustainability activity- a global session which commenced the attempting process to connect environmental issues with a positive guidance directed to economic concerns as progress, increase and deploy.¹⁸

At the end of the Stockholm Conference, in addition to United Nations Environment Programme (UNEP), a lot of national environmental preservation institutions were constituted. Mission of this programme (UNEP) is to: “provide leadership and encourage partnerships in caring for the environment by inspiring, informing and enabling nations and people to improve their quality of life without compromising that of future generations.”¹⁹

¹⁶ Edwards, *The Sustainability Revolution: Portrait Of A Paradigm Shift*, 2005, p. 14

¹⁷ *Ibid*, pp. 14-15

¹⁸ *Ibid*, p. 15

¹⁹ United Nations Environment Programme (UNEP)

In the manner of an independent research foundation which is devoted to global environmental apprehensions, Lester Brown established The Worldwatch Institute in 1974.²⁰ Lester Brown's *Building A Sustainable Society* was published by the Institute, which drew attention to the word "sustainability".²¹

By his landmark study, Brown started to deal with analysis of the economic gridlock which meets the world in conclusion to regardless inattention to, and take no notice of fundamental ecological borders up to now. Later, he draws an extensive strategy in order to move from "sustainable practices" he called to a global relationship with environment which restructures both relation between human and earth and biological diversity and whole structure of assets with people approaching interference of economic and ecological problems.²²

First *State of The World* annual report was published by The Worldwatch Institute in 1984 after *Building A Sustainable Society* was published. A global perspective on the subject of assessing the connection between resource base of the world and the dynamics of economic development: "We are living beyond our means, largely by borrowing against the future."²³

A global awareness related to interconnection between economic, social and ecological troubles were created with the help of following Worldwatch annual reports- consciousness soon gain the international reputation with the construction of Brundtland Commission (which is also known as United Nation's World Commission on Environment and Development).²⁴ The report called *Our Common Future* was released by the commission through the end of 1980's.²⁵

²⁰ Worldwatch Institute, 2014

²¹ Brown, 1982

²² Edwards, *Sustainability Today: A Compass For The Future*, 2000, pp. 12-13

²³ International Institute of Sustainable Development (IISD), 1997

²⁴ Edwards, *op cit*, p. 13

²⁵ Barron & Gauntlett, 2002, p. ii

“Ecology and economy are becoming ever more interwoven — locally, regionally, nationally, and globally — into a seamless net of causes and effects.”²⁶

Evolution of sustainability in its modern form is originated from the establishment of United Nation’s World Commission on Environment and Development (WCED) under the presidency of Gro Harlem Brundtland, Norway Prime Minister. Institutionally, first framework for governments and other organizations in order to take concerted action to preserve the life support systems of the earth in ways that got promotion economic goals (employment, growth and development) and goals of "social justice" (more equality within and between nation-states) at the same time was established. Conceptually, it includes the first pronouncement of materials seen as the key features of modern sustainability which recovers any suggested action or attempt related to the simultaneous structural interference of these three main criteria: economic, (particularly employment); ecological (or environmental); and at last, equity (or equality)- that are known as Three E's.²⁷

“Hence, our inability to promote the common interest in sustainable development is often a product of the relative neglect of economic and social justice within and amongst nations.”²⁸

In 1992, the United Nations Conference on Environment and Development (UNCED), which is known as the “Earth Summit,” was carried out in Rio de Janeiro, Brazil.²⁹

²⁶ World Commission on Environment and Development, 1987, p. 13

²⁷ Edwards, Sustainability Today: A Compass For The Future, 2000, p. 14

²⁸ World Commission on Environment and Development, op cit, p. 40

²⁹ United Nations Conference on Environment and Development (UNCED), 1992

2.2. Concept of sustainability

In particular, Peter Newman³⁰ and Jeffrey Kenworthy³¹ state that sustainability concept has arisen from a global political process trying to bring together the strongest requirements of time at the same time; that is:

“(1) the need for economic development to overcome poverty; (2) the need for environmental protection of air, water, soil, and biodiversity, upon which we all ultimately depend; and (3) the need for social justice and cultural diversity to enable local communities to express their values in solving these issues.”³²

In 1987, World Commission on Environment and Development (WCED) published a report “Our common future” which was prepared by Brundlant. This report mainly concentrates on issues related to sustainability, equity and environmental integrity. In Brundlant report, most popular definition of sustainable development was stated as “mankind have the ability to ensure a sustainable development, meaning that the present necessities are met without compromising the ability of future generations to meet their own.”³³

“Sustainable development requires meeting the basic needs of all, and extending to all, the opportunity to fulfill their aspirations for a better life. A world in which poverty is endemic will always be prone to ecological and [economic] catastrophes.”³⁴

³⁰ Peter Newman is an environmental scientist who has many publications on sustainable cities and green urbanism.

³¹ Jeffrey Kenworthy is Professor in the Curtin University Sustainability Policy (CUSP) Institute, Australia. He is interested in urban planning and urban transport issues. Moreover, he also supervises postgraduate students in urban sustainability field.

³² Newman & Kenworthy, 1999, p. 4

³³ Seghezze, 2009, p. 539

³⁴ World Commission on Environment and Development, 1987, p. 15

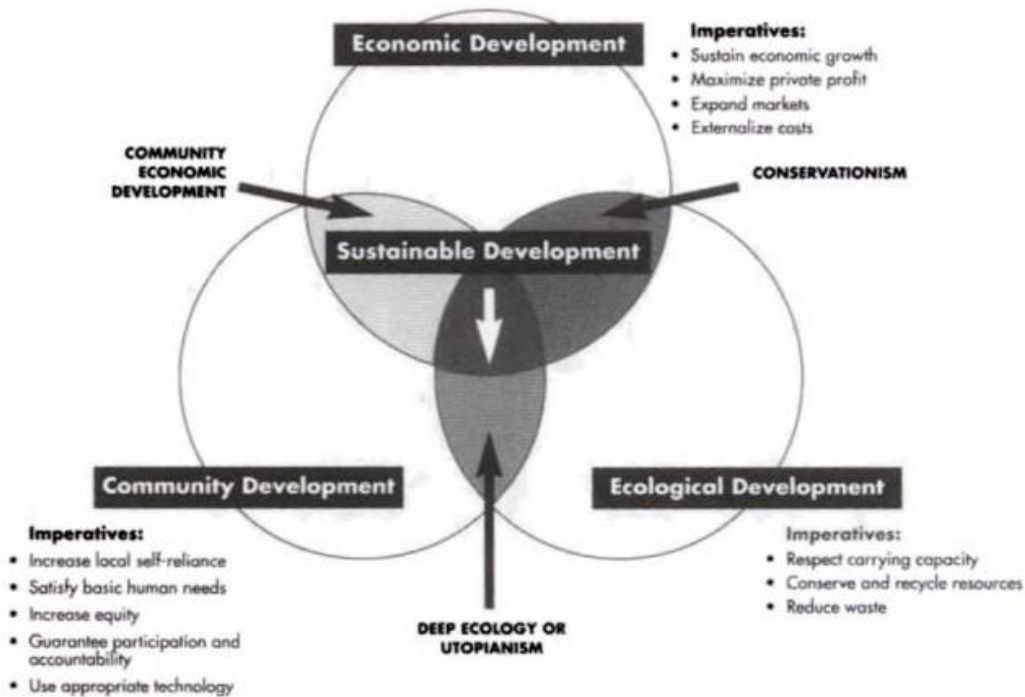


Figure 1: Sustainable development processes.³⁵

The main point of this definition is the requirement of intergenerational equity, which allows future generations have the same rights as the present. On the other hand intergenerational equity also entitles the same rights to the people of the same generation but belonging to different social, cultural, geographical economic and political backgrounds. “From this point of view, development is not to be perceived as a permanent state or a static image, but rather as a continuing process that implies the integration of the three essential and inseparable aspects of development: Environmental, Economic and Social dimension.”³⁶

³⁵ Newman & Kenworthy, 1999, p. 4

³⁶ Sustainable Development

2.3.Dimensions of sustainability

2.3.1. Environmental dimension

Environmental sustainability is the capability to increase the value of the environment and its features, while ensuring the conservation and renewal of the natural resources and the environmental heritage.

2.3.2. Economic dimension

Economic sustainability is the capacity to create income and employment in order to maintain the populations.

2.3.3. Social dimension

Social sustainability is the capability to assure of welfare, security, health, education and providing all of these issues equally without separating any social classes and gender. “Within a territory, social sustainability means the capacity of the different social actors (stakeholders), to interact efficiently, to aim towards the same goals, encouraged by the close interaction of the institutions, at all levels.”³⁷

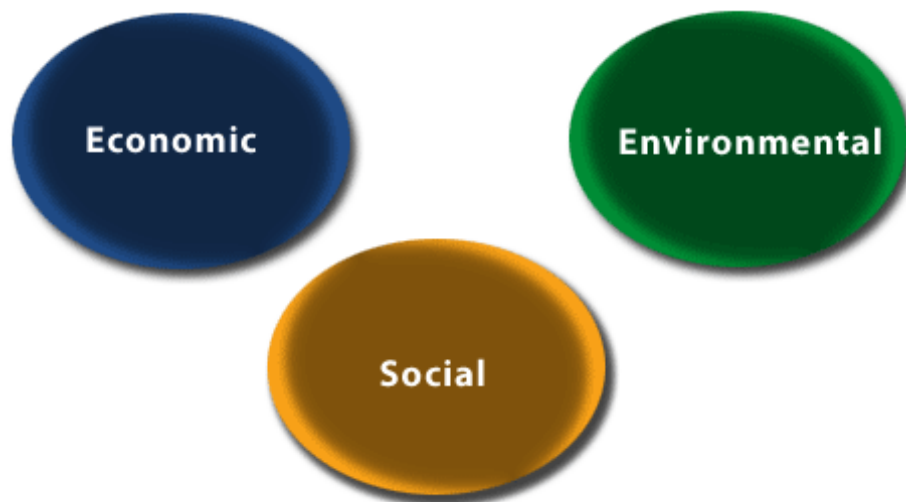


Figure 2: Dimensions of sustainability.³⁸

³⁷ *Ibid.*

³⁸ “Sustainable Development”

In Jason McLennan's³⁹ "The philosophy of sustainable design: The future of architecture"; sustainable design is defined as "a design philosophy that seeks to maximize the quality of the built environment, while minimizing or eliminating the negative impact to the natural environment."⁴⁰

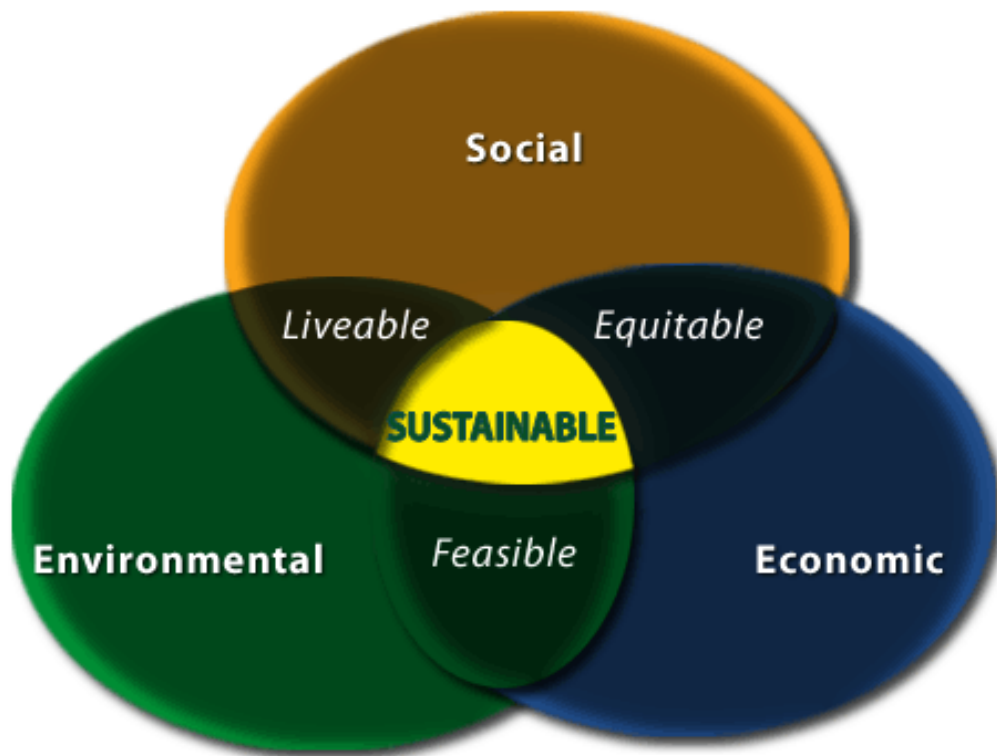


Figure 3: The interconnections among the three dimensions of sustainable development and the "Three E's balance rule"; Environment, Equity, Economy.⁴¹

³⁹ Jason McLennan is an architect, who is interested in philosophy of sustainable design.

⁴⁰ McLennan, 2004, p. 4

⁴¹ "Sustainable Development", op cit.

2.4.Three E's balance rule

The First E: Ecology / Environment

There are three significant problems in this first E as: short-range vs. long-range time projection; for the survival of human existence piece by piece versus systemic understanding of ecosystem necessity; and the concept that ecosystems built-in limits on the nature and human impact that can be sustained. In this sense, environmental sustainability gives up the short-term acquisition philosophy in return for the long-term viability of our source use -particularly in spaces like extraction of resource, agriculture, manufacturing, materials of building and transportation. As well, any idea of human existence which is civilized necessarily contains such basics as needs of heating and cooling, clean water and air, food which is safe to eat- whole of which are separate on the major ecosystem's successful functioning.⁴²

The Second E: Economy / Employment

Economic sustainability deals with the connection between the needs of employment and protection of the environment. Economic sustainability is separated from environmentalism with its acknowledgement of the significance of ensuring safe, long-term deploy without putting ecosystems health at risk. At the same time providing the requirements of dynamic economy based on an extended period and having an environment which is healthy without toxic wastes and pollution are seen in sustainability as supplementary, but rather conflicting, initiatives.⁴³

The Third E: Equality / Equity

On a basic level, sustainable community members recognize that individual's well-being is connected with the well-being of larger community, for sure vice-versa. In this sense, virtues and social dependence as sympathy and tolerance are probably improve in the environment, where all community members feel that contribution of them for all will be recognized and admired and where a righteous and equal

⁴² Edwards, Sustainability Today: A Compass For The Future, 2000, p. 20

⁴³ *Ibid*, p. 21

resource distribution will be considered as essential for the long-term survival of the whole group. At nation-state level, righteous distribution of resources as nutrition and food, healthiness, affordable housing, education, training for job and professional opportunities will be addressed by this equality.⁴⁴



Figure 4: Image of three concentric circles highlights how the economy exists within a society, and how both economy and society exist within the environment.⁴⁵

Interrelation of these three factors is underlined by different authors as well. In the “Sustainable Construction in the Context of Territorial Conditions”, Ercan Hoşkara and Yıldız Sey similarly state that sustainability is composed of three dimensions; economic, environmental (ecological) and social & cultural.⁴⁶ They note that, sustainable development could only be achieved by the interconnection of these dimensions. Progresses that are concentrating on just one or two of these dimensions does not subscribe to sustainable development.

⁴⁴ *Ibid*, p. 22

⁴⁵ “Sustainable Development”

⁴⁶ Hoşkara & Sey, 2008

Among two models, one commonly represents the correlation between certain sustainability aspects like social, economic and environmental. Three concentric spheres are featured by the first model. It is also described that economic and social spheres depend on the condition of the environmental sphere.⁴⁷

It is an up to date common idea that these three spheres are equally represented. This is described in the model called overlapping circles. As a matter of principle, social sustainability must be equally considered alongside economic or environmental sustainability by organizations or communities embracing overlapping circles model.⁴⁸

Two main assumptions rule over the purpose of social element according to many references concerning sustainability, these are:⁴⁹

1. Sustainable development programs' ability to achieve the most accessible increase in living standards versus the least environmental degradation defines their success. Thus, the projection of environment and social development are considered to be different from each other and need to be balanced with great care.
2. According to economic and environmental references, where sustainability definitions are present, social sciences are beneficial tools for discipline. With these sciences, economic or environmental stability messages may be given. Recently, efforts are being made in order to define society as object of interest in the research and development of sustainability. Social element is now next to other sustainability models, which have economic or environmental concerns after integrated and interdisciplinary models have been ordinary. As a result of this, no sufficient researches are made in sustainability framework in order to determine the things to be done for an equitable and just society.

⁴⁷ McKenzie, 2004, p. 3

⁴⁸ *Ibid*, pp. 4-5

⁴⁹ *Ibid*, p. 11

Including social sciences in a model based on physical sciences will not pave the way for a real interdisciplinary solution required by sustainability. For achieving social sustainability, at first it has to be considered independent from economic or environmental sustainability for developing its unique model. After this stage, effect of equitable social policies and institution on environmental results may be examined by setting parameters.

By describing the mutual interdependence of them and ultimate confidence of us about economic and social beings on physical environment, the concentric model (Figure 4) ensures us a description determining how to understand relations between social, economic and environmental fields. On the contrary, interlocking spheres model (Figure 3) represents us in visual how to understand any nature of any sphere given us. It may be considered more methodological than political or normative tool.⁵⁰

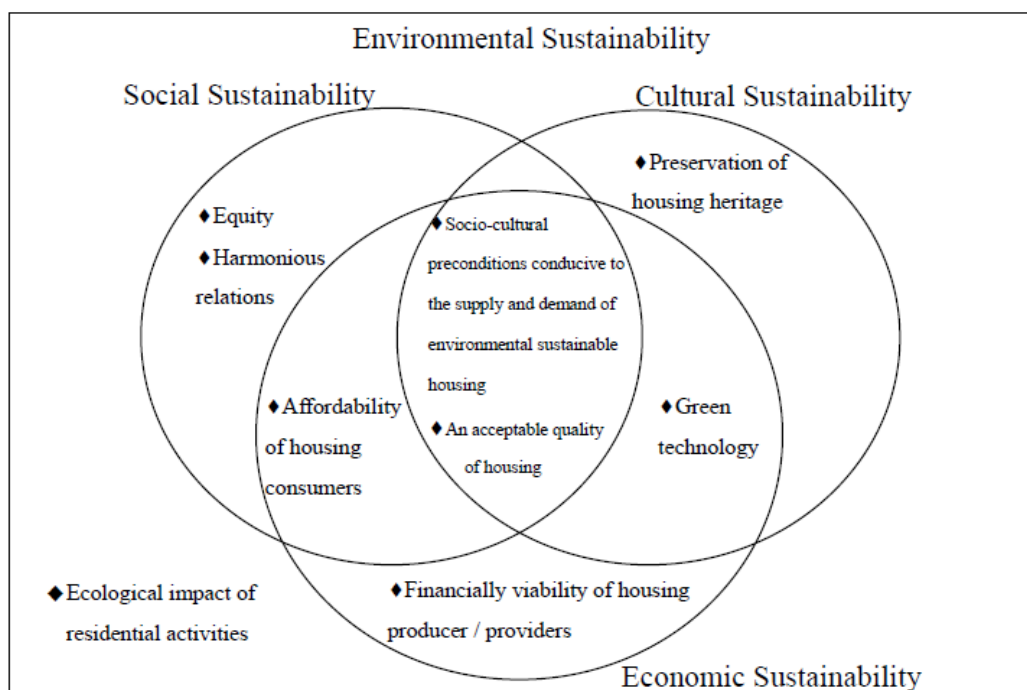


Figure 5: Sustainability concept for housing.⁵¹

⁵⁰ Barron & Gauntlett, 2002, p. iv

⁵¹ Chiu, 2003, p. 14

2.5.Components of sustainable community

In the “Conclusions of Bristol Ministerial Informal Meeting on Sustainable Communities in Europe”; sustainable community is based on eight parameters. These parameters are as follows; well run, well connected, well served, environmentally sensitive, thriving, well designed and built, fair for everyone, active, inclusive and safe.⁵²



Figure 6: Components of sustainable community.⁵³

⁵² Conclusions of Bristol Ministerial Informal Meeting on Sustainable Communities in Europe, 2005, p. 16

⁵³ *Ibid.*

2.6.Conclusion

In the 1960's, many concerns were present towards environmental degradation and efforts were shown to environmental sustainability concern in order to understand how to define and measure, which institutions and policies may be applied in order to show success. Recently, interrelated and additional concerns have been raised with social and economic sustainability. Currently, sustainability is a widespread agenda. Certain terminology like “sustainable development” and “triple bottom line” are being used in rotation. Thus, it is possible for sustainability term to have more than one implication and it may not be clearly understood. It is better to define it in case of usage.⁵⁴

In the 1960's, sustainability concept arose as a reaction to natural environmental degradation due to poor resource management. When the subject of environment got more attention in the world, sustainability has become a joint target for everyone. International Union for the Conservation of Nature brought out World Conservation Strategy in 1980. With this “strategy”; poverty, social inequity, increase of population, which are the main agents of the destruction of habitat and environmental degradation, and terms of trade were defined. Through the end of the 1980's, “The United Nations Commission on Environment and Development (UNCED) was established. This commission's report, which is called “Our common future”, was prepared in 1987 and it had the definition of “sustainable development”. It is also known as “Brundtland definition”: “Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.⁵⁵

This version of sustainable development's definition is also referred as a whole definition for sustainability. Instead of focusing on strategies towards maintaining current conditions, this definition assumes the requirements of future generations. As a result, it focuses on areas, where the most important thing is development. Later summits for environment, which are Rio in 1992 and Johannesburg in 2002,

⁵⁴ McKenzie, 2004, p. 1

⁵⁵ *Ibid*, pp. 1-2

advanced this agenda for protection of environment via sustainable management of resources.⁵⁶

The term “sustainability” is a common catchphrase within popular culture, its meaning is usually fuzzy, and diverted towards different intentions and interests. Concept of sustainability, dimensions of sustainability and components of sustainable design are explained in order to pave the way for social sustainability, which is the focal point of this thesis. Social sustainability is one of the three keystones of sustainability. However, the case study to be examined in this thesis, Doğanbey Urban Renewal Project, shall be evaluated only over social sustainability concept.

⁵⁶ *Ibid*, pp. 2-3

CHAPTER 3

SOCIAL SUSTAINABILITY

There is a general agreement that politicians do not give equal priority to the different dimensions (for example social, economic, environmental and institutional) of sustainable development.⁵⁷ This is due that sustainable development emerged from the synergy between environmental movement occurred in the 1960s and defenders of basic requirements in the 1970, and also because it evaluates the spiritual nature of social aspects of development having measurement difficulties. Hereby, there is a limited literature focusing on social sustainability due to the fact that there is not enough comprehensive study on this concept. Thus, in “Social Sustainability: A Catchword between Political Pragmatism and Social Theory”, Beate Littig and Erich Griessler defend that the approach to the social sustainability concept is based on objectively understanding of actual political agenda and reasonableness rather than theory.⁵⁸ In addition to this, according to the study made by OECD in 2001, social sustainability is still interested in essential elements of sustainable development rather than the social results of environmental structures. Therefore, when there are efficient social research studies or policy documents, they are rarely integrated to sustainability frame. For example, by the time a cross discipline approaches including environmental and social dimensions of sustainable development within the "ecological footprint" concept are examined, it can be said

⁵⁷ Drakakis-Smith , 2000

⁵⁸ Littig & Griessler, 2005

that such approaches could be only partially formed within an approach integrated to sustainability.⁵⁹

Ignacy Sachs states that; "a strong definition of social sustainability must rest on the basic values of equity and democracy, the latter meant as the effective appropriation of all human rights – political, civil, economic, social and cultural – by all people."⁶⁰

"The concept of social sustainability is explored through a range of ideas and concepts including: social capital, sustainable communities, community strength, resilient communities, community development, healthy communities, community capacity, well-being, social exclusion and citizenship."⁶¹

Leanne Barron and Erin Gauntlett indicates that, by the time official and unofficial processes, systems, structures and affairs promote the capacity of present and forthcoming generations with the aim of forming healthy and habitable communities; social sustainability arises. Socially sustainable communities present a lawful, various, faithful and democratic environment and ensure a life quality. This definition has three primary components as following; firstly it remarks the significance of health and habitability of present and following generations. Secondly, it emphasizes the significance of official and unofficial dimensions. Lastly, it realizes the significance of communication between people, and also it focuses on the significance of structures, methods and systems rounding such communications.⁶²

Previous studies about sustainability have always been related to environmental and economic suspense. Even so, recently social sustainability has attained enhanced verification as a main constituent of sustainable development that starts to take political and institutional approval concerning the sustainable development agenda,

⁵⁹ Dixon & Colantonio, 2009, p. 16

⁶⁰ Sachs, 1999, p. 27

⁶¹ Barron & Gauntlett, 2002, p. 17

⁶² Newman & Kenworthy, 1999, p. 18

and the sustainable urban renewal discourse. Principally, renewal projects concentrated on physical and economic renovation of damaged local areas in the 1980s. Nevertheless across the European Union since the 1990s; such an approach to urban renewal, which emphasizes the environmental and economic aspects of renewal, has been replaced with a more integrated approach to local redevelopment relating the economic and environmental advancements with both social and cultural continuity.⁶³

The notions of "community" and "neighborhood" have become the focal point of the analysis by the sustainability-oriented approach to urban renewal. The re-appearance of the community area as the main focus in order to deliver the sustainable local development has become significant for the European urban management. The "Urban Sustainable Development in the EU: A Framework for Action" reunited the subjects of sustainable development and urban management, and also it promoted association in 1998. In 2005, member states confirmed the theme of sustainable communities by "Bristol Accord". The concept called "sustainable community" was defined by the Accord. Afterwards, in May 2007 European Ministers subscribed for the "Leipzig Charter on Sustainable European Cities" based on the Bristol Accord. For the first time, an ideal form for the "European city of the 21st century" was formed by all 27 member states and was agreed on joint principals and strategies for policy on urban development. For a new integrated urban policy in Europe, the Leipzig Charter establishes a ground for concentrating on appealing urban problems about social exclusion, structural alteration, aging effect, climate change and dynamism.⁶⁴

Integrated area based renewal attempts connecting economic, social, cultural and environmental dimensions directed by partnerships with strong municipal attendance were supported by the urban policy approach that enhanced by the level of European Union. As a consequence, the association concept was equipped into recent European Union urban attempts as URBAN I and URBAN II with offers aiming good practice

⁶³ Dixon & Colantonio, 2009, p. 3

⁶⁴ *Ibid*, p. 8

about association concerning the public and private sectors. The construction of an increasing number of Public Private Partnerships (PPPs) has been supported for urban renewal activities. Sustainable financing tools are promoted and development of an investment system, involving local administrations, institutional financiers and private developers.⁶⁵

Sustainable urban development has been transferred to the center of European urban policy by way of the improvement of some policy records and contracts. These contracts are the 1998 document “Urban Sustainable Development in the EU: A Framework for Action”, the 2005 “Bristol Accord” and the 2007 “Leipzig Charter on Sustainable European Cities”. Despite an improved definition of social sustainability has encouraged renewed form of research and policy literature, this concept cannot be understood clearly, it is restricted by theoretical and methodological limits arise from its context. Moreover, in application level, with the aim of improving sustainable development, available devices, elements and metrics are liable to environmental and economic sustainability. As a consequence, in the context of sustainable urban renewal, further studies about both social sustainability and its indicators are required.⁶⁶

Social sustainability concept is interested in the lifestyle of individuals, communities and societies between each other and aims to succeed in development models chosen by them for themselves and considers the physical borders of their places and planet. At a more practical level, social sustainability arises from practices in key thematic areas containing the social region of individuals and societies and it changes according to the capacity enhancement and skills development to environmental and positional imparities. In this respect, social sustainability aggregates conventional concerns of social policies; for instance justice and health, problems arise as a consequence of participation, requirements, social fund, the economy, the environment, welfare, prosperity and life quality.⁶⁷

⁶⁵ Dixon & Colantonio, 2009, p. 9

⁶⁶ *Ibid*, p. 3

⁶⁷ *Ibid*, p. 4

Richard Eckersley states that life quality can be explained as an assurance level of health and prosperity of the societies for conducive life conditions by means of physical, mental, social, and moral. Quality of life can be defined with both objective and subjective terms because it includes the feelings of society and physical conditions of life.⁶⁸

3.1.Dimensions and policies of social sustainability

Urban renewal projects can create liable outputs and results in ten social sustainability dimensions and areas as follows:

- demographic change (ageing, immigration and mobility);
- education and mastership;
- employment;
- welfare and safety;
- housing and environmental health;
- identity, sense of place and culture;
- attendance, empowerment and attainment;
- social funds; social interference and dependence;
- prosperity, happiness and life quality

For social sustainability of local communities and neighborhoods, these are critical fields. It is really important to evaluate the potential direct and indirect effects because urban renewal projects will be consisted for them.⁶⁹

Meeting social requirements of community members is the inclusive idea of community social sustainability; however it has to be done without sacrificing the future of the community. Below components are taken into consideration specifically:⁷⁰

⁶⁸ Dixon & Colantonio, 2009, p. 4

⁶⁹ *Ibid*, p. 4

⁷⁰ Darchen & Ladouceur, 2013, p. 342

- Interaction with social networks or other residents;
- Participation to activities of collective community;
- Sense of pride of place;
- Residential stability (vs. turnover)
- Security (lack of disorder and crime)

Even though it is a newly-arising concept, traditional social sustainability assessing methods like poverty alleviation or employment are being changed with concepts like social mixing, happiness and sense of place. These are not clear for measuring social sustainability. Assessment of social impact is regarded proper from urban renewal projects depending on nature and typical timeline as they involve community involvement, planning and policy. Methods of assessment should reach employment in order to consist of subjects like crime, social inclusion, public open space, community integration, health, deprivation and community services.⁷¹

3.2.Principles of social sustainability

In the report of “Model of Social Sustainability” Leanne Barron and Erin Gauntlett state that:

“The principles of social sustainability are designed to capture the goals of socially sustainable communities and to this end, are aspirational and visionary statements that describe what makes a community healthy and livable, both now and in the future.”⁷²

⁷¹ Darchen & Ladouceur, 2013, p. 342

⁷² Barron & Gauntlett, 2002, p. 18

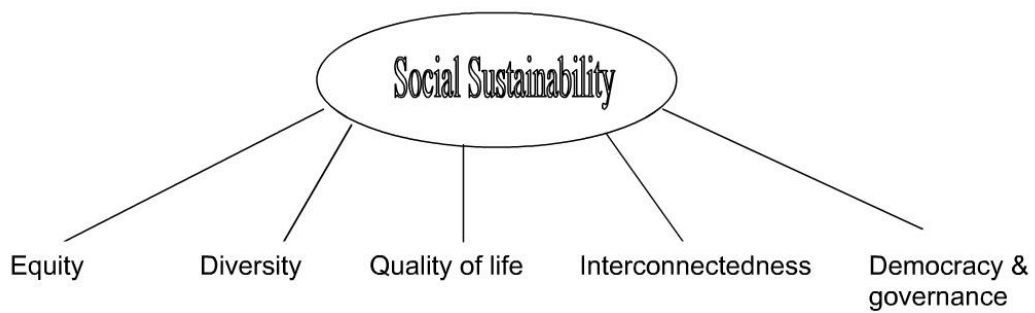


Figure 7: Principles of social sustainability⁷³

Social Sustainability can be defined as a positive condition and a process in communities which is able to achieve that condition. Indicators of the condition are the features above and aspects of the process are steps of their implementation and establishment:⁷⁴

1. Equity

- a. All members, especially lowest income people and most helpless members of the community are provided equal chances and outcomes by the community.
- b. Equal opportunities are for all community members. For local people; there is equity in accordance with human rights disadvantageous members.
- c. Access equality for key services (including transport, housing and recreation, education, health)
- d. equality among generations and it means that following generations will not be affected from the activities of existing generation

2. Diversity

- a. Diversity is encouraged and promoted by the community.
- b. Diverse groups are included by the community and differences are valued.

⁷³ Barron & Gauntlett, 2002, p. 18

⁷⁴ McKenzie, 2004, p. 23

c. Cultural relation system that protects and values compensations of disparate cultures and it supports and promotes cultural integration whenever individuals and groups demand.

d. Extent political participation of citizens both in elective procedures and in other areas of political actions especially at local level

e. Community ownership sense

3. Interconnectedness

a. Processes, structures and systems, which promote connectedness to the community at institutional, formal and informal level, are provided by the community.

b. Connectedness is promoted by the structures which governs social processes; quantity and quality of the social processes; civil and public organizations; services of community; culture and arts; physical infrastructure and planning; communication and media studies; transport, recreation and sport.

c. A system aiming to transmit social sustainability awareness from one generation to another.

d. Community responsibility sense aiming to maintain transmission system

e. Mechanism collectively defining its strengths and requirements for a community

f. Mechanism aiming to meet its own requirements in the direction of community action.

4. Quality of Life

a. Community meets the basic needs and provides a good life quality for all members of the community at the community, individual and group level.

b. Members of the community have sense for belonging place, safety, interaction with nature, belonging place, self-confidence, responsibility and authorization.

c. In accordance with education, employment, income and standard of life, health, clean air, housing, soil and water; members of the community have good quality for their lives.

d. Members of the community have opportunity for having social and personal development.

5. Democracy and governance

a. Accountable and open governance structures, democratic processes are provided by community.

b. Information, expertise and accumulation of knowledge access are the rights of community members.

c. Processes of participation are accountable and open.

d. There are effective governance structures and democratic processes.

e. Democratic processes and structures of governance are integral.

f. There are accountable democratic processes and governance structures and they also include legal rights and justice.

g. Mechanism aiming to meet the requirements of political advocacy which community action cannot fulfill.

Regarding to the role of housing on the life quality of residents, the statements point out the importance of community members participating in the housing design and management and also meets the requirement for affordable houses that have less effect on the existing ecology. The interconnection of the three main issues of sustainability (economical, environmental and social) has significant impact on the

formation of connectedness, identity, planning, social and physical infrastructure of communities.⁷⁵

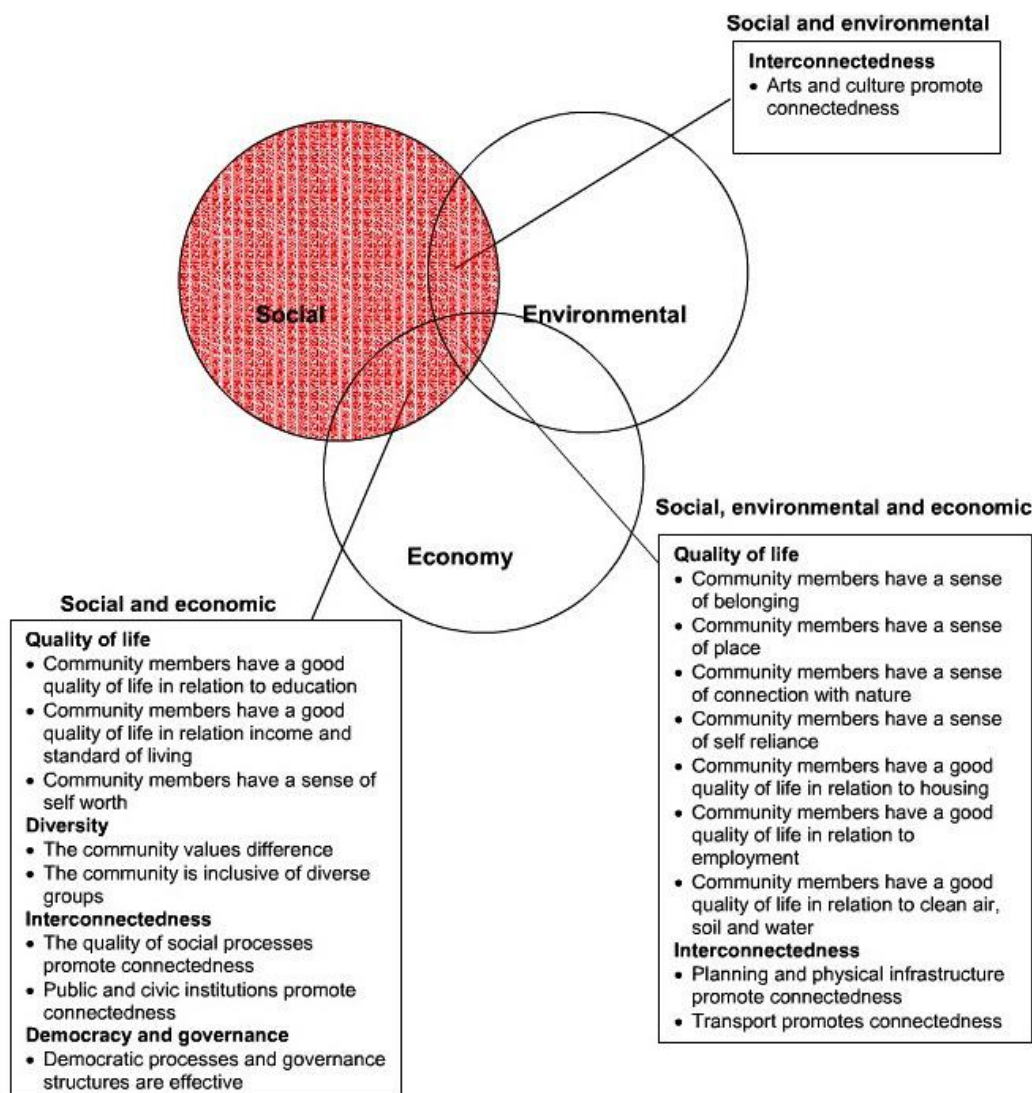


Figure 8: Overlap between social sustainability and the environmental and economic spheres⁷⁶

⁷⁵ Barron & Gauntlett, 2002, p. 23

⁷⁶ *Ibid*, p. 22

3.3.Critical factors to obtain socially sustainable urban renewal

Urban renewal is largely applied for dealing with urban environment change and preventing urban decay while remaining within socio-economic goals. On the other hand, projects to be built around urban renewal are surrounded by many setbacks in society, including annihilation of society groups within certain areas and degradation of surroundings. Aforementioned conditions encouraged the urgent requirements which urban development has been tended to meticulously. Sustainable urban design is currently applied for healing the fate of projects on urban renewal and overcoming several obstacles. Designing in this way is vital for establishing sustainable communities. A society is sustainable when citizens can live in prosperity. And projects are sustainable in social aspects when they generate conditions to live in prosperity, such as a quality life to preserve and equal conditions for everyone.⁷⁷

Public Private Partnerships (PPPs) are beneficial tools while ensuring self-sustaining and socially sustainable urban renewal projects. In addition to this, varied and ongoing funding promotes a well-resourced and integrated approach to renewal is essential to deliver sustainable communities and prevent piecemeal interventions. The location of the renewal agency offices in the place that is going to be renewed has significant beneficial effects. Assurance of providing a place for residents in order to obtain clear explanations for their questions about the renewal project helps to reduce the mistrust towards the city planning authorities. Images, drawings and brands are essential for demonstrating the finished version of the renewal area. Actually, neighborhoods selected for urban renewal have often acted as recipient areas for lower income newcomers of the city, because of their low rents and living costs. The image of these places are tried to be improved by renewal projects on the purpose of attracting new internal-investments in social, economic and green substructure besides middle-high income people to these neighborhoods. Renewal projects essentially need to obtain suitable social and physical infrastructure and services for the integration of new arrivals and exterior financiers. Significantly, the fundamental mission of municipal authorities is to avoid involuntary displacement of

⁷⁷ Chan & Lee, 2008, pp. 244-245

local residents in renewal area. For this reason, planning stage of the urban renewal should be elaborately considered in order to minimize the involuntary displacement due to local economic problems.⁷⁸

In “Measuring Socially Sustainable Urban Regeneration in Europe” Dixon and Colantonio states that, the notion of social sustainability has been theorized insufficiently or often simplified extremely in current theoretical discussions. Also, there have been very few initiatives for determining social sustainability as an independent dimension of sustainable development. Thus, the relationship between the different dimensions of sustainable development is still not clear enough. Besides, Dixon and Colantonio argue that social sustainability is the final stage for successful sustainable development, while economic and environmental sustainability are both the objectives and tools for sustainable development. Furthermore, there is no authoritative definition of social sustainability concept, each author or politician makes their own description due to their point of view. Dixon and Colantonio emphasize that social sustainability is fairly a social and historical process but not an end product. For this reason, understanding of social sustainability cannot be reduced to a static zero-one situation where zero indicates an unsustainable circumstance and one remarks the existence of sustainability.⁷⁹

Littig and Griessler state that; “Social sustainability is a quality of societies. It signifies the nature-society relationships, mediated by work, as well as relationships within society. Social sustainability is given, if work within a society and the related institutional arrangements satisfy an extended set of human needs and are shaped in a way that nature and its reproductive capabilities are preserved over long period of time and the normative claims of social justice, human dignity and participation are fulfilled.”⁸⁰

In “The Social Sustainability of Cities: Diversity and the Management of Change”; the economic and social (civil society, cultural diversity and social integration)

⁷⁸ Dixon & Colantonio, 2009, p. 5

⁷⁹ *Ibid*, p. 17

⁸⁰ Littig & Griessler, 2005, p. 11

dimensions of sustainability are emphasized by Polese and Stren. They concentrate on the tensions and interchanges between development and main social disintegration to the notion of sustainable development. Nevertheless, they also admit the significance of the physical environment (such as housing, urban design and public spaces) within the urban sustainability discourse.⁸¹ Polese and Stren state that:

“Social sustainability for a city is defined as development (and/or growth) that is compatible with harmonious evolution of civil society, fostering an environment conducive to the compatible cohabitation of culturally and socially diverse groups while at the same time encouraging social integration, with improvements in the quality of life for all segments of the population.”⁸²

Above-mentioned definition deliberates social sustainability from the point of society’s collective functioning also from the point of individual issues.⁸³ Oren Yiftachel and David Hedgcock have identified urban social sustainability as “the continuing ability of a city to function as a long-term, viable setting for human interaction, communication and cultural development.”⁸⁴

In a similar way, Chiu defines three main approaches to the social sustainability discourse from a housing and built environment perspective. According to first statement; social sustainability is equal to environmental sustainability. Therefore, the social sustainability of an action is based on specific social relations, traditions, structure and value, representing the social borders and limits of development. She labels the second statement as ‘environmental-oriented’ which refers to the social preconditions required to acquire environmental sustainability. It defends an opinion that social structure, values and standards can be changed with the aim of carrying out human activities within the physical restrictions of the planet. Last statement is

⁸¹ Dixon & Colantonio, 2009, pp. 17-18

⁸² Polese & Stren, 2000, pp. 15-16

⁸³ Bramley & Power, 2008, p. 31

⁸⁴ Yiftachel & Hedgcock, 1993, p. 140

defined as ‘people-oriented’ and it mentions improving the prosperity of people and the equitable distribution of resources by the time reducing social exceptions and disruptive conflict. Chiu accepts the second and third approach to prove how social preconditions, social connections, housing qualification and fair distribution of housing resources and wealth are key constituents of sustainable housing development.⁸⁵

Culture is a broad concept which is highly related to the cultivation of mind and spirit. It comprises knowledge, belief, religion and ideologies. From the social aspect of human behavior and the way of life, there is also an anthropological perspective. Integration of social and cultural inherent of a society includes morals, values, laws, traditions, heritage and life styles. Culture also has its own features which accumulate over generations. It is diverse, unique and gives identity to a place over time. Accordingly, the culture of a place cannot be separated from the natural environment and it certainly has a significant role in constituting sustainability of a place.⁸⁶

Social sustainability is a matter of public prosperity, quality of life and gratification for future dwellers. It requires new approaches and involvement of various professions to planning, design and development issues for the creation of new communities.⁸⁷

Governments face many difficulties while providing proper and affordable social housing units for the societies that are environmentally, socially and economically sustainable. However; in the light of the past experiences; troubles are not a new issue while creating new places and communities.⁸⁸

In “*Design for Social Sustainability*” according to Saffron Woodcraft; there is a widespread understanding that; physical and environmental conditions affects and

⁸⁵ Dixon & Colantonio, 2009, p. 18

⁸⁶ Chiu, 2003

⁸⁷ Woodcraft, Bacon, Caistor-Arendar, & Hackett, 2012, p. 2

⁸⁸ *Ibid*, p. 6

shape the residents' social behavior. Woodcraft and her team question; "how architecture shapes social behavior and people's sense of place; how high quality, well maintained public spaces influence perceptions of personal safety; and the role of green spaces play in wellbeing of societies." ⁸⁹ Social infrastructure; such as educational units, shopping units, green spaces, recreational areas and transportation must be considered at the very early stages of the creation of new territories. Local identity and social structure have significant impacts on feelings of residents. ⁹⁰

Local social networks seriously encourage the activism, neighborliness, local democratic participation and voluntariness for public welfare and flexibility. Permanently successful and socially sustainable communities require the integration of various disciplines for the creation of new communities. Architecture, planning, economic development, studies of the public realm and public policy, housing management, financial facilities, community development and local government are the main components while creating economically, environmentally and socially sustainable communities.

However, different ideals and approaches of public and private sector stakeholders, involved in the process of creation and development of new communities, make difficult to create socially, economically and environmentally sustainable communities. Each society has different requirements and specialties; therefore every community has to be considered independently. Different from environmental sustainability; social sustainability does not have definite rules and standards.

"Social sustainability cannot be prescribed in the same way as standards for environmental sustainability; it requires planners, local agencies and developers to consider and respond to local needs and circumstances." ⁹¹

In "Design for Social Sustainability" Woodcraft states that local social infrastructure, the social requirements of new communities, are often neglected due to the financial

⁸⁹ Woodcraft, Bacon, Caistor-Arendar, & Hackett, 2012, p. 6

⁹⁰ *Ibid*, p. 6

⁹¹ *Ibid*, p. 7

benefits of the providers. Rather than building socially, economically and environmentally secure communities, such an approach only provides homes to residents. Failure and decline of such communities is the inevitable end, if a strong social infrastructure is not provided. Woodcraft recognizes that, social price for the society of such a failure is much higher than the financial costs.

Without creating adequate infrastructure, new communities expeditiously confront with the failure. The suburban parts of Paris, Chicago's Cabrini-Green, Broadwater Farm in north London and Park Hill in Sheffield are some of the failed examples of inadequate social infrastructure. On the other hand, renovation or demolition of these structures also requires large budgets. More than 800 flats in Park Hill in Sheffield are being renovated at a cost of £146 million.⁹²

Fountainwell Place in Glasgow, the North Peckham estate in Southwark and the Pruitt-Igoe housing project in St. Louis, USA; have been demolished and rebuilt. There are also other examples that were regenerated with high costs; such as Castle Vale in Birmingham, and Robin Hood Gardens and Holly Street in London.⁹³

The Heygate Estate is a large residential area, which is being demolished within the regeneration of Elephant and Castle area in south London. The Heygate Estate was home to more than 3000 people and demolished in May 2011. Demolition cost was approximately £8.5 million and another £35 million was spent in order to build new houses to residents. These failures are not only reflecting the financial damage, but also taking attention to the social damage as a consequence of building communities with inadequate social infrastructure.⁹⁴

The Heygate and many other social housing areas from the 60s and 70s, has been criticized due to their 'brutalist' architectural approach. According to the first impressions; it was providing wide and modern houses to residents. Afterwards architecture was accused of creating 'dead' spaces for antisocial attitudes, being not

⁹² English Partnerships, 2007, p. 7

⁹³ Bacon, 2010, p. 2

⁹⁴ Woodcraft, Bacon, Caistor-Arendar, & Hackett, 2012, p. 10

resilient and capable of adapting to the demands of modern livability. On the other hand, there were other concerns about the anticipated effect of demolishing such a huge affordable housing stock; then immediately cause the rising housing demand. Meanwhile; Woodcraft considers Heygate as a symbolic turning point for the approach and policy towards social affordable housing and urban neighborhoods.⁹⁵

According to the research of Joseph Rowntree Foundation, which is on the achievement and sustainability between mixed communities in dweller's eyes, describes nine primacies for new communities. These priorities can be listed as; good education; good quality housing, clean and amicable quarters; social welfare workers; care for pre-school child; social housing which is well integrated; neighborhood employee; audit for open spaces and parks; careful inter-agency planning.⁹⁶

In the event people want to live pleasantly in the long term in place, communities have to raise curiosity of people from a range of backgrounds, tenures and ages. In general best motivation to move community to a new place is better quality houses, larger spaces with the same cost and expectations about employment. In addition, according to experiences and researches of United Kingdom, prior troubles with social infrastructure and resulted troubles with displeased dwellers and isolation come to mean that it is so easy to gain a new community a bad reputation for new communities.⁹⁷

Connection between services, satisfaction of dweller with their neighborhoods and social infrastructure was established by The CABE National Housing Audit 2007. According to this study, it was detected that although dwellers were pleased with their houses, they were not pleased with their neighborhoods due to insufficient

⁹⁵ Woodcraft, Bacon, Caistor-Arendar, & Hackett, 2012, p. 10

⁹⁶ Holmes, 2006, p. 7

⁹⁷ Woodcraft, Bacon, Caistor-Arendar, & Hackett, op cit, p. 12.

public open areas, layouts of the streets which made them unsafe for their children to stay in or cycle in and lack of street arrangement in their quarter.⁹⁸

Identity of a community is usually defined pursuant to types, design or specifications of housing, castes and social status, employment of male in the history and patterns of internal migrants. However places change and develops in time, community perceptions of early times can be enormously strong and make significant impacts on how existing and future dwellers will feel about migration to a neighborhood.⁹⁹

In mainstream sustainability discussions, social sustainability is widely temporized. Environmental sustainability and economic sustainability are prioritized especially in the scope of planning, settlement and societies where policy and investment have focalized on sources which can be renewed, low carbon societies and incentive pro-environmental attitude in householders. In conclusion, there are little practical sources as a response of how to establish socially sustainable areas beside environmentally sustainable substantial infrastructure.¹⁰⁰

Below-mentioned aspects are condition's indicators and steps for their creation and practice are the process aspects:

- Equal accession to important services (including education, transport, recreation, health and housing)
- Equality between generations, which means that future generation shall not be affected negatively due to the activities of the present generation
- Cultural relations system, where positive sides of totally different cultures are protected and valued and where support and promotion is provided for cultural integration when it is requested by groups and individuals.

⁹⁸ Harvey & Westbury, 2007, p. 35

⁹⁹ Robertson, Smyth, & McIntosh, 2008

¹⁰⁰ Woodcraft, Bacon, Caistor-Arendar, & Hackett, 2012, p. 15

- Citizens' high participation to politics not only in election processes but also to remaining political areas especially in local level.
- Means of raising awareness towards social sustainability among generations
- Community responsibility sense in order to maintain that means of rise
- Mechanisms to a community in order to identify its needs and strengths
- Mechanisms to a community in order to meet its needs via community actions.
- Mechanisms to political advocacy in order to fulfill needs, which is not possible to be met by community action.

Factors influencing social sustainability are as follows;

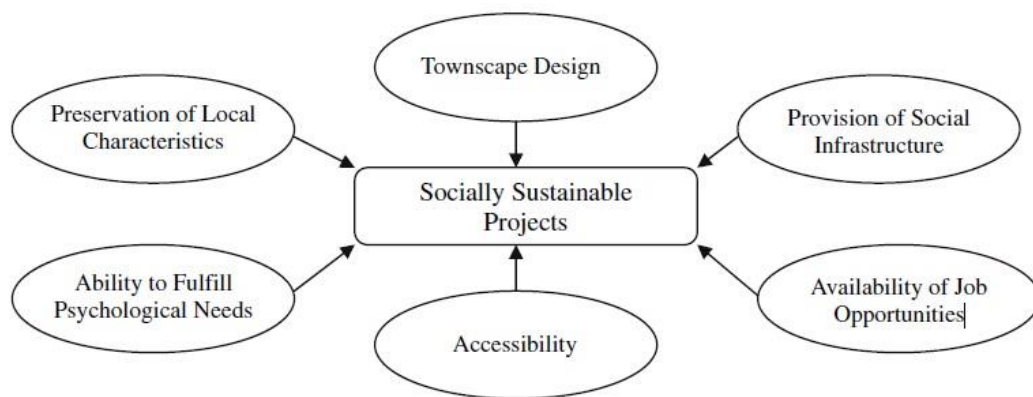


Figure 9: Factors influencing social sustainability.¹⁰¹

Due to the contributions for buildings lively and inclusionary societies, social and cultural elements are described as a principal element. Sense of belonging and community identity sense; indulgence, reputation and connection with people from different communities, backgrounds and faiths; neighborhoods in the form of amicable, collaborative and helpful attitudes; cultural, entertainment ,society, sport and relevant activity alternatives; offenses in low level and anti-social attitudes with visionary, efficient and community-friendly police activities; chances for everyone to

¹⁰¹ Chan & Lee, 2008, p. 245

be included socially and to have similar conditions of life are the six elements which are defined as significant supports for cultural and social life.¹⁰²

3.4. Conclusion

In the second chapter of the study, social sustainability concept is examined thoroughly. Firstly, social sustainability concept is defined and then examination method of Doğanbey Urban Renewal Project, which is the case study of this thesis, is created. Main topics like dimensions and policies of social sustainability, principles of social sustainability and critical factors to obtain socially sustainable renewal are investigated in order to obtain a basis for the fourth chapter of this thesis, “Place-making and urban renewal”. Such an introduction to next chapter is made subsequently in order to construct the framework of socially sustainable urban renewal.

Social sustainability means life-enriching condition in communities along with a process inside of communities, which can reach to success in that condition. As a result; Doğanbey Urban Renewal Project, which is the case study in this thesis, will be evaluated over following social sustainability components;

- Providing social infrastructure
- Availability of open spaces
- Creating meeting point for social communication
- Accessibility
- Development form and townscape design
- Creation of harmonized living environment and preservation of local features
- Durability of construction materials and providing better life standards
- Ability to satisfy psychological requirements
- Affordability and being fair for everyone
- Public participation

¹⁰² *Ibid*, p. 17

CHAPTER 4

PLACE-MAKING AND URBAN RENEWAL

4.1.Sustainable urban renewal

In a consistent way, it is difficult to describe and identify the term "place", because it is connected with some indefinite terms as 'community', 'home', 'identity' and 'character'.¹⁰³ The place theories arise from several fields as social theory, philosophy, geography, being practicable to several scales changing from global to local.¹⁰⁴ Socially established places by the way complex tied factors as interactions among groups and people, corporate land uses and economic and political conclusions are looked at by the geographers, however the representation language recommends place as spatialized act of global trends of manpower, capital exchange and goods.¹⁰⁵ Place might be the convergence of all these theories and factors mentioned above. It can be considered that place making as the activity of urban character creation, local urban area ambiance or feeling and atmosphere with an experimental approach.¹⁰⁶ A powerful connection has been found between venture governance in projects of urban redevelopment and place identity reworking.¹⁰⁷ Conflict as that; among incorporating the positive concepts about the actual place identity, a balance should be found by urban regeneration even as the negatives are

¹⁰³ Dovey, 1999

¹⁰⁴ *Ibid.*

¹⁰⁵ Martin, 2003

¹⁰⁶ Dovey, op cit.

¹⁰⁷ Oakley, 2007

reduced, so progressing the reformed sense of place. Due to fact that place identity and attachment are the indivisible part of the social cohesion domain¹⁰⁸, an indivisible part of developing active community in the manner of social and cultural are the community identity and a sense of belonging.¹⁰⁹ For this reason, in the scope of urban renewal which feeds a developed sense of place ground on identity of community and belonging is the main part of creation of socially sustainable communities.¹¹⁰

Inactive urban design or urban decay that can establish a delicate or negative urban sense for place constitutes social and functional argues. Initiatives of Urban renewal face many challenges while developing a new or developed place sense in the way of place making by the time keeping any current positive sense of place. It is penetrated that planners must search direct agreement from the members of community to directly inform place-making¹¹¹, but generally it is not applicable. With the aim of orienting place-making, some special references over people, place, events and community based organizational actions are investigated by place-framing.¹¹² For the evaluation of social sustainability, culture, identity and sense of place terms are important.¹¹³ It is claimed that establishing a sense of place and socially sustainable communities by the way of urban renewal should contain effective public connection of the community.¹¹⁴

Urban renewal was a renovation-oriented term at the end of the Second World War, at a later time it was used for the purposes as regeneration, reformation, improvement and conservation according to varying requirements, and nowadays it has been used mainly to ensure economic and physical development in poor neighborhoods or

¹⁰⁸ Forrest & Kearns, 2001

¹⁰⁹ Woodcraft, Bacon, Caistor-Arendar, & Hackett, 2012

¹¹⁰ Darchen & Ladouceur, 2013, p. 242

¹¹¹ Friedmann, 2010

¹¹² Martin, 2003

¹¹³ Woodcraft, Bacon, op cit.

¹¹⁴ Darchen & Ladouceur, op cit, p. 243

vestigial areas. Especially in developed countries, interventions made directed to urban renewals are identified according to the effects of local conditions and global trend, and gain diversity including socio-economic dimensions with a comprehensive frame rather than just being a physical intervention. This comprehensive approach creates the need of assessment for renewal interventions with a new planning approach based on a process rather than outcome and more participants. Therefore, urban sustainable planning came to the fore with the aim of creating healthy life for each city and community which is a fundamental right of everyone. Although local features are dominant in the concept of Sustainable Urban Development, it arises at global level and has become a common policy area in the world on the subject of integration of economic, environmental and social development at urban level and the creation of future cities. Researches made from the 1970s to today has shown that if the current development trends continue, a sustainable development cannot be addressed without collective practices and without handling social, economic and political features of it as a whole. However with an urban scale perspective, it's easily seen that besides environmental, ecological, social and economic aspects; legal, cultural, political, psychological aspects come to the fore. Urban planning instruments should regulate the living areas on the subject of supporting economic and social activities; technical infrastructures and public services should be redistributed across the space, and the management of natural and cultural resources located in the space should be provided. At this stage, the importance of local scale emerges once again. Firstly, protecting our natural sources at local scales and providing the strengthening of local awareness facilitate the implementations of sustainability at global scale in time.¹¹⁵

Today, when we look to the process of change, where cities are included in, from the spatial and social frame, it is easily seen that the effects of changing lifestyles and advancing technologies in many areas to urban environment force both cities and societies to the transitional process. The desire of creating a sustainable Earth arises from these effects ensures the social transition in sustainability-oriented form. A sustainable environment requires a conscious society and in creating the conscious

¹¹⁵ Özdal Oktay & Özdede, 2012, p. 1

society, local scale has a big indisputable importance. Furthermore neighborhoods (as a basic unit of local scale) emerge as the most important scale in social change process. Especially in recent years, societies develop various mathematical measurement systems with the aim of ensuring sustainability in urban scale by emphasizing local properties. Building scale is considered as a main unit in these systems. However this scale is insufficient in creating a sustainable society and raises partial approaches. For this reason, the concept of sustainability discussed in different scales with its many aspects cannot expand to the large scales due to the fact that it gets behind in environmental concerns of organization size and social cohesion of the society in practice, and as the most important unit of the society, the neighborhood scale is undefined. Based on these concerns, several countries developed the systems that enable the measurement of sustainability at neighborhood scale. Here, the purpose is to produce sustainability criteria sustainable to local, environmental and social features of societies in parallel with studies on building scales and to create healthy and sustainable societies with a total approach in practice. Nowadays, many countries of the world have produced national criteria on building scale by comprehending the importance of local features in creating a healthy society. Turkey is in the process of producing these criteria in building scale. In addition to this, very few studies have been made on the subject of building scale. LEED ND, America; CASBEE UD, Japan; BREEAM Communities, England and Green Star Communities, Australia are the most recognized certificate systems of building scale. LEED and BREEAM are the most widely used systems. These systems evaluate neighborhoods in different grades. Old industrial zones, large trade areas or abandoned housing zones in the city are some of these classes. Values to prevent the urban sprawl and gaining these zones again to city have importance for the urban ecosystem. Besides developed countries, with the reasons as neglected structuring, illegal housing or structuring inapplicable to regulations there are a lot of zones in cities declared as an urban renewal area in Turkey. Criteria in neighborhood scale providing the measurement of sustainability is regarded as international same as with building scale. Nowadays, locality and identity are very important for social sustainability therefore giving direction to developments of cities with international criteria will create many troubles. Locale-specific values have the primary

importance on the subject of creating a sustainable neighborhood, and the neighborhood is a unit not only with its physical but also with social characteristics as well. In this context, certificate systems used in measurement of sustainability in neighborhood scale should include criteria reflecting local characteristics with a holistic perspective for each country.¹¹⁶

Today, Green Building Certificate System increases its applications and importance by spreading in many different regions of the world. In addition to this, as one of the main units of sustainable society development, systems in neighborhood scales are still not used sufficiently. These systems are widely used in countries in which they occurred. In these systems created with the criteria in which local-specific environmental, economic and social characteristics come to the fore in relation to the city block, neighborhood and city scale, there are four methods. The adaptation chance of CASBEE UD method is the least, LEED ND and CASBEE UD are the most common systems and Green Star Communities is the newest system of these methods.¹¹⁷

LEED Environmental Evaluation Methods is the system most common and recognizable. It is system located in building scale was firstly appeared in 1998 in America. This system evaluates the sustainability of the buildings in many different categories and LEED for Neighborhood Development was attended to neighborhood scale in 2002. Car dependency in American cities and high carbon emissions as a result of life patterns, unsafe neighborhoods, and society having poor relations with their environment are the factors of the creation of this system. In line with these concerns, United States – Brazil Sustainability Consortium (USBSC), Congress for the New Urbanism (CNU) and Natural Resources Defense Council came together and determined a number of criteria in neighborhood scale to ensure sustainable community development. Criteria are listed in five headings as smart location, neighborhood pattern and design, green infrastructure and buildings, innovation and design process and regional priority credit. This system is required some criteria

¹¹⁶ Özdal Oktay & Özdede, 2012, pp. 2-3

¹¹⁷ *Ibid*, p. 5

under each headings. The projects with a score below forty percent cannot receive a certificate at the end of three-step certification process, and three different certificates as silver, gold and platinum are given to projects above that score.¹¹⁸

Nevertheless, BREEAM Communities was used primarily in England. However, the presence of adaptation quality makes the system practicable in other countries and widespread. It was created by Building Research Establishment with the aim of providing integrated environmental, social and economic sustainability in built environment and to create awareness about sustainability in all society and sustainable, participatory and healthy communities. Criteria can be listed as climate and energy, designing, society, ecology, transportation, resources, business and construction.¹¹⁹

CASBEE was created in 2001 by Japan Sustainable Building Consortium, Institute for Building Environment and Energy Conservation and Environment, with the supports of Infrastructure and Transport Ministry. The structure of CASBEE combining academy, private sector and the state sets apart it from others certifications. However with the idea of that sustainability cannot be obtained only by evaluating individual buildings and the requirement of more integrated approach; CASBEE for Urban Development was created in 2006. The certification process of the system is more complicated than the other systems. Criteria are divided into two parts as quality (Q) and environmental load (L). The main headings under these two parts are as environmental quality in urban and reduction of environmental load in urban development. Certificates differ from each other between very weak and excellent.¹²⁰

Green Star Certificates was created by Green Building Council Australia because of the requirements as sun protection and cooling the buildings in hot climates as the first time and the criteria in building scales were shaped in this way. Other than Australia, this certificate system is used in New Zealand and South Africa due to

¹¹⁸ Özdal Oktay & Özdede, 2012, p. 6

¹¹⁹ *Ibid*, p. 6

¹²⁰ *Ibid*, p. 6

their climatic similarities. In 2012, with sustainable community goals; criteria of Green Star Communities have been introduced. Main principles were determined as livability, economical success, environmental quality, interior design and urban management. Evaluation criteria are grouped under these headings. And yet there isn't any neighborhood having Green Star Certificate.¹²¹

Analyzing these four locale-specific methods together in sustainable social development, it is seen that each systems include similar goals and criteria. However, locality arises in importance given to these criteria. When compared with this point of view, it is seen that LEED ND gives more prominence to more physical space oriented criteria as compact development, transport oriented development, walkable neighborhood designing and protection of agricultural lands. It shows us that the basis of this system coincides with the purpose to change the car dependent life style in America and create environment effectively sustainable societies. In addition to this, it is seen that BREEAM Communities and Green Star Communities give importance mostly to social criteria, and emphasize on subjects as affordable housing supply, innovative business opportunities, community information and consultation. As a result of dominant geological structure of Japan, CASBEE UD becomes a single system aiming reduction of geological effects beside criteria as economic development and culture. Criteria related to microclimate are important both for Japan and Australia. Environmental criteria are weak in Green Star Communities compared to other systems, and economy, society, diversity in design and neighborhood management become more important. Here it is understood that however purposes of sustainable social development are considered global, in local scales each society is are shaped with its own unique characteristics.¹²²

¹²¹ Özdal Oktay & Özdede, 2012, p. 6

¹²² *Ibid*, p. 9

Table 1: Comparison criteria of local-specific environmental assessment method in the neighborhood scale.¹²³

	LEED ND	BREEM COMMUNITIES	CASBEE URBAN DEVELOPMENT	GREEN STAR COMMUNITIES
TRANSPORTATION				
Walkable streets	✓	X	X	X
Local park areas	X	✓	X	X
Evaluation of the traffic load	X	X	✓	X
Regional transport planning	X	X	✓	X
ENVIRONMENT				
Endangered species and ecological communities	✓	✓	✓	X
Ecological footprint	X	X	✓	✓
Protection of wetlands and water resources	✓	✓	✓	X
Protection of agricultural land	✓	X	X	X
Prevention of the pollution created by construction activities	✓	X	✓	X
Consideration of pedestrian spaces by considering microclimate	X	X	✓	X
Reducing the geological effects of the field and its environment	X	X	✓	X
Prevention of noise and air pollution	X	X	✓	X
ENERGY				
Energy efficiency	✓	✓	✓	✓
The use of renewable resources	X	✓	✓	X
NEIGHBORHOOD DESIGN AND INNOVATION				
Smart location	✓	X	X	X
To promote innovation	✓	X	✓	✓
Compact development	✓	X	X	X
Providing affordable houses	X	✓	X	✓
Promotion of integrated design	X	X	✓	✓
Adoption of flexible and adaptable approach	X	✓	X	✓
Diversity	X	X	X	✓
SOCIAL DEVELOPMENT				
Connected and open society	✓	✓	X	✓
Community adaptation	X	✓	✓	✓
Creating healthy and safe communities	X	X	✓	✓
Using local resources	X	X	✓	X
MANAGEMENT				
Encouragement of sustainable culture and behavior	X	X	✓	✓
Establishment of clear approaches and coordination	X	X	✓	✓
Assessment of global warming	X	X	✓	X
ECONOMIC DEVELOPMENT				
Increasing employment opportunities	X	X	X	✓
Attracting investment to the area	X	✓	X	✓
Encouragement of education	X	X	X	✓

¹²³ Özdal Oktay & Özdede, 2012, p. 8

Today, communities experience a period of change sustainability-oriented. Therefore, nowadays the concept of sustainability has been argued not only on the subject of physical and economic foundations but also on the subject of societies. In this context, sustainability is not only a situation achieving economic success; it is also related with health, social cohesion, life and environmental quality and should be evaluated with social features of society and readability of local characteristics. The phenomenon of sustainable community development searches for the appropriate response for the social problems faced in low-income neighborhoods, affordable housing needs, social injustice, environmental collapse, urban sprawl beyond action plans required by local governments as environmental, social and economic development to identify progress. These problems are mostly personal and can be solved in community level. According to this, each community should develop their own vision and action plan. Although each society have common concerns as economic security, environmental protection, social gains, it is not possible to make single definition of this concept. Each society has self-characteristics and problems. Criteria of sustainable development should be determined and shaped with this character at local scale. These criteria are not in eliminative content; on the contrary they have mutually supportive and overlapping features. Important is that considering basic inputs as planning, environmental effects, vibrant economy and services, social organization and neighborhood management together. Raising awareness and strengthening the society is possible by raising society via creating social networks. Social network to be created will strengthen the association about social resistance, flexibility and future vision by strengthening. With a common view, today sustainable development is seen as an important opportunity to generate existing project, to generate new projects, to reproduce the city by itself again and gain new direction, purpose and motivation. Renewal areas are to be reorganized according to the purposes of sustainable community development which will provide profitable and fair labor force today and in the future. While doing this, it minimizes the environmental effects, continues or improves the ecological capacity. Plans prepared in this way aim to solve the problems about housing supply and price accessibility, income and planning problems, renewal of the neighborhoods to depression areas and abandonment, urban

pressure to environmental and rural areas. Nowadays, although this process brings together different scales and different stakeholders, countries take their sustainable objectives to national scale, practice their implementations with mathematical methods at building scale. But these methods cannot move the communities to desired level and cause a significant gap between building and city. Building a bridge between these scales is only possible with the creation of systems in different scales. At this stage, neighborhoods come to the fore as one of the most important unit in society and physical environment relation. Countries with strong social perspective of sustainable communities and implementations in neighborhood scale will both regenerate the lost relations of the individual with their living environment and have the opportunity to create a healthy and high qualified society especially in local scales by removing the gap at implementation processes with national targets. Several measurable systems are required to accomplish these targets. As being one of these systems, environmental assessment methods were created by different countries which bring local characteristics of the geography created in to the forefront. Systems are primarily at building scales and are created by measurable certification processes serving the determination of effects of building-oriented projects on environment. In this process, buildings and neighborhoods are classified according to different criteria and evaluated by determining different importance for each class. Criteria and weights created according to local characteristics of countries are recognized international and some systems have adaptation features. Systems at building scale offer an opportunity to assess buildings in different conditions in terms of environmental sustainability in detail. However it is seen that evaluating sustainability building-oriented in physical and economic terms is insufficient to create a sustainable city. In addition, the implementation of international criteria in different regions has the risk for local features as insufficient reveal. Therefore, criteria both including local cultural characteristics and economic-environmental values of each society are required.¹²⁴

In sustainable development; community constitutes the most important components. Geographical, cultural and economic characteristics of their living environment form

¹²⁴ Özdal Oktay & Özdede, 2012, pp. 3-5

the communities. Therefore, locality and society should be evaluated together for the definition of sustainability. Cities need to test if they achieve their goals or not by the time they are aiming to provide sustainable development. At this stage, measurement systems become popular as a tool of sustainable community development day by day. But cities should be addressed with an integrated perspective and neighborhoods gain importance at this point as a first point in which individuals have interaction with each other. As a most common and known four certificate programs, LEED ND, BREEAM Communities, CASBEE UD and Green Star Communities were created with similar objectives, but the criteria they put emphasis determine their local features. Thus, climate differences, geographical differences, power generation, management, material, cultural adaptation and social living ways it can be easy to create site-specific designs. However, accepting these criteria as international and implementing in different regions do not constitute an effective method. So the criteria should be adapted to related area as city and neighborhood scale, or country should develop criteria that can be adopted to sub scales in the scope of their own features.¹²⁵

The quarter is missing public spaces and green space and public services that are required to thrive daytime economy describing the intense emphasize on the public realm and natural environment improvement. Several targets drive the catalytic projects in order to increase heritage elements, establish landmarks, establish benefits for community and develop business development, as mentioned in strategies of place-making that were not based on powerful community involvement. The hazard related to this approach is to direct place-making targets to the reprocess of area identity without any distinct impression on the area viability for local habitants.¹²⁶

A truth challenge related to renewal was the prohibiting displacement of hard-up households. Providing low-cost housing for hard-up groups to a suitable level is below the capacity of renewal plan, but more focus could have been placed on

¹²⁵ Özdal Oktay & Özdede, 2012, p. 12

¹²⁶ Darchen & Ladouceur, 2013, pp. 346-347

provision of a variety of housing features because it is a key factor to improve social concordance and commence social sustainability.¹²⁷

4.2.Problems and potentials of urbanization and settlement in Turkey

a) Urban problems and uncontrolled growth in cities

The urban expansion beyond the needs causes significant problems in terms of sustainable development. Disparate areas located in planned areas develop in line with current demand and it is impossible to direct developments in stages. The sectional developments in planned areas and the obligation of infrastructure presentation to these areas, lead to take some areas without any development potential into infrastructure projects and the increase of infrastructure costs. Such developments, effect transport infrastructure, environmental and ecological sources adversely.¹²⁸

b) Urban development and immigrations

Urbanization process is generally developed in the form of sprawl of cities to rural areas; it has transformative effects on physical, social and economic structures of rural settlements. On the other hand, investment projects have significant effects directly on the rural areas. The most significant effect of rural areas on city is in the form of migration from these settlements to cities. In fact, immigration has adverse effects both on rural and urban areas. Rural areas left by the population and contribute less to the economy of country, and urban areas, trying to carry population more than they can, show that the effect of immigration phenomenon is double-sided. Development and implementation of systematic strategies about rural development is important. In this context, Rural Development Plan including prior precautions/actions about rural development of our country and prepared based on National Rural Development Strategy (UKKS) presenting the policy and strategy

¹²⁷ Darchen & Ladouceur, 2013, p. 348

¹²⁸ Bayındırlık ve İskan Bakanlığı, 2010, p. 6

frame in the field of rural development in detail was approved by the Supreme Planning Council on August 5, 2010.¹²⁹

c) Illegal housing and squatters

Slum and illegal housing are important urbanization problems. Slum neighborhoods built, generally on public property, around the city transformed to large settlement areas in the urban periphery day by day. Slum is the declined areas mostly in the heart of the city. On the other hand, illegal housing called squatters are the buildings that are constructed by the outsiders to the city usually at the periphery.¹³⁰

d) Urbanization nondurable to Disasters

Rapid and uncontrolled urbanization and structuring process emergent after the 1950s in Turkey led defenseless growth of cities against natural disasters and human-induced dangers. In areas exposed to natural disasters especially earthquake and floods, in cities having developments against plan and public housing laws, development plan implementation focused on rapid urbanization kept away from planning approach and practice including risk reduction methods, so deep "risk pools" occurred in our cities. 1999 Marmara Earthquake revealed the need of integration of approaches aiming of removal/reduction of disasters danger and risks by sticking to pre-disaster preparations with spatial planning system to provide sustainable and safety urban development.¹³¹

e) Urban infrastructure and environmental problems

In urban settlements, investment/operating systems integrated with technical infrastructure systems are not at the desired level. For providing settlements to be healthy, safe and livable, meeting the technical and social infrastructure requirements is considered as fundamental. Since 2008, the access rate of total municipal population to sewerage network is 87 percent, the access rate to water supply

¹²⁹ Bayındırlık ve İskan Bakanlığı, 2010, p. 6

¹³⁰ *Ibid*, p. 6

¹³¹ Bayındırlık ve İskan Bakanlığı, 2010, p. 7

network is 98 percent, and the population rate getting solid waste service is 73 percent. Although the population rate getting water supply, sewerage and solid waste services seems high in total municipal population, number of municipalities providing these services is below the expected level. Provincial and district municipalities have taken important steps on these services, but town municipalities could not reach the sufficient level. On the other hand, since 2008 the rate of population getting the service of waste water treatment facility is 42 percent, and the water rate refined in water treatment plant is 44 percent. In other words, in total population the rate of population benefiting from treatment infrastructure is below 50 percent.¹³²

f) Transportation problems

It is observed that with the rise of welfare level and car ownership, urban sprawl process is observed in parallel with the escalating car usage in big cities. The role of the public transportation is insufficient in comparison to the private car usage, so environmental pollution arises from transportation is a significant urban problem.¹³³

g) Problems arise from planning system

In the field of spatial planning, lack of coordination between authorized institutions is one of the most significant problems. Since the planning offices of many ministries and institutions, confusion arises from being multi-headed in planning practices. The multitude of authorized administrations and legal regulations about planning lead many changes in current plans, in terms of both for intended use and physical decisions, the upper scale plans connection located in province of different institutions cannot be established with each other. And the establishing failure of relations between Spatial Plan levels is also an important problem. The central authority ensuring coordination is required between numerous institutions exercising power to activate the scattered planning system. In this context, it is required to integrate regulatory and supervisory roles about reconstruction and urbanization

¹³² *Ibid*, p. 7

¹³³ Bayındırlık ve İskan Bakanlığı, 2010, p. 7

related to settlement and structuring in accordance with strengthening of local governments and activating public government in a single institution, and it is also required to integrate local planning and implementation authorities on local governments. For the effective solution of these problems, innovation is needed on planning approach including planning and implementation process to be carried out on local scale beginning with spatial planning, policy and strategies at upper scale. In this context, firstly fictionalizing of new spatial planning approach was gained importance. It is required to conduct these studies with a comprehensive legal regulation based on integrated strategy.¹³⁴

h) Capacities of Local Governments

The problems of local governments as one of the most important factors directing urbanization effect urbanization process negatively. Among them, one of the main problems is lack of competent and sufficient technical staff in municipalities and special provincial administrations. Insufficient financial costs and lack of increasing their revenues in municipalities constitute a serious obstacle for effective services.¹³⁵

As stated in KENTGES Integrated Urban Development Strategy and Action Plan prepared by Ministry of Public Works, some applications directing urbanization in Turkey lead a decrease on urban life quality. For providing sustainable urban development, it is required to establish integrated and effective spatial planning, implementation, monitoring and control system in the field of urbanization and an institutional structure to provide these. It is required to develop sufficient financial sources to meet the infrastructure needs and to provide the viability of the plans. It is also required to develop the capacities or eliminate the lack of technical staff in local governments and units making spatial planning. Especially to have technical staffs that are able to generate valid solutions, evaluate and identify problems related to urbanization in local governments is important.¹³⁶

¹³⁴ *Ibid*, p. 8

¹³⁵ Bayındırlık ve İskan Bakanlığı, 2010, p. 8

¹³⁶ *Ibid*, p. 9

4.3. Urban Renewal in Turkey

The beginning of discussion of urban renewal in Turkish planning literature is an extent of government policy forming with an effort to obtain a place in largely globalized world of the 1980s. In this context, renewal is a need of restructuring of city areas in physical spaces redefined in global city system. In this sense, the organizations accelerating the liquidity of capital as increasing private sector public cooperation facilities or effectiveness of local governments are supported, and the participation of local people as lead actors of urban renewal are questioned. But these organizational regulations which had been discussed in the world since the 1970s were new for Turkish planning scene. Urban renewal implementations thought attractive by global capital should be addressed as a tool in providing renewal in central areas increasing the competition of its city in the global plane. And these implementations are shown as an only solution for historic textures, depression areas and slum areas that their renewal could not ensure by reclamation plans in Turkish planning systems. The article of Özlem Dündar "A Conceptual Discussion on the Results of Urban Renewal Implementations" draws attention this contextualization lasts with a spatial renewal the results of which is ignored because it works with implementation-based organizational models, isolated from critical investigations and cognitive content is emptied. However world examples focus on two points on urban renewal implementation to examine. First point is about the realization process of renewal. The renewal project implemented and now implementing in Turkey show that, private sector- public collaboration enables the renewal in central areas with high profit which are attractive only for urban regeneration. Second point is about the effects of renewal to city social geography. At urban renewal implementations, population change is inevitable regardless the dimension of participation in organizational model. Private sectors prefer the profitable areas, and increase the current profit rate with high qualified buildings and environmental regulations with complementation of renewal. Therefore, as an essential goal of urban renewal projects, hosting a current population cannot be realized in long term, and these areas are obtained by middle and high income groups. In fact, both private and local governments estimate and want this social renewal but they don't talk about them and don't give place them in their project reports. As stated by Özlem Dündar, social

renewal is an indicator of cultural and economic regeneration coming after physical renewal after depression and slum problems ongoing for many years.¹³⁷

The most common implementation of urban renewal to Turkish city planning system is especially about restructuring of slum areas in city centers and around. Slum areas are irregular housing areas created as a result of insufficient housing with poor conditions by state towards rural-urban migration after rapid industrialization and mechanization in agriculture in 1950s.¹³⁸

Irregular housing areas and the spatial dimension of the renewal made in these areas is important because they can determine the macroform of the city in future. This renewal is not only important in the scope of spatial but also cultural, social and economic areas. The first solution in Turkey related to degrade slum areas to urban land market by renewal is reclamation construction plans. March 21, 1984 dated and act number 17994 Reclamation Construction Plan is defined in Turkish Republic Official Gazette as:

"This is a construction plan determining construction conditions and made on maps with the aim of making irregular and unhealthy building groups or settlement areas balanced, regular and healthy by determining their borders with the respect of current situation."¹³⁹

However, all slum areas cannot be renewed by reclamation construction plans and these plans are generally insufficient in order to meet the problems of renewed areas. At first, estimated physical space cannot be created with renewal because government doesn't determine the requited criteria for planning. Although high rise building blocks made instead of 1-2 staged slums increase the density of population, required social facilities cannot be provided. On the other hand, the tenants of the squatters stay off the area and had to move to other slum areas in city. At first, squatters who realize that building as an attractive way to be a citizen; does not

¹³⁷ Dündar, 2003, p. 65

¹³⁸ *Ibid*, p. 66

¹³⁹ Resmi Gazete, 1983

suitable for them and have adaptation problems. Because slum is a flexible structure, squatters can adapt slums but the apartment does not give this flexibility to them. In addition, the destruction of neighborhood notion breaks up forms of social solidarity and both two processes prevent the sustainability of regeneration and these spaces are rapidly turn into being a slum.¹⁴⁰

In the article "A Conceptual Discussion on the Results of Urban Renewal Implementations" Özlem Dündar states that urban renewal is not created in Turkey with required organizational and financial institutions as a model and not examined at national and local scale with developed country examples in a comparative manner. These projects have been merely added to Turkish planning system. Such perspective brings an implementation-based understanding without critical questioning and empty conceptual content. Therefore, it lasts with a spatial renewal form of ignored potential consequences. There are two main points of urban renewal implementations to be examined on the subject of world examples; renewal realization process and the effects to urban social geography.¹⁴¹

On evaluation of renewal process, the primary approach is about organizational and financial methods. In meetings organized on behalf of public participation by municipalities, it is provided to take public into renewal in a passive manner by telling things to be done or being done in renewal process. In many cases the land owners are not even informed about the projects in Turkey. In contrast to active and organized public participation criteria in the scope of public support to renewal, public participation is tried to be realized only by the promises of provision of a house to everyone. This situation indicates the renewal model realized without the control of public on urban regeneration.¹⁴² On financing models, it is seen that municipalities do not contribute to the financing except planning and they try to find a solution to finance their projects. When public contribute to financing, an agreement is signed with householder. As a result of the agreement made with

¹⁴⁰ Dündar, 2003, p. 67

¹⁴¹ *Ibid*, p. 68

¹⁴² Dündar, 2003, p. 68

public, city center are bought at a high price and the own land value is got out of housing price desired by landowner, the difference of price is divided into different installments ,so people are debited. If the landowners cannot pay their debits due to economic problems, they have to move to another slum are of the city. Old slum areas gained prestige with new housing projects occupied by the middle and high income groups. Such a renewal does not solve the economic and social problems of slum and squatters, also it deepens. Another conspicuous subject on the evaluation of renewal process is about the criteria of place selection of urban renewal projects. Implemented urban renewal projects show that renewal planned in high profit central areas is attractive for urban regeneration carried out with private-sector public partnership. Therefore, slum areas in central areas attractive for big construction companies are mentioned for rapid renewal with their poor physical space conditions offered towards increased land values.¹⁴³

The second important point to be questioned in urban renewal projects is the effect of renewal to urban social geography. The reflection of renewal brought at implemented urban renewal projects in physical space is as a renewal from 1-2 storey slums with garden to multi-storey apartment blocks. And with a complementation of renewal, current profit-making value become higher by higher qualified building and environment regulations compared to new and older one. Therefore, as a main objective of urban renewal projects, accommodation of current population cannot be performed in long-term, and these areas are obtained by middle-high income groups. Social renewal is an indicator of cultural and economic regeneration coming after physical renewal after depression and slum problems ongoing for many years.¹⁴⁴

High income groups take over the urban areas by gentrification, and it is based on two reasons; demand based process and supply based process. The starting point of demand based discussions rise with the formation of a new class and demand of this class to live in the city center. David Ley emphasized in his article called “Artists, Aestheticization and The Field of Gentrification” that the source of gentrification is

¹⁴³ *Ibid*, pp. 69-70

¹⁴⁴ Dündar, 2003, p. 70

changing industry structure and a new urban class formed with white collar, professional managers and technical workers.¹⁴⁵ In contrast, supply based discussions do not refuse the existence of such a social class, whereas; the primary factor of gentrification is not a demand, it is the supply mechanism of the government. Neil Smith said that the main starting point of gentrification is the profit making range between increased land values and decreased property values. Accordingly, gentrification is a result of capitalization of urban land on urban land markets by arbiter companies and individuals.¹⁴⁶

In large scale urban renewal projects the purpose is to provide totality in renewal, to find renovation opportunities in first slum areas gained prestige by locating in city centers with urban development and growth that are thought as a problem areas of urban. Because of their central location, renewal models are searched which will provide prestige to city, on the other hand solutions to economic and social problems of the squatter population are tried to be solved. However it is observed that the point reached with implementations about renewal of mentioned space is not different from the point brought by reclamation construction plans. For this reason, it is seen that the renewal is limited only with physical spaces, and the problems related to social space do not come to a conclusion. It was considered as a texture with low density people scale, but later it transformed into a high density, belonging to city texture, in another saying it becomes a texture that common habitability of it can be argued by urban and/or contemporary with different income/status groups. It complains about monotony in social life and space brought by reclamation construction plan, inequality in economic and social life, social reinforcement and lack of green; and it deprives itself from current social reinforcements presenting with urban profit became higher by urban renewal projects. Thus, renewal model selected for urban renewal projects alternatively developed for reclamation construction plans is formed with the aim of degraded high profit making slum areas stuck generally in city center to urban land markets. In this context, social concerns related to slum population are not the main factor; the main factor is sharing this

¹⁴⁵ Ley, 2002

¹⁴⁶ Smith, 2002

increased value on urban land market and the profitable usage of rent gap between low qualified building and increased value of central land. The basis of sharing is created with public-private sector partnership, the current population is added to project partnership with the aim of public participation principle, and the profit range is shared between municipalities, private sectors and slum population. Physical space is reformed with the aim of renewal to contemporary living space, a social renewal process as gentrification is also accelerated.¹⁴⁷

On the other hand, because tenants without deeds, who are not title holders, are not entitled for projects, they have to settle in other slum areas in the city. Because many of the title holders evaluated firstly as a project partner in the project scope cannot pay the repayments or cannot pay the fees, they are forced to leave the place. As Dündar stated about the results of urban renewal implementations; another reason of reluctant leaving is the adaptation problems between squatter resident and newcomer populations. There is a mismatch between groups who have different lifestyles and expectations when they start living together. Therefore, a low income squatters moved into apartment because his/her slum is demolished cannot agree with his/her middle or high income neighbor moved there because of high standard buildings, and they go against each other. Thus squatter again immigrates to other slum areas with the idea of finding peace with the social group or same income group with her/himself. On the other hand, high-rise project houses do not fit the low-rise and semi-rural life style of squatter. As a result the renewal is limited only with that area, cannot be generalized to urban and cannot find solutions to social problems of slum areas.¹⁴⁸

The modernist texture created by urban planning after the Republic in Turkey had some adaptation problems with traditional Turkish city historical texture; squaring and articulation problems have emerged. In contrast to humanist qualifications of historical urban textures offering rich visual and imaginative content; it is observed that easy applicable and directly profit oriented qualification of the geometric

¹⁴⁷ Dündar, 2003, p. 72

¹⁴⁸ Dündar, 2003, p. 73

structuring stands out. With the reasons as historical places of the city become old, devastated and not demanded, renovation movements come to the fore by getting under a type of pressure as change and renewal. However, entering into the process of deterioration and break down in urban spaces, for the protection of "local authenticity" in a "globalization" model having social dimensions, it is proposed to reveal the personality of the city with its distinguishing characteristics. An intervention manners offering radical demolition and renewal on behalf of regulation in urban renewal operations applied since the 1970s in living city texture were formed. Our country also attended to "European Campaign for Urban Renaissance". This campaign is an architectural movement that aims to develop the European cities according to traditional fundamentals of the city and the new urbanism notion. After that, since the 1980s, "urban renewal" has become dominant by gaining importance with its sustainability dimension with the aim of regaining values which constituted the city and its identity, improving and regenerating in settled texture having the humanist and cultural dimension.¹⁴⁹

"If a genuine "place" is identified and finds meaning on the assumption that it is an important element of identity, existence and functioning of the city and identified with its relations, history and identity; a place which does not have relations, history and genuine identity will mean "non-place". The precondition of being a city with identity starts with belongings to the current geography with the determination of its place and time."¹⁵⁰

With European Campaign for Urban Renaissance carried into practice by the decision of 1982 European Council, it is aimed to provide the conscious participation of citizens to urban environment improvement by way of regeneration-revitalization and improving and protecting the settled urban cultural values. With this campaign, it is expected for citizens to show good faith about the values of historical place they

¹⁴⁹ Bilisel, Polat, & Yilmaz, 2003, p. 53

¹⁵⁰ Bilisel, Polat, & Yilmaz, 2003, p. 54

lived in, and contribute the formation of livable urban space by improving the conditions of urban environment.¹⁵¹

With the aim of bringing unhealthy, depreciated, obsolescent city areas structured rapidly and concentrated unhealthily in European cities after industrial revolution to re-valued station in the meaning of social, economic, political, functional and spatial positions, since the 1950s and the 1960s spatial improvement and rehabilitation policies has come up. There are three methods for interventions about rehabilitation in settled urban texture as; conservation, improvement (enhancement) and renewal.¹⁵²

With conservation, a precise protection is foreseen without functional or spatial change and renewal in settled texture of the city. By improvement (enhancement) method, beside the remediation of deficiencies, improvement in the place can be made by specific interventions. With urban renewal strategy, it is aimed to develop a new life style and strategy. For this reason; a great extent of destructions and restructurings are realized with comprehensive and radical interventions on behalf of rehabilitation in settled urban texture. With such interventions, it is now impossible to find any references related to old buildings in radically modified urban texture. It can be said: after such operations, the problematic of routinized city image created the intellectual basis of the rebirth company (urban renaissance) critically. With urban renaissance proposed to be applied instead of urban renewal, it is aimed to take urban people in conjunction with urban place, also by the time taking care of protection for settled value measures and ranges of city it is aimed to revitalize the urban life and city culture with spatial definition. Thus, urban living environments became problematic by broke down can be turned into missed and enjoyable urban places with required touches. Historical environments, which lost their significance and unique qualities by becoming older, can be re-used suitably for contemporary life conditions; so instead of destroying or renewing those, recycling of urban and urban culture can be provided by protection. By this selected strategy, a sustainable

¹⁵¹ *Ibid*, p. 54

¹⁵² *Ibid*, p. 54

urban renaissance can be mentioned, in other words modernization to be done without the destruction on internal balances and settled values of city with operations carried out with the aim of making city habitable. Today, the concept of "sustainability" and "sustainable urban development" comes up on the subject of planning and mostly addressed with the globalization and world city phenomenon. By the time pressures are formed about change and renewal on settled texture in urban places, it leads to lose traditional features of the city day by day.¹⁵³

"On the subject of non-integrated different urban texture features, the opposition between the new one and traditional one brought by 20th centuries modernization is the contrast between organic one and geometric one, the one that have a meaning related to genuine place and routinized place without meaning. In contrast to the phenomenon of creating varying places, the sustainability principle of the memories of the place is commented as sustainability and continuity in relations between places and habitants. According to the wider meaning of it, sustainability can be defined as providing life quality in human-environment relations without the consumption of future. Sustainability can be achieved by providing the continuity of existence of cultural bridge going through from the past to future in modernization movements, revitalization ensuring livability, place quality and the continuity of memories of the place."¹⁵⁴

A rapid change-renewal process occurs in our cities. Traffic jam, parking problems, noise, visual pollution, increased graying with concrete structures and decreased green spaces; insufficient parking areas and playgrounds are the visible results of this unhealthy renewal.¹⁵⁵

Regardless the process, it is mandatory to identify urban change and renewal with a human-centered approach. As stated by Drakakis-Smith, it is required to meet the essential requirements for sustainable urbanization both with micro and macro scales.

¹⁵³ Bilsel, Polat, & Yılmaz, 2003, p. 55

¹⁵⁴ *Ibid*, p. 56

¹⁵⁵ Bilsel, Polat, & Yılmaz, 2003, p. 56

In this context, the required needs to be addressed on a macro scale are; equality, social justice and human rights, basic human requirements, social and ethnic freedom, environmental freedom and integration, to be awareness of the connection between time and space. Drakakis-Smith listed the required need to be addressed on macro scales as; political (the role of the management and participatory planning), social (human rights and basic needs), demographic (productivity, migration and racism), economic (urban financial entities and equalization of income), sustainable usage of renewable resources with environmental needs and minimal usage of non-renewable resources.¹⁵⁶

4.4.Sustainability in Turkey (KENTGES)

KENTGES (Integrated Urban Development Strategies and Action Plan) is a national document producing the principles, strategies and actions on behalf of providing healthy, balanced, livable urban development for the solution of structural problems of urbanization and it also determines the codes of practice and connects it to an action program. KENTGES is urbanization and reconstruction vision targeting the year of 2023 as a 100th year of Turkish Republic on spatial planning, settlement and structuring subjects of the country.¹⁵⁷

"Integrated Urban Development Strategies and Action Plan", with its short name as Urban Development Strategies (KENTGES), contains the area, theme and sizes of spatial and settlement planning with settlement and urbanization in the context of sustainability principle. It associates the spatial sectors with an integrated approach and it adjusts with basic national policies. KENTGES is an understanding adapting value principles and systems related to spatial planning, settlement and urbanization and it should be considered as strategy document having the characteristic of framework at national level.¹⁵⁸

¹⁵⁶ Drakakis-Smith , 2000

¹⁵⁷ *Ibid*, p. 2

¹⁵⁸ Bayındırlık ve İskan Bakanlığı, 2010, p. 1

Urban renewal is a subject to be addressed with an integrated and comprehensive approach in the frame of principles as ensuring sustainability, harm reduction and risk management, protection of historical and cultural heritage and natural environment, local-economic development, social integration, social justice and development beside the physical place renewal.

The studies of Commission Reports and Result Proclamations of "Urbanization Council" started in May 2008 and resulted on May 4-7, 2009 with a General Assembly, and it creates a significant source for KENTGES. Within the scope of "Urbanization Council", studies were conducted in 10 commissions as written below¹⁵⁹:

1. Spatial planning system and institutional structuring
2. Urban technical infrastructure and transport
3. Urban renewal, housing and land policies
4. Preparation for disasters and urban risk management
5. Urban heritage, spatial quality and urban design
6. Climate change, natural sources, ecological balance, energy efficiency and urbanization
7. Urban poverty, immigration and social policies
8. Regional disparities, local development and competitiveness regions/cities
9. Citizen awareness, culture and education
10. Local administrations, participation and urban management

The main purpose of KENTGES is to create roadmap directed to strengthen economic, social and cultural structures by improving the space and life quality, and the livability level of the settlements. The basic strategies of KENTGES are grouped in three main axes as; restructuring of spatial planning system, improving the spatial and life quality of settlements, strengthening the economic and social structures of settlement.¹⁶⁰

¹⁵⁹ T.C. Çevre ve Şehircilik Bakanlığı Mekansal Planlama Genel Müdürlüğü, 2009

¹⁶⁰ Bayındırlık ve İskan Bakanlığı, 2010, p. 3

According to KENTGES (Integrated Urban Development Strategy and Action Plan) prepared by Ministry of Public Works, the failure of creating effective spatial planning system is located on the basis of problems related to urbanization and settlement.¹⁶¹

4.5. Sustainable urban renewal examples in the world

Crises and renewal faced in urban areas and urban economies in Turkey have similarities with the problems faced in Europe and America since the 1970s. Thus, on the subject of strategy and action seeking to be created for Turkey, there are significant lessons to be taken from the success/failure experiences and overseas applications; such as public and private partnerships.¹⁶²

There are some criticisms in the formation of urban policies as following: more effectiveness of private sector, economic developments kept in the forefront in most of partnerships, unfair re-distribution of resources, weakness on social justice and the creation of social polarization.¹⁶³ Also it will cause a tensions between private and public sector in partnership functioning. In most of these partnerships, public sector starts project up and private sector is effective in application process. Although the leading role of public sector continues in further course of the project, some contradictions arise from the differences of expectations and desires between partners. For that reason private sector wants to take part in the same weight in the issue. Other long-term expectation of private sector related around the area where the joint project is carried out contradicts with the task of local governments about the principle protection of public interest. Therefore, this "bilateral role" of local governments made with private sector, in other words both taking a part in the partnership and trying to protect public interest can cause tensions.¹⁶⁴

¹⁶¹ Ibid, p. 5

¹⁶² Özdemir, 2003, p. 384

¹⁶³ Nelson, 2001, pp. 486-487

¹⁶⁴ Krekels & Spit, 1990, p. 392

Entrepreneurs and local governments should not act independently from the unique features of city in the creation of real estate-oriented projects. In this type of projects, on process from collecting the property of private sector area on one hand to creation of a sufficient and adequate infrastructure, from planning to take necessary permissions, local governments are needed in many times. For this reason, to prevent the tensions to be faced between private and public sector, in pre-partnership interview process to be made with private sector will be a significant advantage for local governments.¹⁶⁵

Real estate-oriented revitalization strategies create a physical and economic renewal in city centers, and regulate the physical image of the area as a result of a renewal in physical space. For this reason, real estate values of renewal area and its environment increase and attracting the investors to the area become easier. With these projects, especially city centers are redeveloped and because renewal is realized project-based, a piecemeal approach is adopted. Because of the limited scale of renewal, it causes a fragmentation and disintegration in urban areas. These projects applied generally in city centers are formed in the form of meeting the spatial demands of global economy rather than local and neglects the requirements of low income groups in city centers. Developed renewal projects generally imitate the previous projects, thus uniform and identical building estates are created. For this reason, the sustainability of real estate-oriented mega projects, which are based on consumption, is argumentative.¹⁶⁶

Projects implemented within the scope of European project; SHE (Sustainable Social Housing in Europe), co-funded by the European Commission (EC), will be analyzed for this comparison. SHE is a five-year (March 2003 – February 2008) demonstration project to encourage the development of sustainable housing projects in four countries; Portugal, Italy, France and Denmark. These countries were chosen in order to reflect the different social, economic and climatic conditions of northern and southern Europe. The social housing co-operatives in each of the four countries work

¹⁶⁵ Özdemir, 2003, p. 395

¹⁶⁶ Ibid, pp. 389-390

together with local scientific partners, residents and local authorities to develop appropriate designs for single family houses and apartments in both urban and rural locations.¹⁶⁷



Figure 10: The Matosinhos Project in Porto for the Portuguese pilot project, 101 eco-dwellings. Social Housing organization: NORBICETA.¹⁶⁸

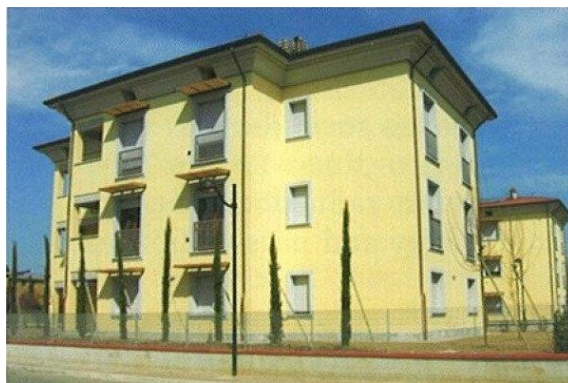


Figure 11: The Ozzano project in Bologna for Italian pilot project, 12 eco-dwellings. Social Housing organization: COPALC.¹⁶⁹

¹⁶⁷ Alain & Braccioni, 2007

¹⁶⁸ Images retrieved on November 28, 2012 from http://infohabitar.blogspot.com/2007_02_08_archive.html



Figure 12: The Burgoin-Jallieu Project in Grenoble for the French pilot project, 61 eco-dwellings. Social Housing organization: OPAC38.¹⁷⁰



Figure 13: The Lystrup project in Aarhus for Danish pilot project, 130 eco-dwellings. Social Housing organization: RINGGAARDEN.¹⁷¹

On world scale, a change on production styles and de-industrialization as a result of economic restructuring began from the mid-1970s; lead an important change in terms of the social and spatial characteristics of European and American cities. If it is required to examine with their general change features, these key points come to the fore. By the time temporal addressing; unemployment problem covering large masses and long terms more than a year in production sector has emerged. Spatially, North England selected mostly by industry, industrialized city/regions of Europe and mid-west region of America are the areas mostly effected from this change. The

¹⁶⁹ Image retrieved on November 28, 2012 from <http://www.worldhabitatawards.org/images/galleries/full/Ozzano%20project,%20bologna%20a.jpg>

¹⁷⁰ Images retrieved on November 28, 2012 from http://www.she.coop/Greece/index_gr.asp

¹⁷¹ Ibid.

main determinants of this de-industrialization process are, close of factories by bankruptcy or site selection by benefiting from transportation technologies on world scale or domestically and cheap labor force opportunities. Young people and ethnic minorities with labor force, majority of which is formed by men on advanced-middle aged and employed in industrial sector are mostly affected by this change.¹⁷²

In academic articles and studies evaluating partnerships; there are some criticisms in the formation of urban policies as following: more effectiveness of private sector, economic developments kept in the forefront in most of partnerships, unfair redistribution of resources, weakness on social justice and the creation of social polarization.¹⁷³

Furthermore, it will cause tensions between private and public in partnership functioning. In most of these partnerships, public sector starts up the project and private sector is effective in application process. Although the leading role of public sector continues in the whole of project, some contradictions arise from the differences of expectations and desires between partners with the reason private sector want to take part in the same weight. Other long-term expectation of private sector related around the area where the joint project is carried out contradicts with the task of local governments about the principle protection of public interest. Therefore, this "bilateral role" of local governments made with private sector, in other words both taking part in partnership and trying to protect public interest can cause tensions.¹⁷⁴

When the subject comes to social development and built environment, its basic component is housing. Any kind of activity and process increasing environment's or people's capacity should be included in the development in order to fulfill needs of humans and improve human life quality. Furthermore, Rebecca Chiu calls for attention that not only living environment's physical development should be included in the development, but also certain points like social security, cultural activities,

¹⁷² Özdemir, 2003, p. 385

¹⁷³ Nelson, 2001, pp. 486-487

¹⁷⁴ Krekels & Spit, 1990, p. 392

health care, nature conservation and education should be given as much importance as physical development. Thus, ‘development is a complex of activities, some with social, some with economic objectives, some based on material resources, some on intellectual resources, all enabling people to reach their full potential and enjoy a good life’.¹⁷⁵

This double focus stress is also valid for the social side of housing development that is sustainable or housing’s social sustainability. Housing means serving people with shelters to live in and when it comes to housing development that is sustainable, it means covering the housing needs of not only this generation, but also future generations as well. However, first worry for sustainable housing will be meeting the needs of accommodation for the citizens, while protecting the environment from deterioration in order to serve for future generations as well. Furthermore, sustainable housing should not mean basic need covering; it should also mean an improvement in the livability. Also, when it comes to livability, it is not about more facilities and larger spaces. Instead it refers to;¹⁷⁶

“... a shelter which is healthy, safe, affordable and secure, within a neighborhood with provision for piped water, sanitation, drainage, transport, health care, education and child development. Also a home ... protected from environmental hazards, including chemical pollution. Also important are needs related to people’s choice and control – including homes and neighbors which they value and where their social and cultural priorities are met ...achieving this implies a more equitable distribution of income between nations and, in most, within nations.”¹⁷⁷

By this way, pursuing above-mentioned principles of sustainable housing and previous talks made for social sustainability concepts; sustainable housing’s social aspect is related with:

¹⁷⁵ Chiu, 2004, p. 223

¹⁷⁶ *Ibid*, p. 225

¹⁷⁷ Mitlin & Satterthwaite, 1996, pp. 31-32

- a. Transmission of social preconditions to the consumption and production of sustainable housing in environmental terms;
- b. Equal consumption and distribution of assets and resources for housing;
- c. Orderly social relation inside of the housing system; and
- d. Considerable amount of quality for living environment and housing.

These four dimensions cover a wide range of social issues. For example, the first dimension includes habits, rules, environmental regulations and consciousness, values and life style. The second dimension is related with housing standards and housing equity, subsidy policies of housing, government role in housing and affordability. The third dimension would pertain to the relationship between tenant and landlord, between have-nots and haves and the shareholder's influence on the housing area, especially on the price of housing, paving the way for level privileged people's empowerment. The fourth dimension refers to the conditions for internal housing and the environment along with neighborliness. All these dimensions are related with each other, even making them inseparable.¹⁷⁸

Social role for the development can be identified as:

“[s]upporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.”¹⁷⁹

¹⁷⁸ Chiu, 2004, p. 226

¹⁷⁹ Department for Communities and Local Government, 2012, p. 2

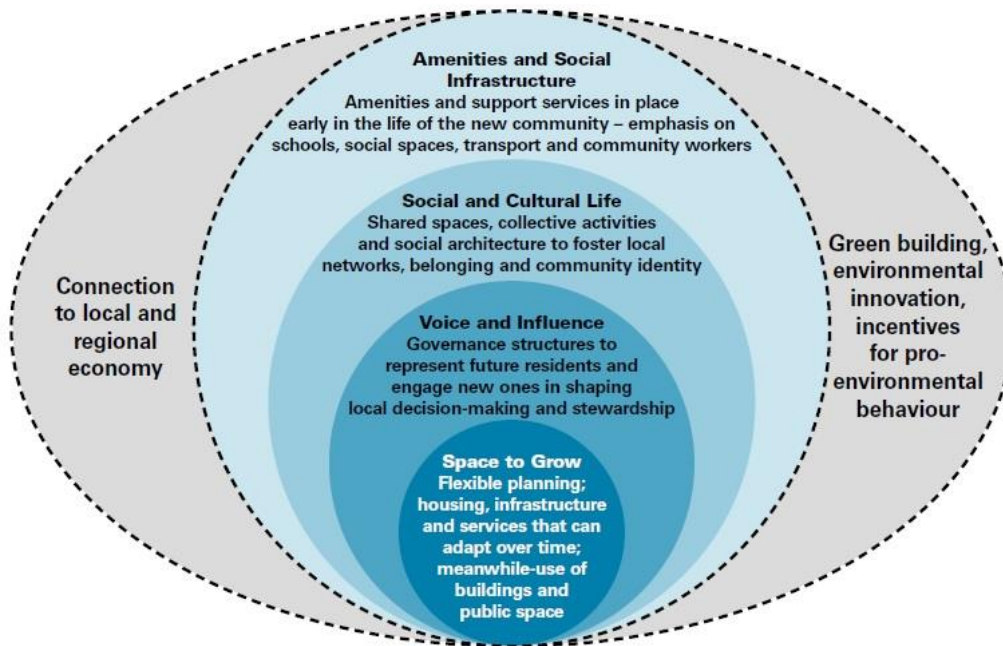


Figure 14: Future communities –A framework in order to create new communities that are socially sustainable.¹⁸⁰

All definitions belonging to social sustainability must focus on community and neighborhood along with social capital and physical environment. Thus, social sustainability may be considered a condition that enhances life and emphasizes ‘place-making’ importance.¹⁸¹

“Social sustainability [is] about people’s quality of life, now and in the future. Social sustainability describes the extent to which a neighborhood supports individual and collective well-being. It combines design of the physical environment with a focus on how the people who live in and use a space relate to each other and function as a community. It is enhanced by development which provides the right infrastructure to support a strong social and cultural life, opportunities for people to get involved, and scope for the place and the community to evolve.”¹⁸²

¹⁸⁰ Dixon & Woodcraft, 2013, p. 475

¹⁸¹ *Ibid*, p. 475

¹⁸² Bacon, Cochrane, Woodcraft, & Brown, 2012, p. 9

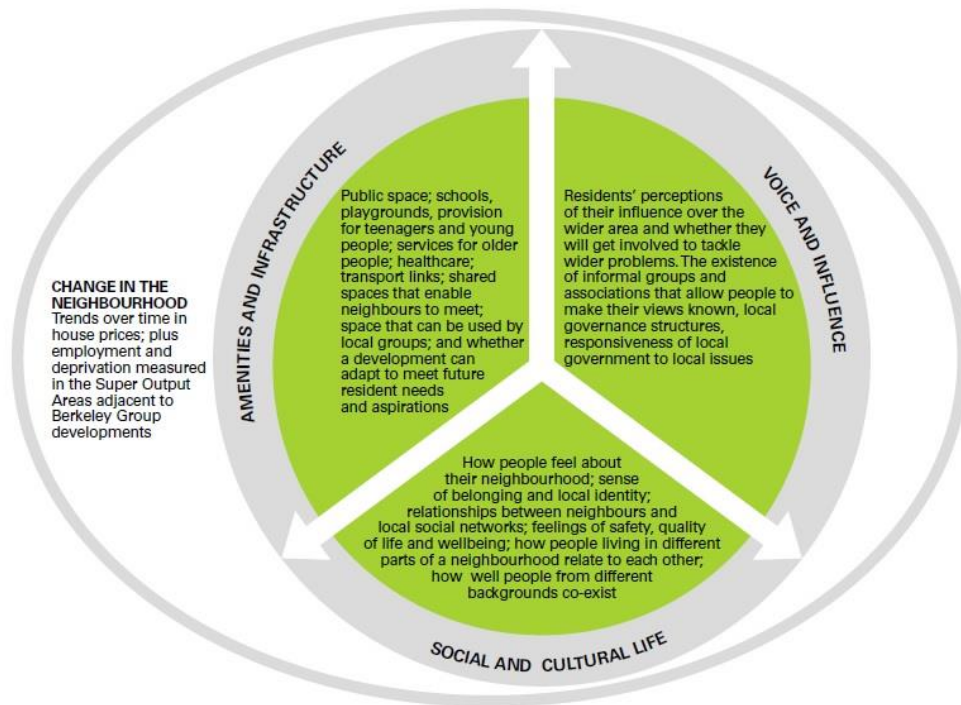


Figure 15: Social sustainability framework consists of four dimensions.¹⁸³

Three aspects of the final framework are as follows;

- ‘Infrastructure and amenities’ part catches previous attempts of laying foundations towards a community that is thriving with public realm, community infrastructure, landscaping, transport connections and housing mix.
- ‘Cultural and social life’ part exemplifies the present and people’s means of experiencing the development and its contribution to their life quality, neighbor interaction, safety perceptions and belonging feelings.
- ‘Influence and voice’ part gives potential of residents as an example for shaping their future by means of opportunities.

The fourth and the last aspect, which is ‘change in the neighborhood’, catch the effect of a new community on surrounding parts like neighborhoods and wider areas. It was considered important for practical evaluation of social sustainability at local level, especially in order to understand the change of a neighborhood’s demographic

¹⁸³ Dixon & Woodcraft, 2013, p. 476

profile and affordability of housing by new development.¹⁸⁴ Social sustainability concept has to be centered both on people and environment in order for sustainable development to be pursued. The indicators towards quantifiable elements of housing's social sustainability are below-mentioned;¹⁸⁵

1. Livability

- Conditions of internal housing
 - Standard of space
 - Sharing degree
 - Self-containment
 - Households with inadequate houses
- External quality of residences
 - Cleanliness of neighborhood
 - Open space access
 - Community facilities access
 - Level of noise

2. Equal consumption and distribution of housing for everybody

- Affordability (private housing)
 - Price-to-income ratio
 - Ratio of affordability
 - Ratio of rent-to-income
- Housing market accessibility
 - Ratio of down payment-to-income
- Household with inadequate house
 - Homelessness extent
 - Squatter settlement extent
- Public housing accessibility
 - Public rental housing's waiting list length
 - Public rental housing's waiting time length
- Government subsidy sufficiency in housing

¹⁸⁴ Dixon & Woodcraft, 2013, p. 475

¹⁸⁵ Chiu, 2004, p. 228

- Rate of subsidized owner occupation supply
- Ratio of loan sufficiency
- Ratio of affordability

Interpretation of the results –Kidbrooke Village case study

In this part of the study, latest development of Berkeley Group, Kidbrooke Village, which is situated in Royal Borough of Greenwich in South East London, is going to be evaluated. With 17 year timescale of project, Kidbrooke Village is among the largest programs for urban renewal around UK.¹⁸⁶ In the next 15 – 20 years, £1 billion worth renewal project will establish a new community that is suburban near former Ferrier Estate. Currently, it is among the largest renewal projects around UK and according to its plan, it shall provide 4,800 homes along with shops, restaurants, open spaces, schools, health facilities, offices and community facilities in a mix-used and mixed tenure community.¹⁸⁷



Figure 16: Images of Kidbrooke Village before and after renewal¹⁸⁸

¹⁸⁶ Lee Marley

¹⁸⁷ Dixon & Woodcraft, 2013, p. 478

¹⁸⁸ *Ibid*, p. 7



Figure 17: Images of Kidbrooke Village after renewal project¹⁸⁹

¹⁸⁹ Lee Marley

Kidbrooke is South East London's district, which is situated in the Royal Borough of Greenwich. This area has domestic housing from 1920's and 30's, which are developed as Kidbrooke Park Estate among Rochester Way and Shooters Hill.



Figure 18: Gardens and houses in Kidbrooke, January 1980.¹⁹⁰

Ferrier Estate, which is among the most deprived council and largest housing developments in London, had Kidbrooke as home. After that housing estate was destroyed, it redeveloped as Kidbrooke Village, which is a development for 4200 homes. Four different neighborhoods form Kidbrooke Village making it to one community. These are Blackheath Quarter, City Point, Village Center and Meridian Gate.

- Uniqueness of each neighborhood
- Open space (136 acres)
- Current and forthcoming facilities range
- It is only 15 minutes far from London Bridge

¹⁹⁰ Kidbrooke. Image retrieved September 17, 2014 from:
<http://en.wikipedia.org/wiki/Kidbrooke#mediaviewer/File:Kidbrooke1980.jpg>

Kidbrooke Village creates an energetic community in the city center accessing to all key connections of London. Links to the City, Greenwich, West End and Canary Wharf pave the way for Kidbrooke Village to be an important location and activity hub.¹⁹¹ Kidbrooke Village consists of 4 different neighborhoods:

Blackheath Quarter:

Situated in the North East part of Kidbrooke Village, close to the recently created Cator Park and nest to a collection of perfect apartments



Figure 19: Images of Blackheath Quarter¹⁹²

Meridian Gate:

Situated in center within Kidbrooke Village, positioned between the recent Cator Park and established Sutcliffe Park and providing stylish apartments



Figure 20: Images of Meridian Gate¹⁹³

¹⁹¹ (Berkeley Group, p. 12)

¹⁹² *Ibid*, p. 22

Meridian Gate is characterized by three-storey family homes with 3 and 4 bedrooms and gardens, and apartments with 1, 2 and 3 bedroom and rounded balconies and unique architecture.¹⁹⁴

Kidbrooke Village Centre:

The center of Kidbrooke Village, having Kidbrooke station on the doorstep and providing rich amenities including: Sainsbury's Local, shops, cafe, health center with more planned.



Figure 21: Image showing the recreation areas of Kidbrooke Village.¹⁹⁵

Community life and soul comes alive in Kidbrooke Village's central hub and it offers places with high quality to meet your neighbors and friends to have a cup of coffee or maybe a family meal or an evening out in clubs and bars. Just like Sainsbury's supermarket, essential amenities are being provided in all shopping outlets with a vast selection. A village square, where it is possible to have perfect leisure facilities has The Village Centre as a home.¹⁹⁶

¹⁹³ Berkeley Group, p. 24

¹⁹⁴ *Ibid*, p. 24

¹⁹⁵ Berkeley Group, p. 12

¹⁹⁶ *Ibid*, p. 23

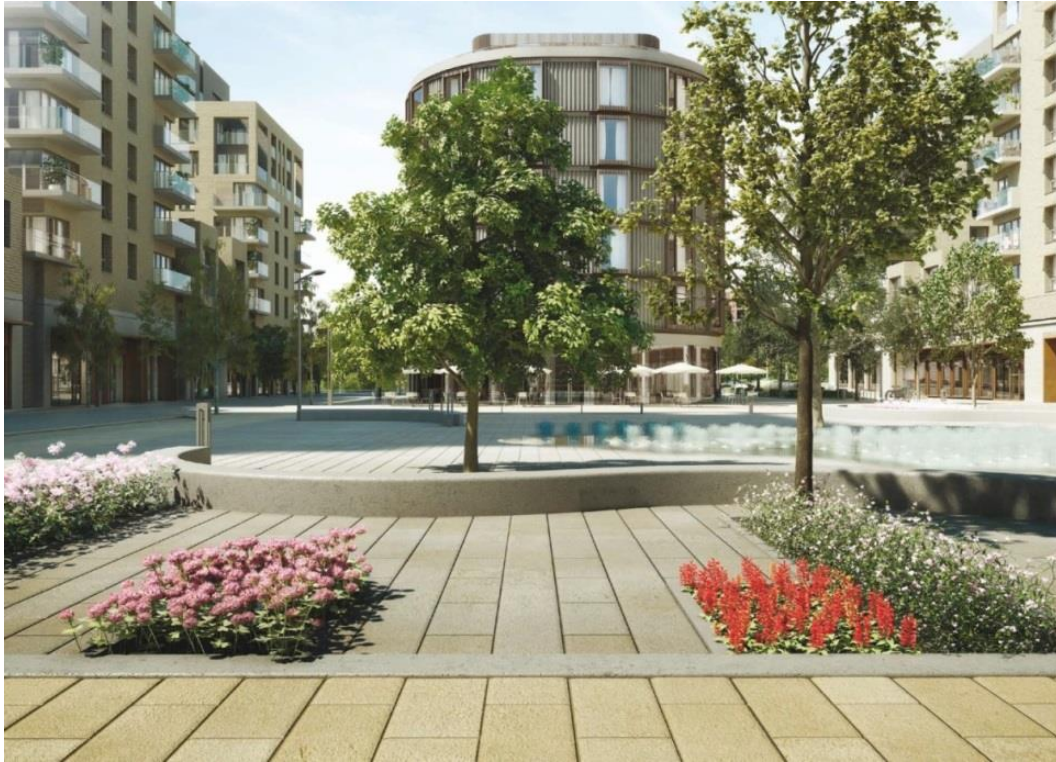


Figure 22: Image showing the recreation areas of Kidbrooke Village¹⁹⁷

Residents and local community's life shall be enhanced by Kidbrooke Village Center as a social and energetic center for all age groups.

City Point:

City Point, which resides in the South of Kidbrooke Village, is next to Sutcliffe Park, which is a well-established environment with Green Flag status. There are contemporary Mews Houses in City Point along with apartments with 1, 2, and 3 bedrooms and suites. Facilities of residents include a concierge working for 24 hours and a share club for cars. This neighborhood is characterized by open spaces and communal gardens and it brings green areas of parks right into residential areas. In addition to these, the location and the design of City Point have the meaning that many homes have best view across the park.¹⁹⁸

¹⁹⁷ *Ibid*, p. 23

¹⁹⁸ Berkeley Group, p. 21

More than half of Kidbrooke Village consists of open space, including many parks and green spaces to enjoy. Sutcliffe Park consists of open grassland areas along with a lake and meadow, which may be overlooked from Kidbrooke Village’s first phase; City Point. Green Flag status is given to Sutcliffe Park, which is a natural scheme for recognizing and awarding country’s best green spaces. Sutcliffe Park resides on Eltham Road, near junction with Kidbrooke Park Road. Berkeley created a new park called Cator Park and provided a fresh green ribbon towards Kidbrooke Village. This new park shall connect current green areas of Blackheath and Sutcliffe Park.¹⁹⁹

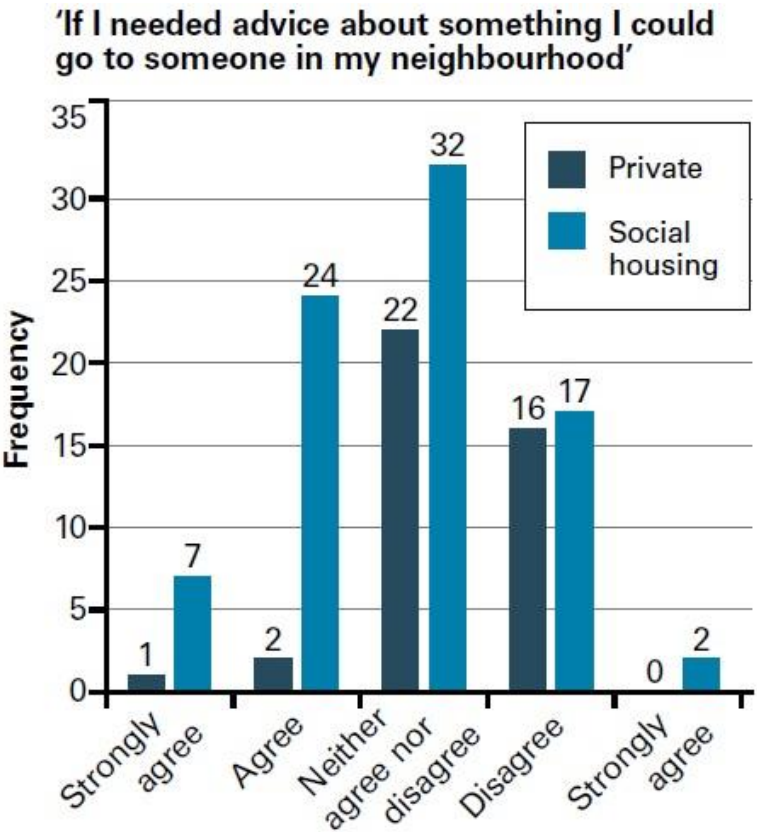


Figure 23: Neighbors’ links – responses by property type²⁰⁰

¹⁹⁹ *Ibid*, p. 19

²⁰⁰ Dixon & Woodcraft, 2013, p. 478

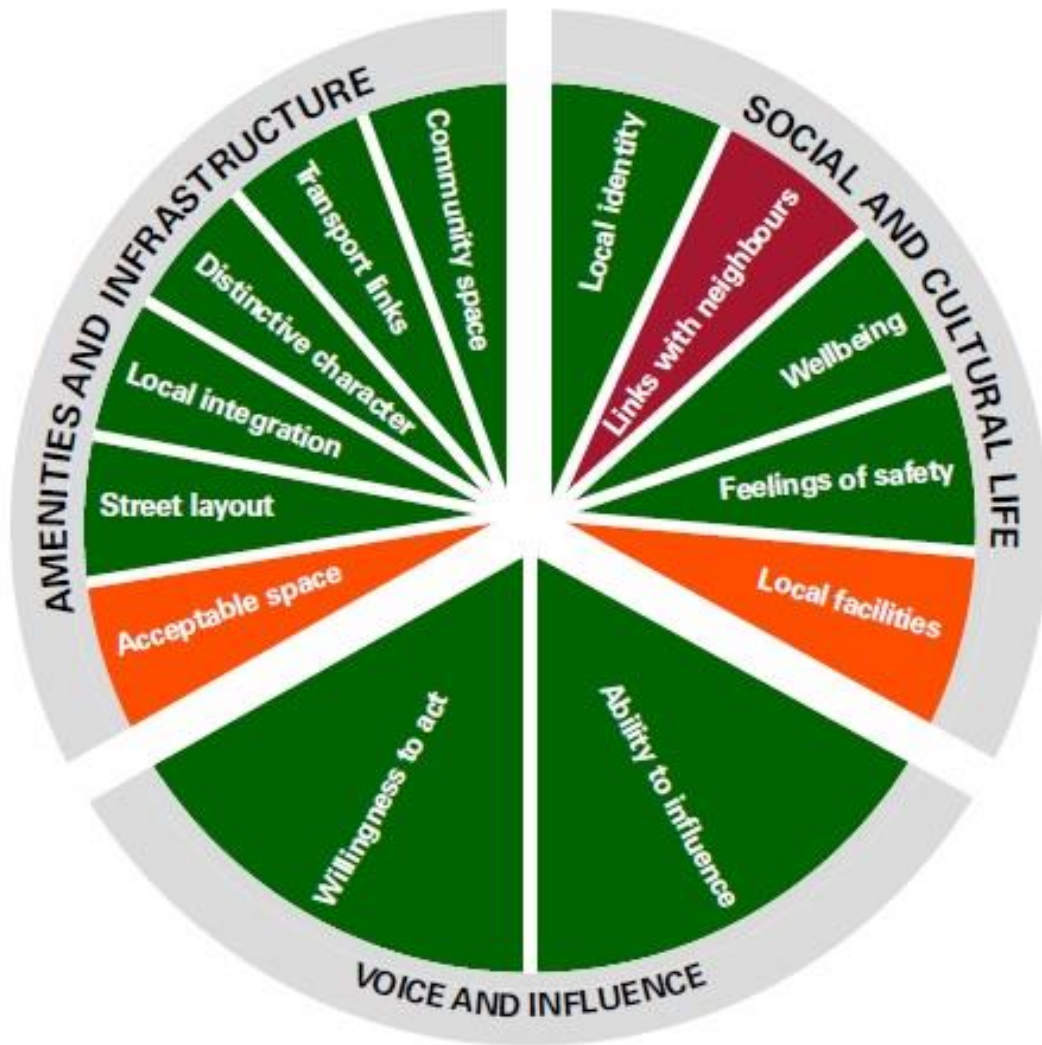


Figure 24: Evaluation of Kidbrooke Village within the framework of indicators of social sustainability.²⁰¹

Fig. 24 shows that out of the thirteen indicators, ten are positive for Kidbrooke Village. This means that experiences of residents were higher than the benchmarks for comparable places. Two of these indicators, which are local facilities and adaptable space, are rated as satisfactory. This means an experience that is comparable to the benchmarks. One of these indicators, which are links with neighbors, is in red color, giving the meaning that resident stated lower experience than benchmarks for comparable places. Qualitative interview analyses and site surveys put forward that vast majority of people are currently living in Kidbrooke

²⁰¹ Dixon & Woodcraft, 2013, p. 478

Village and they already feel secure and settled in that community with a sense of belonging. Even though Kidbrooke Village is a recent community, majority of its first residents are coming back to the neighborhood. They have lived in Ferrier Estate previously. The research suggests that there is a good relationship between old and new residents. The providers of social housing state that these residents that are coming back to neighborhood are satisfied with new home quality and improvements made on public realm. Housing providers have done great works to ensure the return of these residents to Kidbrooke Village close to the people they already know. Probably, high levels of satisfaction and belonging reflect this condition. It can be interpreted as positive indicators of local identity and well-being. Still, residents of Kidbrooke Village state low levels of relationship with their existing neighbors in comparison with the benchmark, explaining the reason for links with neighbors' indicator is in red color (Figure 24).²⁰²

However, importance is given to this research as for the first time in United Kingdom history, a house builder tried to make social sustainability a measurable and consequently an operational tool. Mainstream of this approach is being intended by the Berkeley Group currently. Both this work and the case study as the Kidbrooke Village present that that it is possible to see how residents experience their life in a new neighborhood, to find out how new communities start to form and to define how to make intervention and aid these new places to prosper. Naturally, a set of green indicators may not be produced by every development; however learning from the experiences of the past may prevent making same mistakes again in design issue. In addition, this must matter greatly to the industry of house building and planning authorities. Both the National Planning Policy Framework and the Government's well-being agenda raise question marks related to sustainable development means in application and also related to the developer, public agencies and local government role for creating new communities with success.

House builders are getting more successful at establishing well-maintained, safe places while whole industry lacks tools of understanding and thus of supporting

²⁰² Dixon & Woodcraft, 2013, p. 478

social fabric of new communities. Lack of public funding and housing need in addition to new policy frameworks that lay stress on sustainability and well-being, makes it more important in order to raise this awareness. All organizations included in development, estate management and planning should include this awareness. The industry has to examine the things known about creating sustainable communities and then they should start addressing gaps in research. The value of creating environmentally sustainable places is accepted in a widespread manner and the proof and tools to initiate this awareness.



Figure 25: Kidbrooke Village after renewal project²⁰³

Berkeley has put sustainability strategy in place for Kidbrooke Village and accessible transportation for public is an important part in it. In terms of village residents, it means in simple terms that without using the car, easiness to travel around and fast reach to central London for working, socializing and shopping. Including Woolwich and Greenwich, destinations around South East London, bus service that is frequent and efficient is available. Those preferring to travel by themselves, safe cycle and pedestrian routes are available around Kidbrooke Village.²⁰⁴

²⁰³ Lee Marley

²⁰⁴ Berkeley Group, p. 18



Figure 26: Inside of the housing units²⁰⁵

Kidbrooke Village gained a unique character with public and residential areas, where high quality materials used in its architectural design. Also, human friendly open spaces and streets that encourage relationship between neighbors were created by using spatial design and planning. Special care has been given to ensuring the usage of same high design and material standards in all types of housing in order not to have a visible difference between different properties. Thanks to indicator for adaptable space, a satisfactory rating was given to Kidbrooke Village. There are small gardens in the back of all family homes that supply residents the chance of conducting small adaptations/extensions in the future. A range of open spaces, which may be considered as chances to participate residents in the decision-making processes for usage, long-term management and design of public realm, is included in the development.²⁰⁶

4.6. Conclusion

In this part of the study, concepts of “place-making” and sustainable urban renewal were analyzed. It is intended to underline that urban renewal as it is practiced particularly in Turkey cannot meet the requirements of renewal completely when it is solely based on economy and environment. In order to provide social sustainability, renewal projects should be discussed with its social and cultural dimensions. Neighborhoods constitute building stones of the community; therefore interventions occurring in neighborhood scales result in large consequences reflecting all of

²⁰⁵ Berkeley Group, p. 27

²⁰⁶ Dixon & Woodcraft, 2013, p. 479

society. For this reason, in the introduction part of this section, concepts of "place-making" and "sustainable urban renewal" have been defined in general, its framework has been determined and after these; urban renewal acts in Turkey have been lead in. The place and importance of urban renewal in Turkey, point of view to urban renewal and methods of urban renewal form a basis for the clear analyze and understanding of infrastructure of Doğanbey Urban Renewal Project which is the case study of this thesis.

In Turkey, concept of housing and urban renewal is the system predicated on destroying and rebuilding of unhealthy and collapsed residential areas in the point scale in general. Reasons inducing requirements of urban renewal in the country have been discussed in the part Problems and potentials related to urbanization and settlement in Turkey. KENTGES (Integrated Urban Development Strategies and Action Plan) and its principles have been examined in order to understand the general applications maintained on the subject of spatial planning and settlement-oriented sustainability. However, considering principles of KENTGES, concept of social sustainability often gets behind the environmental and economic sustainability.

Projects of socially sustainable urban renewal projects in the world have a lot of experiences to be taken as an example in renewal applications of Turkey. Therefore examining Doğanbey Urban Renewal Project as the case study of this thesis; in order to set an example, evaluation of Kidbrooke Village example carried out in London has been examined in the scope of social sustainability.

The important issue constituting the main idea of this thesis is that it is not required to deal renewal in residential areas as profit oriented and looking after only the financial interests. As seen in the lights of these, urban renewal is a concept with many dimensions and results. Especially in city centers protecting their cultural and historical values for years as Bursa, in addition to spatial sustainability of the city social sustainability should be considered. It has great importance especially for the future generations as dwellers of the city.

CHAPTER 5

CASE OF BURSA DOĞANBEY URBAN RENEWAL PROJECT

In the fourth part of the study, there will be an evaluation of the case of Doğanbey in the context of social sustainability. In order to make clear definition, firstly the geographic, historical, social and cultural features will be described. Afterwards, the difference between Doğanbey Urban Renewal and other renewal projects in the city will be described and the effects of such urban renewal in such an important city as Bursa will be investigated. By examining the prior situation of Doğanbey before demolition, the changes in the neighborhood after renewal will be evaluated within the scope of social sustainability.

5.1.Location of Doğanbey Urban Renewal Project in Bursa

Bursa, located in north-west of Anatolia, south of Marmara Region between 40°12” North latitude and 29°04” East longitude, is a city on the junction point connecting Marmara Region to West Anatolia and Central Anatolia. Bursa is also located in the center of a triangle formed by the largest cities of Turkey; İstanbul, Ankara and İzmir.²⁰⁷

²⁰⁷ Project team of Akan Architecture, 2013, p. 21

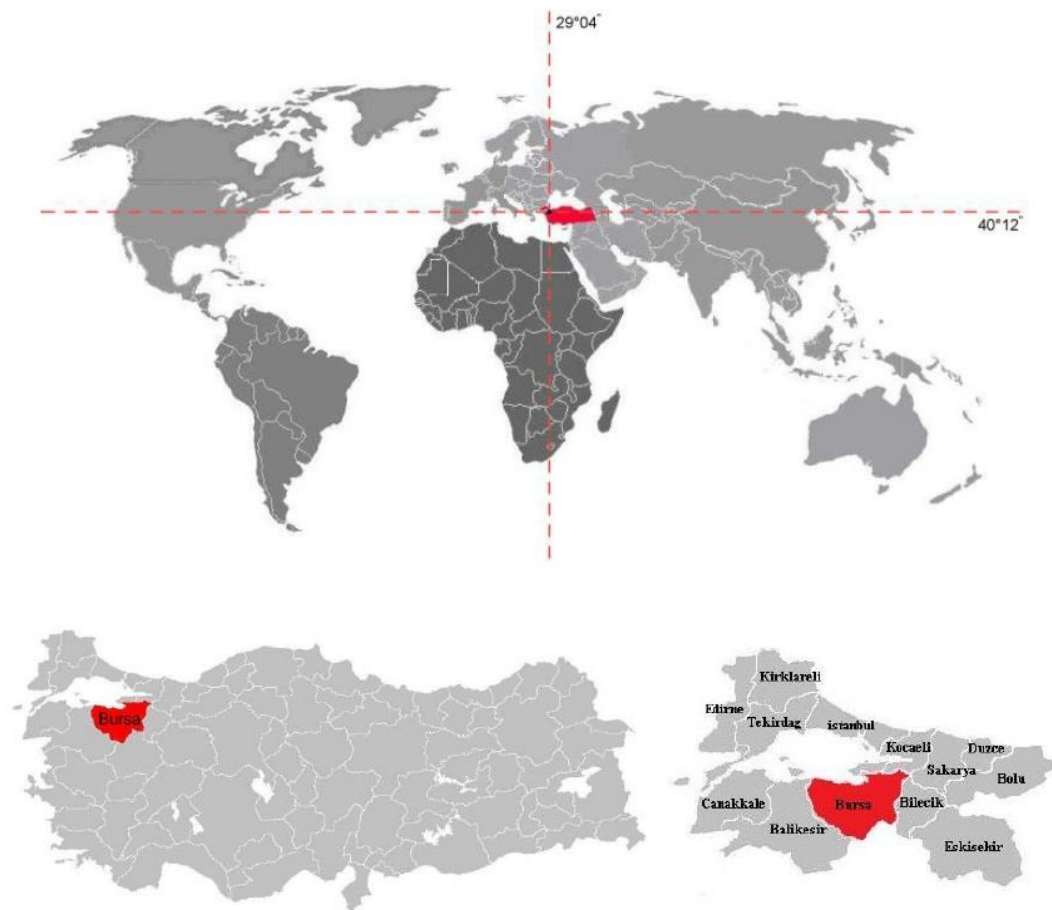


Figure 27: Location of Bursa, Turkey.²⁰⁸

Bursa, located on northwestern slopes of Uludağ and south of Marmara Region, is a city, keeping an intense historical and cultural heritage alive with its evolution in time. Due to its fertile soils and natural beauties, it had always been the focus of interest for other civilizations throughout history. But it gained its main importance for being the first Ottoman capital city and became an important political, social, economic and cultural center since the 14th century.²⁰⁹

²⁰⁸ Project team of Akan Architecture, 2013, p. 21

²⁰⁹ *Ibid*, p. 45)



Figure 28: Location of Osmangazi district in Bursa, Turkey.²¹⁰

Doğanbey Urban Renewal Project, as the first and most comprehensive resident renewal project carried out in the city center of Bursa, constitutes one of the oldest residential areas located in the historical city center.

²¹⁰ Project team of Akan Architecture, 2013, p. 22

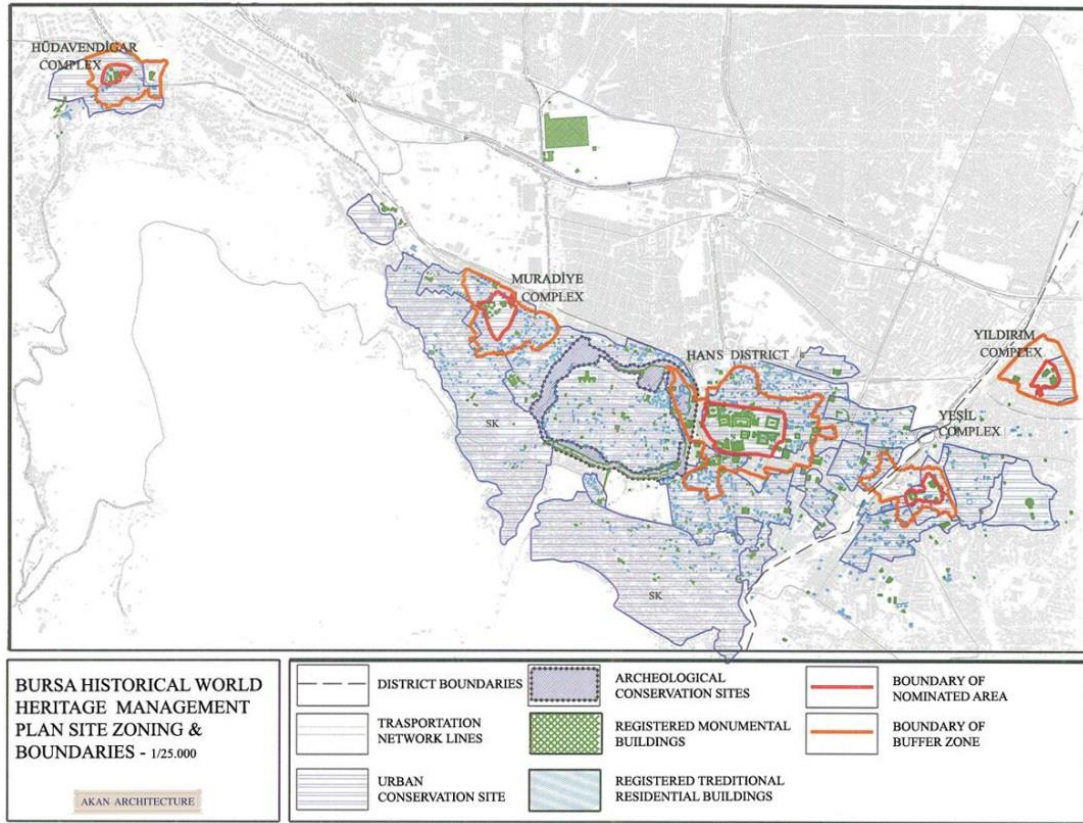


Figure 29: Bursa conservation sites and location of Doğanbey Urban Renewal Project²¹¹

In the south of the project area, Bursa Historical Khans District is located. Surrounding of the area has high profit qualification with modern buildings built in accordance with the commercial function of the city center. Urban protected area located in the east of project area and registered structures located in the urban renewal area although they are out of protected area verify that the project requires not to contain any urban renewal approach to be made in any area of the city.

However making healthy of houses located in the project area and most of which expire the structure life providing today's housing comfort conditions has not been carried out due to some reasons as partial and multiple property, legal reasons, social problems, construction rights and similar reasons. Socio-economic structure most of

²¹¹ Project team of Akan Architecture, 2013, p. 61

which is constituted by low-income residents also did not allow for the renewal of houses individually.

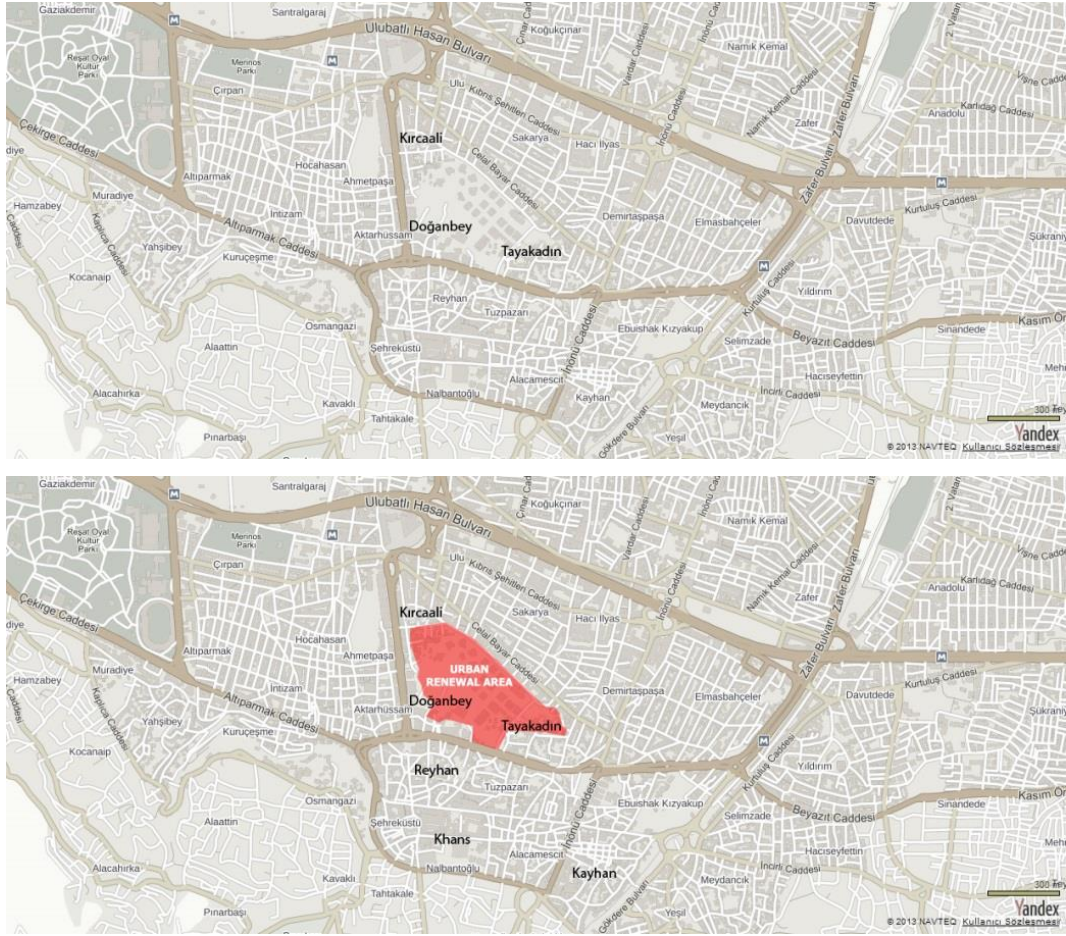


Figure 30: Location of Doğanbey Urban Renewal Project.²¹²

Total size of the area largely coinciding with the borders of Doğanbey, Kiremitçi, Kırcaali and Tayakadın is 200.000 meter square. Also 158.000 meter square area corresponding 79% of this area consists of 888 cadastral parcels. 96% of total parcel area belongs to private property and %4 of it belongs to public property. There are 966 worn-out housing and 1220 independent area, and there are 1910 shareholders totally known. In the event private property at the rate of 96% in the project area is divided to meter square on the basis of people and area, it is seen that share of the half of right holders is below 50 meter square.

²¹² Image. Retrieved March 20, 2014, from Yandex:
<http://harita.yandex.com.tr/?ll=29.065528%2C40.187422&spn=0.022016%2C0.009298&z=16&l=map>

5.2. Historical, social and cultural importance of Bursa and specifically Doğanbey Urban Renewal area

Bursa, or with its first name called Prusias ad Olympum, is a city which has hosted many civilizations during 2200 year history. The city was established in 185 BC in South Marmara Region with reference to Bithynia King Prusias I. Firstly, its name was changed as Prusa, and then it was changed as Bursa. Bursa was annexed to the Ottoman Empire in 1326 by Sultan Orhan after Bithynia, Rome and Byzantine.²¹³

Historical background of Bursa and its surroundings went back to 5000 BC, and it had been an important center of many cultures from the very earliest times. However, the most effective event of Bursa was its conquest by Ottoman Principality at that time. Bursa became an economic, political, social and cultural focal point with the reconstruction activities began after conquest. As a subject of the plan, the management field includes urban and rural settlements symbolizing economic, political, social and cultural development of Bursa lasted for centuries after conquest. Cultural real properties showing the existence of previous generations in this specific land, their economic, social, cultural developments are the inheritance that has been entrusted, and they are the values which are impossible to put into place in the event they disappeared. It's expected for the following generations to protect and deliver these cultural values to next generations.²¹⁴

“At present, Bursa, as a metropolitan center in Turkey, is seeking methods for its sustainable development. A new planning team, working in cooperation with consultants from City Planning Departments of Turkish universities, is in the process of defining the aims of Bursa based on concepts such as sustainability, identity and citizen participation. Bursa, which has maintained its character as a scientific and cultural center madrasahs where the sultans

²¹³ Dostoglu, 2013

²¹⁴ Project team of Akan Architecture, 2013, p. 15

were educated, and as a dynamic commercial center with khans and bazaars carried its tangible and intangible cultural values to the present.”²¹⁵

Besides Bursa was the first capital city of the Ottoman Empire and a first Ottoman-Turkish city reconstructed by the Ottomans, it also expresses the institutionalization of the Ottoman Empire. Social structure, legal structure and economic structure existing previously in Anatolian life and Islamic culture came together in an appropriate political environment in Bursa and underlined the basis of a new and unique “state center-city”.²¹⁶

As a dynamic city, historical-cultural structures and areas of Bursa fully protected its originality and integrity, although its environments and surroundings were changed as a consequence of developments in next periods. Even after big fires and earthquakes; as the most important component of urban models, complexes continued their existences still in the present by means of roles they undertook since their establishment and with the neighborhoods developed around as a consequence of these parts. All historical structures, constituting Khans Region on the historical commercial axis began to develop at Orhan Gazi Complex and around, have continued their existence also today with their commercial functions by protecting their forms and fabrics.²¹⁷

Khans Region is determined as "MİA" (Central Business Space) in the Osmangazi Municipality Master Plan (Scale: 1/5000).²¹⁸ In planning notes number 2.1, Central Business Area is described as:

“The most important spatial element of Bursa is its urban identity and vision. This is the district where projects will be devised that unifies the area with the city, establishes its relationship with the historic environment, offers reassuring solutions to relations with environment and in the specified

²¹⁵ (Project team of Akan Architecture, 2013, p. 40)

²¹⁶ *Ibid.*

²¹⁷ *Ibid.*, p. 45

²¹⁸ *Ibid.*, p. 66

confines of the area and its connections, produces structuring policies, endorses the Bursa “World City” vision at convenient measures determining locations and compactness and vacancy rates. The may be commercial, social, and administrative facilities (private or public health, education, sports, social, and cultural facilities, prayer places, national and international conference-congress, seminar centers, fair, assembly and multi-purpose halls), touristic facilities, housing, technical infrastructure and other functions required by usage in the Central Business Area. Combustible, inflammable and explosive storage is prohibited. Manufacturing units that cause visual, noise or air pollution or health-threatening conditions are not permitted. Residential areas may be suggested to ensure sustainability of central business areas and provide optimum service for urban, social and technical infrastructure in the area at all hours during day and night.”²¹⁹

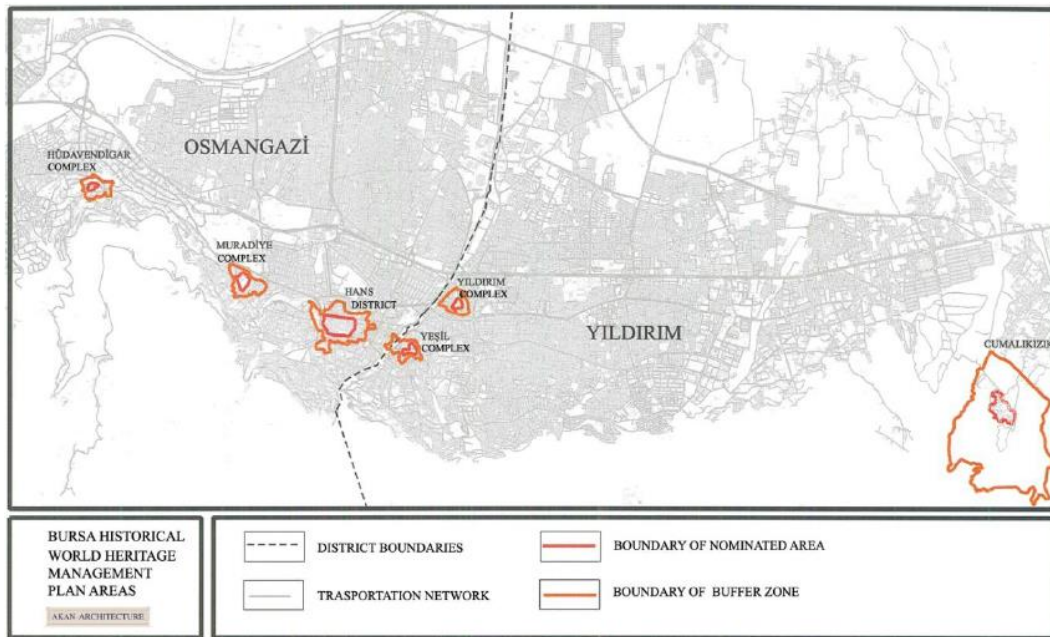


Figure 31: Boundaries of Bursa World Heritage Site Management²²⁰

Bursa is a candidate of "UNESCO World Heritage List" with its areas as Khans Area which has continued shopping culture also in the Republican Period with its original

²¹⁹ Project team of Akan Architecture, 2013, p. 66

²²⁰ *Ibid*, p. 22

structures; and Cumalıkızık Village protects the lifestyle with its old texture and Sultan Complexes established by first Ottoman Sultans in the strategic places of the city.²²¹

Bursa is one of the most important metropolis with its population of over two and a half million; it is the fourth biggest urban center in Turkey Bursa has an important cultural heritage as being the first capital city of the Ottoman Empire and its history from the 2nd century BC, as well as; it has been one of the most significant industrial centers of the country. In addition, Bursa has importance with great natural wealth and Uludağ and became famous as "Green Bursa". All values extant today have importance to the identity and presence of the city in addition to being a historical document. Places, which are candidate to world heritage list, are the surviving values located in Bursa city center with their historical and cultural heritages.²²²

²²¹ Dostoğlu, 2013

²²² For further information about historical, cultural and spatial evolution of Bursa; please refer to Appendix B.

5.3. Comparison of Doğanbey Project with other urban renewal projects in Bursa

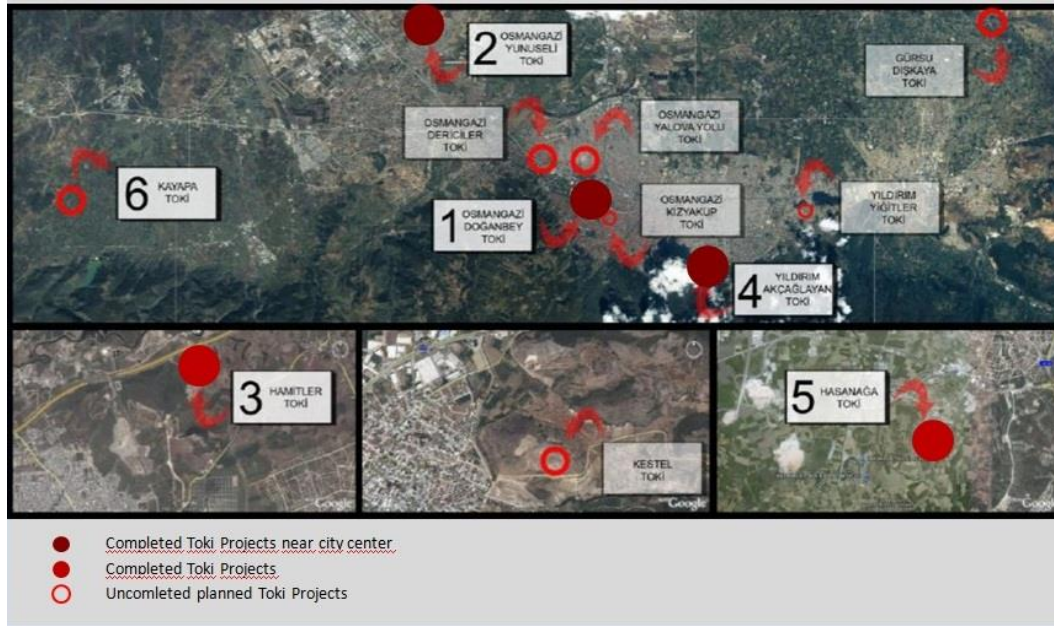


Figure 32: TOKİ Housing Developments in Bursa.²²³

TOKİ (Housing Development Administration of Turkey) conducted other public housing projects in Bursa apart from Doğanbey Urban Renewal Project. For instance; Kayapa, Hasanağa, Kestel, Hamitler TOKİ Projects; Yiğitler and Akçağlayan are the TOKİ Projects in Yıldırım; Dışkaya TOKİ Project in Gürsu; Yunuseli, Yalova Road, Kızıyakup, Dericiler, Doğanbey are the TOKİ housing project in Osmangazi district.

However, in the scope of this study, only Doğanbey Urban Renewal Project, realized by TOKİ as a formal institution of the state, will be examined. Doğanbey Urban Renewal Project has some features separating this project from the other renewal projects in Bursa. Doğanbey Urban Renewal project is located close to Khans Region, which is a historical commercial center of the city. In addition, high-rise buildings directly affect the skyline and the historical city identity of the urban center. It defaces the appearance of the city and exhibits an incompatible architecture with Khans Region and its environment. Doğanbey Urban Renewal project is a

²²³ TMMOB Bursa Chamber of Architects, 2012, p. 11

typical example, because it ignores social, environmental factors, city identity, city morphology and urban historical heritage which are essential for sustainable urbanization. Especially in the manner of city skyline, it damages the Uludağ landscape dominating to entire city and urban planning built respectfully to human scale. For this reason, Doğanbey Urban Renewal project effects both natural and human made city characteristics and damages the city characteristic.



Figure 33: Doğanbey Urban Renewal project and Great Mosque.²²⁴

Doğanbey Urban Renewal Project was blamed of destructing the skyline of Bursa. This project has been the subject of many debates due to its closeness to the historic commercial core. The region, which is located about 100 meters away from Fomara Square, stretches along the Haşim İşcan Street and Fevzi Çakmak Street. This region is also located near many central regions of Bursa such as "Central Garage" which is also known as the City Square Shopping Mall, Çatalfırın, Heykel and Altıparmak.²²⁵

²²⁴ Celalettin Güneş. Image. Retrieved November 14, 2012 from:
<http://www.flickr.com/photos/cegunes/6020821409/sizes/l/in/photostream/>

²²⁵ Emlak Rotası, 2013



Figure 34: Location of Doğanbey Urban Renewal Project, Bursa.²²⁶

²²⁶ Ibid.

5.4. Evaluation of the project area before and after urban renewal

5.4.1. Doğanbey urban renewal area

Bursa Osmangazi Urban Renewal Protocol was signed between the Housing Development Administration of Turkey (TOKİ), Bursa Metropolitan Municipality and Osmangazi Municipality in December 28, 2006 and in the scope of this protocol 2729 housing units were constructed in 6 stages.



Figure 35: Project site and new site plan of Doğanbey Urban Renewal Project.²²⁷

Borders of the area which is seen at Figure 35 show the texture of project area before urban renewal. In the project area consisting of generally 1-2 storey detached buildings, it is seen that buildings are old and worn-out. Newly developing urban texture around the project area shows incongruity with the existing texture. This multi-storey construction holding commercial and service functions of the city center affects the skyline of the historical center negatively. Housing in the historical center and its around defining as central business area of the city according to super scaled plan decision has to comply with urban texture of the center.

²²⁷ Image. Retrieved November 14, 2012 from: http://www.osmangazi.bel.tr/toki/doganbey_kura.htm

5.4.2. Street pattern before demolition of the existing urban texture

Before the demolition of buildings in the city in the scope of the Doğanbey Urban Renewal Project, low-income residents were living here in 1-2 floors houses with gardens. Authorities demolished all of these buildings to rehabilitate the existing urban texture in the modernization process of Doğanbey.



Figure 36: Doğanbey Urban Renewal Project area before demolition.²²⁸



Figure 37: Doğanbey before demolition of buildings.²²⁹

²²⁸ Image. (2007, September 21). Retrieved March 14, 2014 from:
<http://www.haberler.com/doganbey-de-kentsel-donusum-projesi-hizla-haberi/>

²²⁹ Kaplanoğlu & Elbas, 2008, pp. 14-15



Figure 38: Doğanbey Urban Renewal Project area before demolition.²³⁰

5.4.3. Renewal area after demolition of the existing urban texture



Figure 39: Historical constructions located in Doğanbey; after demolition of buildings in the project area.²³¹

²³⁰ Pala, 2012

²³¹ Ersoy, Uzun, & Babacan, 2007, p. 15



Figure 40: Doğanbey after demolition of buildings in the project area.²³²



Figure 41: Demolishing process²³³

²³² Kaplanoğlu & Elbas, 2008, p. 17

²³³ Yener & Esen, 2011

5.4.4. Socio-economic and physical structure of the neighborhood in Doğanbey Urban Renewal area

Considering determination of socio-cultural and economic conditions of people living in the district, physical qualifications of renewal area and thoughts of residents about renewal project, previous studies which employed in-situ questionnaires²³⁴ to the Doğanbey residents were beneficial. Results of in-situ questionnaires taken by unpublished master thesis of Aslıhan Uyan (2008), from Gazi University Department of City and Regional Planning, are going to be analyzed within this part of the thesis. The results of those in-situ questionnaires are beneficial for being the first and most comprehensive interview done in the renewal project area. According to the in-situ questionnaires results, there are both different views for the project and there are some situations majority of people agree. Due to fact that project area is one of the oldest neighborhoods of Bursa city center, advantages related to living in the city center show that to live in this area is indispensable for majority of people.²³⁵

In the renewal of housing areas, it is important to provide resident to live in the same area in terms of social results of these projects. Another question related to social structure of the area has been addressed for education.

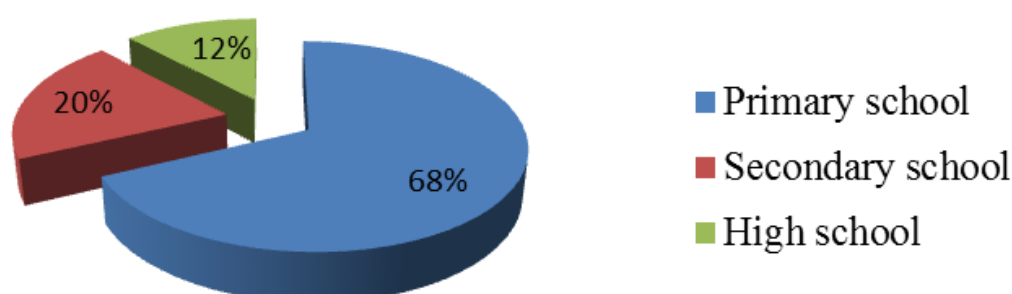


Figure 42: Chart showing the educational background of the residents of Doğanbey renewal area.²³⁶

²³⁴ Uyan, 2008

²³⁵ *Ibid*, p. 171

²³⁶ *Ibid*, p. 172

One of the characteristics of demolition areas renewed with the urban renewal projects is that group of people with low levels of education and low income are living in this area. On the other hand, these two data is not sufficient alone for the defining criteria of demolition area.

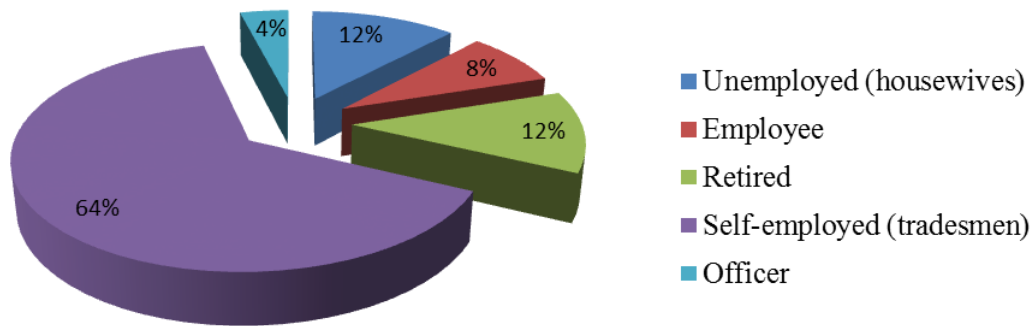


Figure 43: Chart showing occupational status of the residents of the renewal area.²³⁷

As can be seen from the chart analysis; there were no people graduated from university among the interviewees. Residents, people family of whom is living in this area, university degree people stated that they prefer to live in better neighborhoods after they got married. Result obtained through interviews is that 68% of resident of this area are primary school graduate. Considering the age average of residents, although the interviewees were middle aged and above, it was mentioned that there was especially a young population in this area.

²³⁷ Uyan, 2008, p. 173

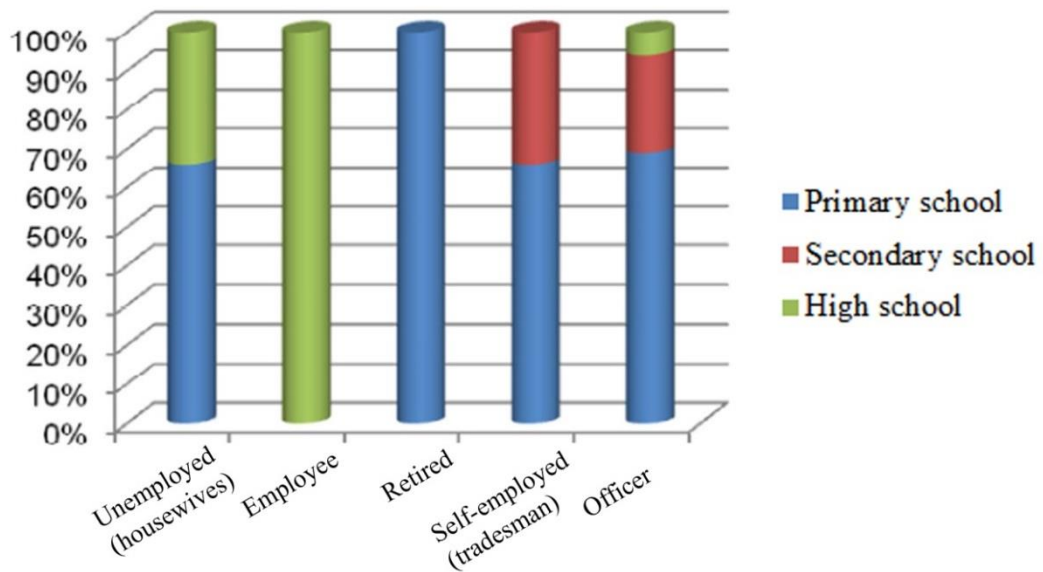


Figure 44: Occupational groups/ educational status relationship.²³⁸

In interviews, questions related to physical structure of the neighborhood and houses were addressed to residents. By these questions, it was also aimed to understand satisfactions/dissatisfactions related to neighborhood and houses. With the answers of the residents related to life quality, it was aimed to analyze what extent urban renewal project overlaps its purposes. In the project area consisting of close neighborhoods surrounding historical city center of Bursa, how long the residents have been living in this area is important in terms of social problems to be occurred after renewal. This is also important to recognize the damages to be occurred in the social structure of the residents as a result of handover process.

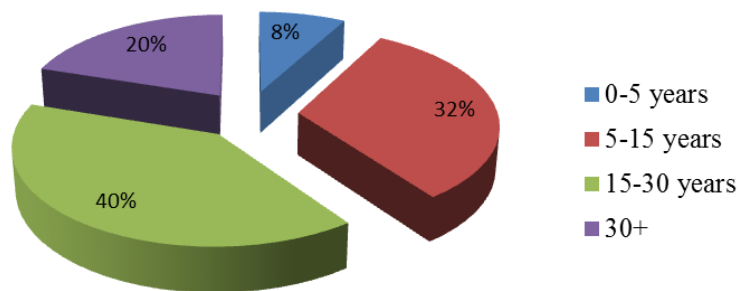


Figure 45: Chart showing the residing time of local residents in the Doğanbey neighborhood.²³⁹

²³⁸ *Ibid*, p. 174

After exposing the preferences of neighborhood and houses, another determinant factor is the satisfaction or dissatisfaction related to neighborhood and house. On this subject, it was observed that answers taken from the questions addressed to residents meet on a similar point to provide better conditions both for houses and neighborhood.

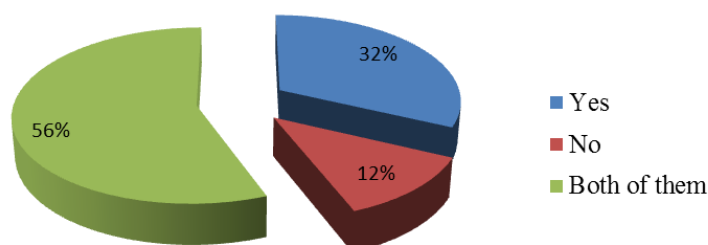


Figure 46: Chart showing the residents' gratification with their neighborhood Doğanbey.²⁴⁰

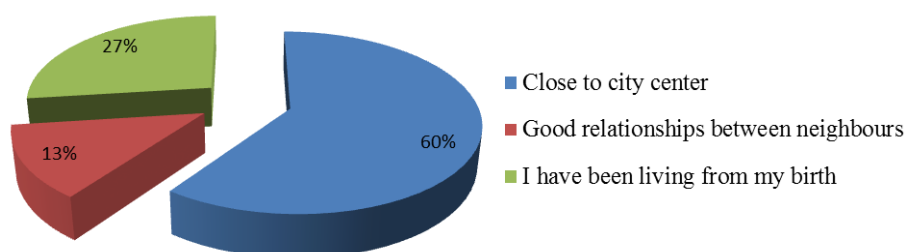


Figure 47: Chart showing the reasons for residents' gratification with their neighborhood Doğanbey.²⁴¹

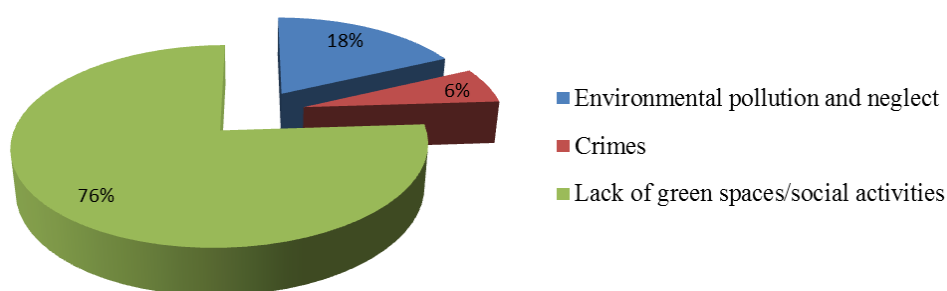


Figure 48: Chart showing the reasons for residents' dissatisfaction with their neighborhood Doğanbey.²⁴²

²³⁹ *Ibid*, p. 184

²⁴⁰ *Ibid*, p. 187

²⁴¹ *Ibid*, p. 187

The rate of people satisfied with the neighborhood they live in is 32% and the rate of unsatisfied is 12%. People, who answered both of them is 56% according to the negative characteristics despite they generally satisfied, correspond more than half of the interviews. In the rate of 32% people satisfied with their neighborhood, beside 60% of them emphasizing the ease of both transportation and shopping possibilities as a result of closeness to the city center, people giving importance to neighborhood relationships is 13%. Rate of people, who says that they are accustomed to be living in the same neighborhood from their birth and they do not want to change their neighborhood, is 27%. Between the reasons of 13% people who are not satisfied with the neighborhood despite the positive characteristics, lack of green spaces corresponds 76%. According to the results of meetings; lack of places such as parks and play grounds which are especially designed for children, cause one of the important problems for the old and unplanned developed place of the center. Beside the 6% of people stating that they experienced safety problems due to criminal elements in neighborhood, rate of people stating that environment is polluted and neglected and there is especially the garbage problem is %18. According to these results, although both 56% and 12% people stating the negative characteristics of the neighborhood, answer given to the question related to demand of changing the neighborhood is "I will not change my neighborhood" at the rate of 88%. This result related to the rate of people demanding to live in the same neighborhood however they have better economic and social conditions is directly proportional with the habits of residents undergoing for many years. Although it comes from the need to improve physical conditions, it shows that the possibility of handover process occurred in urban collapse areas due to abandonment of property owners is very few. As a result of property owners in these areas leave their houses to lower income groups in order to live in better cities in accordance with their income status, urban collapse areas witness to the accelerating problems of becoming old due to insufficient commitment of the new residents to neighborhood and houses. However; residents whose economic status not exceeding the middle income and who are seen difficult to have better incomes as a result of their social structures, prevent the development in the Doğanbey project area.

²⁴² *Ibid.*

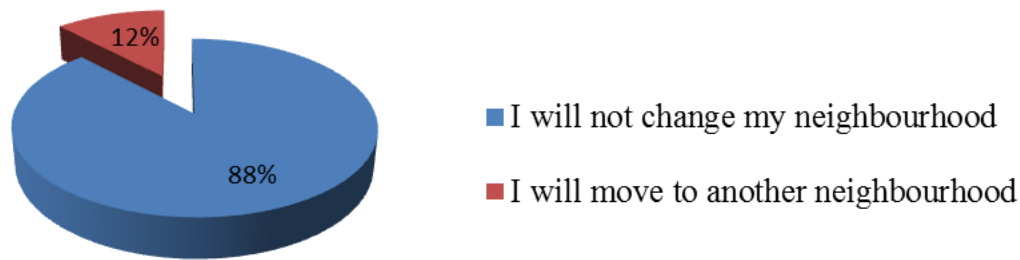


Figure 49: Chart showing the percentage of residents who prefer changing their neighborhood if the new place has better conditions.²⁴³

Considering relation between property status of neighborhood and request to change neighborhood, it is seen that there is nobody among property owner requesting to change his/her neighborhood. Commitment of 12% residing without paying rent and consisting of tenant to their neighborhood is not as strong as the property owners.

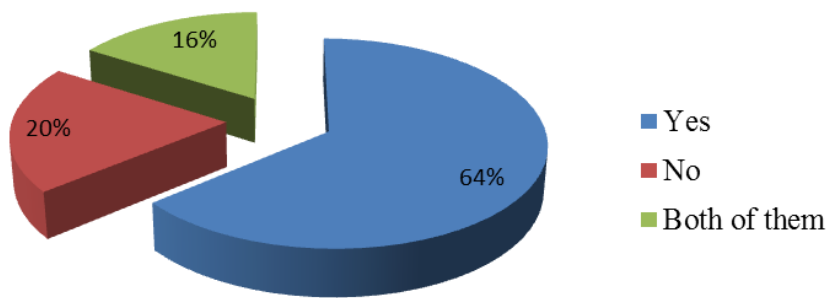


Figure 50: Chart showing the residents' gratification with their housing unit before renewal of Doğanbey.²⁴⁴

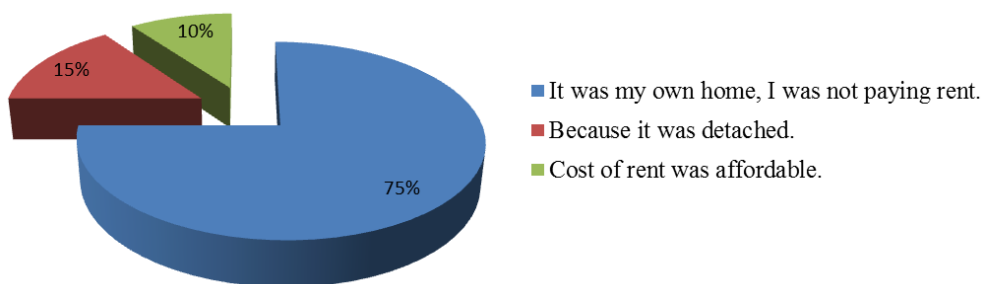


Figure 51: Chart showing the reason for residents' gratification with their housing unit before renewal of Doğanbey.²⁴⁵

²⁴³ *Ibid*, p. 188

²⁴⁴ *Ibid*, p. 190

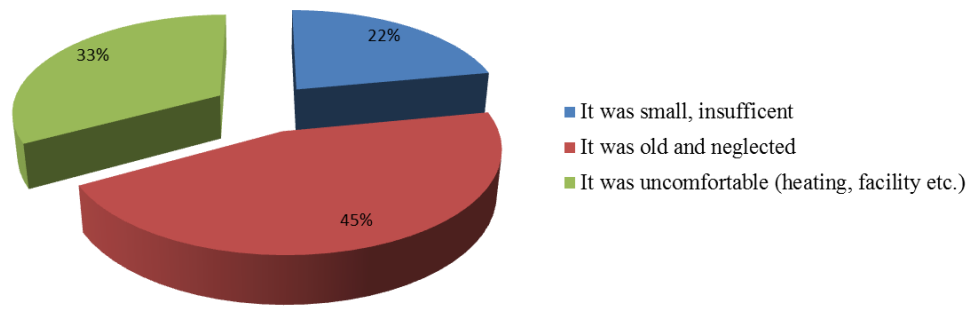


Figure 52: Chart showing the reason for residents' dissatisfaction with their housing unit before renewal of Doğanbey.²⁴⁶

Another decisive factor for people satisfied with their houses is the detached housing at the rate of 15%. Besides this habit arising from living in detached houses for many years, criteria for the tenants to satisfy with their houses can be explained as payable rental costs at the rate of 10%.

Renewal project has been initiated for the reason that old housing area in the city center cannot be renewed unless it is demolished and rebuilt. Interview results confirming this reason can be read from the answers of people unsatisfied with their houses. For %36 of people stating they are not satisfied with their houses they live in, rate is %45 for people stating prior reason for not to satisfy their home is old and neglected houses. People saying that house is insufficient because of number of rooms and size of the house correspond to %22, people saying their houses are not comfortable for heating problems and facility problems correspond to 33%.

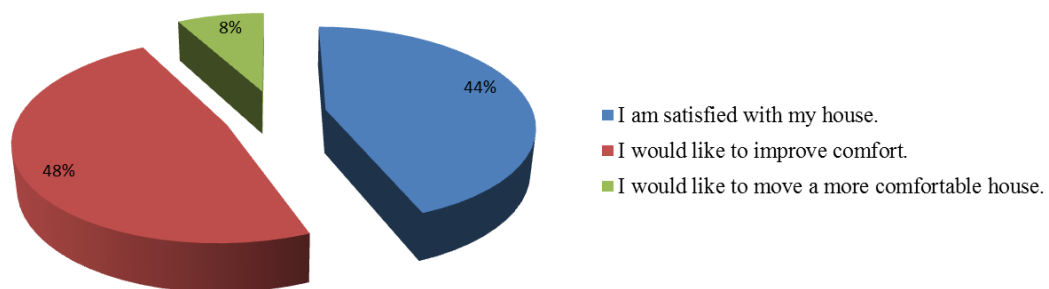


Figure 53: Chart showing residents' responses about changing their house.²⁴⁷

²⁴⁵ *Ibid.*

²⁴⁶ *Ibid.*

In addition to various positive and negative feedbacks related to houses, subject on whom residents are in agreement with the rate of 92% is that preferred housing type is detached houses. It was observed that prior to project there were people living in the apartment preferring to live in detached house or a house with a garden. After renewal, difficulties on getting accustomed to this new life style for residents to be lived in houses as apartments may cause them to abandon their neighborhood whether they do not want. Preferring to live in lower quality detached house with the income they obtained by renting their houses may initiate the obligatory handover process.

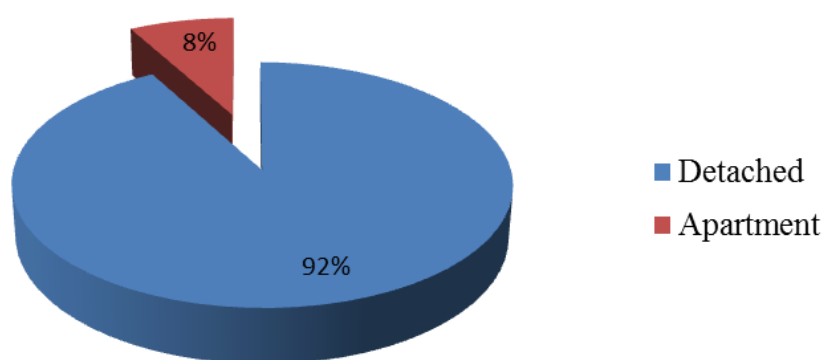


Figure 54: Chart showing the residents' preferences about the type of housing to live in after renewal of Doğanbey.²⁴⁸

Ideas related to the problems of the neighborhood, and then about life quality and how a livable neighborhood and housing should be were asked to residents living in neighborhoods, where Doğanbey Urban Renewal Project is applied. Collected answers point out life quality is low in their neighborhoods and houses, while this situation matches with physical structures of urban depression areas that require renewal.

²⁴⁷ *Ibid*, p. 191

²⁴⁸ *Ibid*, p. 191

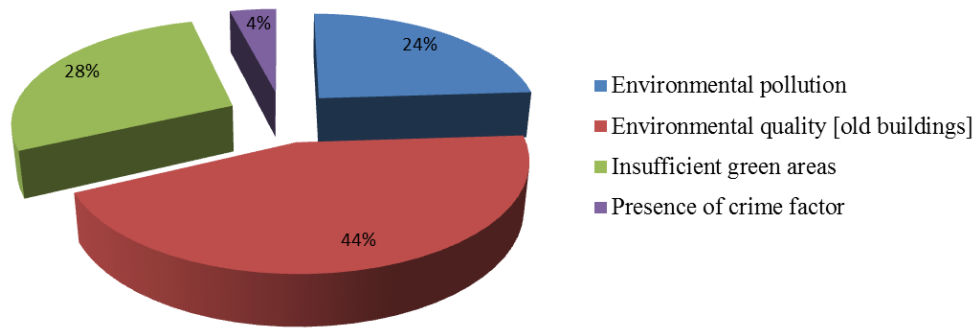


Figure 55: Chart showing neighborhood's crucial problems.²⁴⁹

It can be seen that the answers given related to the problems of the neighborhood match with results originating from previous questions. The biggest problem defined by neighborhood residents is low environmental quality, meaning oldness of the buildings, with 44% rate. It can be perceived that they support renewal project as they are not happy with the houses they live in and wish to live in new, well-kept and comfortable houses. It is not surprising that the answers towards insufficient green areas are equal to a rate of 28%. Insufficiency of green areas, which constitutes 76% within among neighborhood dissatisfaction rates, is one of the problems that should be solved for the project field after the renewal. While the part seeing environmental pollution as the biggest problem of the neighborhood is 24%, the rate putting the presence of crime factor at top of the list is 4%. Increase of crime factors, which is one of the main problems of urban depression areas, has shown in talks made for Doğanbey Project that there has not been crime factor rate that can be solved with urban renewal only.

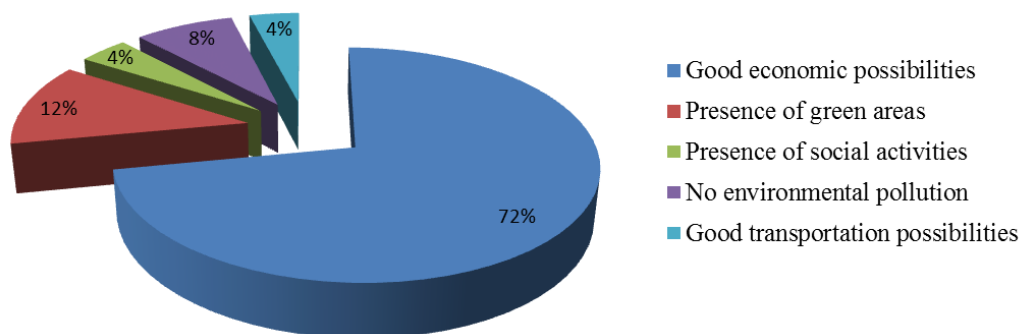


Figure 56: Chart showing residents' expectations about having better life quality.²⁵⁰

²⁴⁹ *Ibid*, p. 192

The rate of neighborhood residents attributing life quality to economic conditions within the total rate according to survey data is 72%. Compared to other views showing close rates to each other towards life quality, the presence of green areas is 12%, presence of social activities is 4%, no environmental pollution is 8% and good transportation possibilities are 4%. In urban renewal projects targeting to increase life quality in depression areas, generally the creation of healthier housing and environment in physical means is attributed with life quality. However, the talks have put forward that economic conditions are the first thing coming to minds of neighborhood residents in renewal areas. This situation shows that depression area renewal processes should include economic condition improving targets of people. When neighborhood residents are asked about what they expect from a livable neighborhood, 36% of the people state that they want to live in a neighborhood close to city center and without any transportation problems. This result is explained with the positive effect of other possibilities provided by center on neighborhood residents. In addition to transportation possibilities, closeness to health and shopping facilities are shown among the other advantages of the center. The rate of people emphasizing the importance of green areas in livable neighborhood sense is 20% directly proportional with previous answers towards green areas. The rate of people considering no environmental pollution as a priority for a more livable neighborhood is 16%, while the rate of those emphasizing social activities and safety is 8% and the rate of residents laying importance on infrastructure problems is 12%. These results put forward that a more livable environment will be created upon neighborhood residents' ideas after urban renewal project.

²⁵⁰ *Ibid*, p. 193

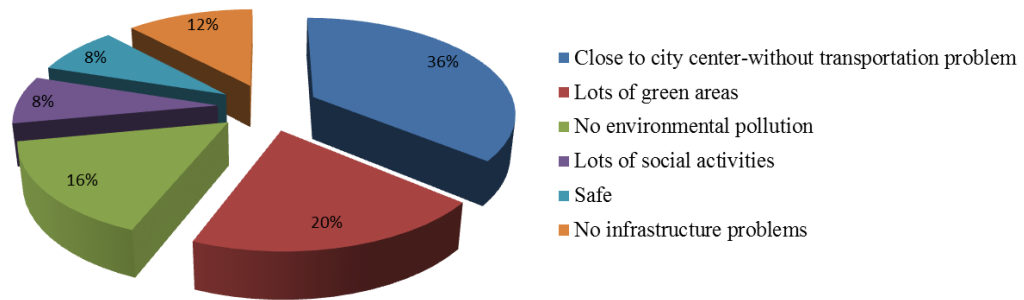


Figure 57: Chart showing residents' expectations for living in a more livable neighborhood.²⁵¹

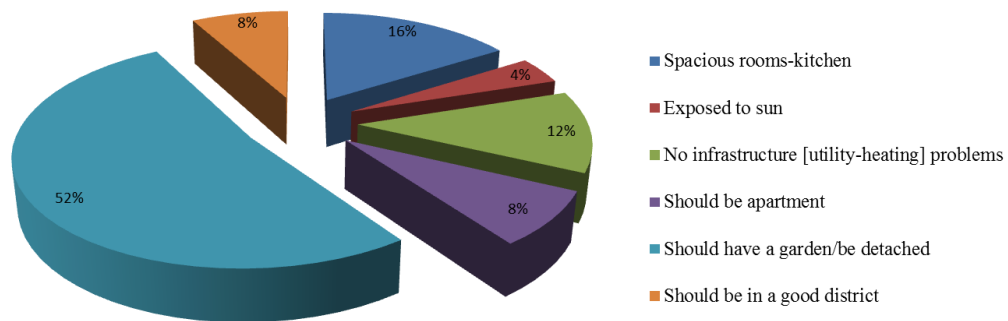


Figure 58: Chart showing residents' expectations for living in a more livable housing unit.²⁵²

It is very natural that the rate of people explaining sense of livable house with an apartment house is 100% in an area, where there will be apartment structuring after renewal process. Among neighborhood residents stating detached house as livable, the rate of people satisfied from the project is 62% while the rate of unsatisfied people is 38%. At this point, it wo not be wrong to say that the satisfaction towards the project matches with other qualities of the project. Even though neighborhood residents prefer detached houses, their satisfaction from the project shows that they prefer comfortable houses even if housing type changes.

Expectation for more livable house of neighborhood residents that will have more spacious houses compared to their existing houses shall be met after the renewal

²⁵¹ *Ibid*, p. 194

²⁵² *Ibid*, p. 195

project. As there will be more comfortable houses without infrastructure problems and a healthier living environment after urban renewal, the chance of renewal project to meet the expectation of neighborhood residents towards more livable houses will increase as well. However, habit of living in detached houses, which has been continuing for years, will be out of the picture after renewal project. Thus, even though the rate of people that are satisfied with the project is high among those preferring detached house, it is possible that renewal may have negative effect on social structures of neighborhood residents.

Questions asked to neighborhood residents towards their expectation from a livable neighborhood and house after the urban renewal project have put forward that they are content with the method of renewal aside from preferring their detached houses. Neighborhood residents thinking of social reinforcements and green areas of the neighborhood as insufficient stated their satisfaction due to living in a comfortable house and a healthy environment after renewal. Even though economic factors are in the first place in the sense of urban life quality, it is put forward with the answers given to questions related with renewal method that they are happy with the method.

Chamber of Civil Engineers, Chamber of Architects and Chamber of City Planners Bursa Branches have been announced their common opinions related to Doğanbey Urban Renewal Project through a public press release. The press release begins by defining the concept of urban renewal. Consequently, urban renewal is expressed as the whole of actions and strategies implemented directly to the improvement of economic, social, physical and environmental conditions of deteriorated and collapsed urban areas with comprehensive and integrated approaches. However, it is stated that ‘Urban Renewal’ concept was transformed to the approach ‘demolish the existing, and built more’.²⁵³

“By the Doğanbey urban renewal, it was distinctly understood that; planning works, which are merely intended to get unearned income, have become cases limiting the urban living in the long-term rather than increasing the life comfort of the citizens. The blending of approach, focusing on completely return-oriented with the

²⁵³ TMMOB Mimarlar Odası Bursa Şubesi, 2011

extraordinary authorities of Housing Development Administration of Turkey (TOKİ) stabbed the concrete blocks, without any characteristics in the concept of architecture, to the heart of Bursa as a dagger.”²⁵⁴

According to the statements of academic chambers related to renewal project; in implementation process density of the structure in the region was increased significantly without any urban analysis and planning works. However, according to the claims of academic chambers the requirement of infrastructure which would meet the increase of density was not taken into consideration. The completed form of the project did not match with the three dimensional visuals of the project that was shared with the public during demolition works.



Figure 59: Common press release of Chamber of Civil Engineers, Chamber of Architects and Chamber of City Planners of Bursa related to the Doğanbey Urban Renewal Project.²⁵⁵

²⁵⁴ *Ibid.*

²⁵⁵ *Ibid.*

At the meeting, it was stated that Doğanbey project was implemented on the contrary to historical texture of Bursa, the missing parts of the project and the future of the project were also discussed. It was also mentioned that with the completion of housing in the region with 75 -100 people per decare, 800 people will begin to live, and this will bring some problems as infrastructure, traffic and transportation. Previous chairman of the Chamber of Architects Nizamettin Kaya reminded the good relationships of the residents in Doğanbey before the project. He said: "There were good neighbor relations in the past here. However, these high-rise buildings to be made will kill neighborhood. People will not recognize each other."²⁵⁶

Academic chambers expressed that income-oriented planning approach was based on settling the most people to this region. However; instead of this approach, it is stated that renewal projects should be prepared on behalf of creating a sample area with architecture and its special features, transportation analysis and social facilities. Additionally, it was mentioned that required infrastructure planning as parking and sewage for the increasing population and future population was insufficient; consequently infrastructure costs will increase and cause irreversible troubles in long-term.

Bursa Metropolitan Mayor Advisor Semih Pala, who was a guest of Pala, gave information about Doğanbey neighborhood in a TV program. Pala said Doğanbey Urban Renewal Project is one of the biggest projects of Bursa and Turkey and stated that a new attractive area has been created in the region and the value of it increases day by day.²⁵⁷ Pala, who mentioned Bursa is a world city and one of the most important cities of Turkey, said that:

"Bursa is a city coming from the history. It has thousands of years of history and cultural heritage. Bursa is a natural, industrial and cultural city. As making works to be an example to all Turkey, Bursa had extensive migration in the development

²⁵⁶ (Olay Gazetesi, 2010)

²⁵⁷ "Different Views" program of Olay TV broadcasted on August 30, 2012.

process. There was a rapid and intensive increase in population. There were many precautions taken, but they were insufficient.”²⁵⁸

Pala, who mentioned high-rise buildings are the fresh looks of modern cities, said that Bursa plain has disappeared as a result of horizontal growth of the metropolis. He defended that Doğanbey is the most central area of Bursa; and creation of new faces are essential for Bursa with high and multi-storey buildings as Doğanbey.

"If plans were thought as high structuring as Doğanbey previously, our fertile plain would not be disappeared. Because of the horizontal growth of our city, the plain was disappeared. Bursa is required to grow vertically with high-rise buildings. Against population growth, the current structure of the territories should be managed properly.”²⁵⁹

All of the residential blocks of Doğanbey Urban Renewal Project have thermal insulation system and heating is provided by natural gas heating system which prevents environmental pollution. When it is considered that old houses were heated generally with stove system in the past, it can be said heating these new houses with the natural gas system provides an improvement both for the environment and human health. Moreover, according to fire regulations, there are fire halls and two fire escapes in each block. And there are also fire sensors covering each residence in blocks.

Considering the year of 2020 as a target, Bursa Environmental Master Plan (Scale: 1/100.000) aims to create a sustainable and livable environment; to conserve agricultural, touristic and historical identity, to provide healthy development and growth objectives in accordance with the planning principles determined in accordance with sectorial improvement targets in the scope of Turkey’s development policy.²⁶⁰ According to Plan Decisions and Implementation Terms, in Central Planning District:

²⁵⁸ Pala, 2012

²⁵⁹ *Ibid.*

²⁶⁰ (Bursa Büyükşehir Belediyesi, 2013, p. 1)

- According to 6.1.1.5.2 numbered decision; "The conservation, rehabilitation and restoration of the historical center located in the central planning district is essential."²⁶¹
- According to 6.1.1.5.4.numbered decision; "The density of the Central Planning District should not be increased, and rehabilitation is essential."²⁶²
- According to 6.1.1.5.5 numbered decision; "Decentralization of the urban center is essential."²⁶³

In his speech, Bursa Metropolitan Mayor Recep Altepe clarified the heights of floors which cause discussions in public from time to time. Altepe reminded that the decision of the highly structured plan was approved in June 1991 and got into practice. He emphasized that region density in these plans prepared at that time was foreseen 800 person/ha, and this density was reduced to 600 person/ha in Doğanbey Urban Renewal Project.²⁶⁴ Altepe said that high rise buildings on the main street in the region were built in the scope of Central Business Area (MİA) plan and continued to his speech as:

"This plan which foreseen high-rise buildings could only be implemented in the region parallel to the main arterial road. Plan could not be implemented in the inner parts of the region due to having large number of shareholders and less income in interiors, this area was remained as slum area for many years."²⁶⁵

The high-rise structures in the urban center are a controversial issue; Altepe indicates that there is a misinformation about Doğanbey Urban Renewal Project by saying:

²⁶¹ *Ibid*, p. 22

²⁶² *Ibid*.

²⁶³ *Ibid*.

²⁶⁴ TOKİ Haber, 2012

²⁶⁵ *Ibid*.

"The plans and practices related to Doğanbey were not prepared in our period. These projects and plans were old. They were approved in 1991 to be included in the Central Business Area (MİA) plans. Exterior buildings were built before. Interior regions had become uninhabitable and the region had been abandoned. These practices were performed with the participation of citizens of this neighborhood. The implementation of this plan was made with 99% support of the people living in this district. It was performed with their demands. If Doğanbey citizens have any demand on this issue, these subjects could be reconsidered again. As I said before, it is not our personal issue. It is about the city. By the time performing anything related to the city, it is required to take decisions with the citizens. These are not the plans of this period. Those areas can be changed, but they had been changed 22 years ago. We did not make any plan changes in Bursa. We did not prepare a new plan."²⁶⁶

Nevertheless, in Doğanbey Urban Renewal area, the density decision belonging to central business areas located in 1/25000 scaled Master Plan was increased approximately ten times as increasing from 75-100 people/ha to 800 people/ha regarding the change of the Master Plan. Moreover, increasing the commercial density causes pressure on the historical texture in the region, which is supposed to be conserved. This makes it impossible to carry out the decisions of historical center rehabilitation and decentralization of trade areas stated in 1/100.000 scaled Environmental Master Plan Principles; on contrary it brings new urban problems. It is stated that these types of projects, offering withdrawn solutions and dealt only in parcel scales without upper scaled plan works, do not provide effective solutions for city and even creates extra problems with the current infrastructure of the city. On the contrary; uniform structures, put forward on behalf of renewal, destroy the historic urban identity.²⁶⁷

"Bursa has much more potential than the country average; since it is the fourth biggest city of Turkey in the context of socio-economic and cultural specialties. Destroying this beautiful city, which have such great potential with its history,

²⁶⁶ Bursa Hakimiyet Gazetesi, 2014

²⁶⁷ TMMOB Mimarlar Odası Bursa Şubesi, 2011

culture, trade, agriculture, tourism and industry, with misapplications as Doğanbey; and hypothecating the future of the city for economic benefits, by neglecting the urban texture should not be the right of anyone. Doğanbey as the negative model of urban renewal should be considered in other renewal projects planned in different regions of the metropolis, and the shift of urban renewal to urban fragmentation should be avoided.”²⁶⁸

Even though living in apartment type houses does not harm neighbor relations, the lifestyle that is going to be changed in apartment type houses will make it hard for neighborhood residents to get used to their neighborhoods and houses after the renewal process. Similar projects in Turkey example show that this condition directs neighborhood residents to leave their houses. When economic advantages and change of lifestyle are compared, the results are open to discussion.

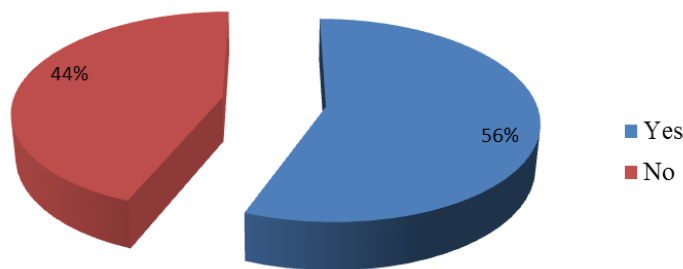


Figure 60: Chart showing the percentage of residents' gratification with the Doğanbey Urban Renewal Project.²⁶⁹

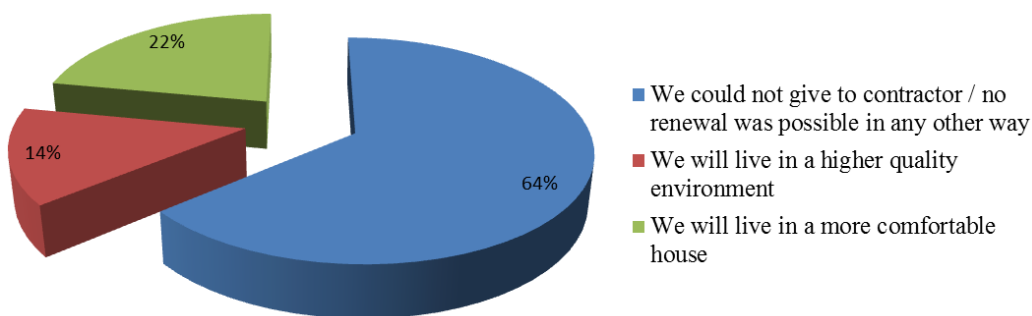


Figure 61: Chart showing the reasons of residents' gratification with the Doğanbey Urban Renewal Project.²⁷⁰

²⁶⁸ *Ibid.*

²⁶⁹ Uyan, 2008, p. 200

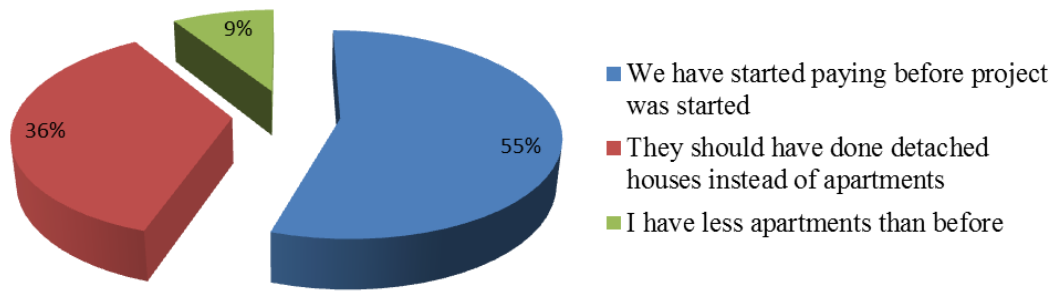


Figure 62: Chart showing the reasons of residents' dissatisfaction with the Doğanbey Urban Renewal Project.²⁷¹

5.4.5. Analysis of land ownership

According to the interviews which has been made in the neighborhood shows that; 72% of the residents are the property owners, where 24% of the residents are tenants.

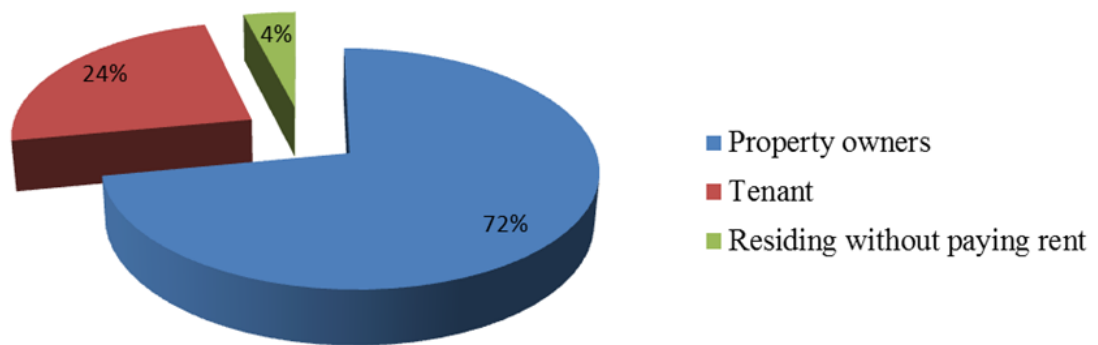


Figure 63: Chart showing the property status of the residents living in the Doğanbey Urban Renewal area.²⁷²

²⁷⁰ *Ibid.*

²⁷¹ *Ibid.*

²⁷² Uyan, 2008, p. 181

Table 2: Ownership analysis of Doğanbey²⁷³

Ownership (m²)	Number of People	Ratio (%)	Area (m²)	Ratio (%)
0-25	402	21,73	6,248	4,43
25-50	478	25,84	17,597	12,47
50-100	548	29,62	39,217	27,79
100 - 150	226	12,22	27,388	19,41
150-200	95	5,14	16,319	11,56
200+	101	5,46	34,368	24,35
Total	1850	100,00	141,137	100,00

Table 3: New residence deserved according to landownership²⁷⁴

Ownership (m²)	Housing type (m²)
Up to 50	75
50 - 75	112,5
75 - 100	150
100+	Repeated at the same rate

²⁷³ Yener & Esen, 2011

²⁷⁴ *Ibid.*

It is beside the point that any disintegration from the obtained houses in each sizes can arise for the right owner, who are going to obtain houses according to the size of parcels. It is planned to build totally 2479 housing units in the area after the urban renewal project.

Table 4: Total construction area according to number of residential units²⁷⁵

Size of New Dwelling (m ²)	Number Required	Total Construction (m ²)
75	940	70,50
112,5	684	76,95
150	855	128,25
Total	2479	275,70

As can be seen from Table 4; all three sizes of houses will be located in different types of buildings. Types of different housing units will be examined in following parts of this study.

²⁷⁵ *Ibid.*

Table 5: Summary of number of dwellings deserved according to land ownership of all shareholders²⁷⁶

Land Ownership (m ²)	Number of Stakeholders	Housing type (m ²)	Number of Dwellings Deserved	Total Number of Units
05-50	880	75	1	880
50-75	285	112.5	1	285
75-100	214	150	1	214
100-175	298	150 + 112.5	2	596
175-200	40	2 x 150	2	80
200-275	67	2 x (150 + 112.5)	3	201
275-300	10	3 x 150	3	30
300-375	11	3 x (150 + 112.5)	4	44
375-400	2	4 x 150	4	8
400-475	3	4 x (150 + 112.5)	5	15
475-500	3	5 x 150	5	15
500-575	4	5 x (150 + 112.5)	6	24
575-600	1	6*150	6	6
600-675	2	6 x (150 + 112.5)	7	14
675-700	1	7*150	7	7
700-775	1	7 x (150 + 112.5)	8	8
900-975	1	9 x (150 + 112.5)	10	10
Total numbers of units				2437

²⁷⁶ *Ibid.*

5.4.6. Initial design of Doğanbey Urban Renewal Project

As can be seen from the following 3D visuals of the project; initial design that had been declared as a site plan and settlement of new buildings after renewal is not the same project held at the end on urban renewal.

As far as it can be understood from these 3D visuals and site plan of the initial design; it is designed in a manner which is more in a human scale. Although it was designed as constituting thirteen storey towers and three storey housing units; spaces between building blocks are larger than the final constructed result of the Doğanbey Urban Renewal Project.



Figure 64: Site plan of the initial design of Doğanbey Urban Renewal Project.²⁷⁷

²⁷⁷ Özdeş, 2009



Figure 65: Renderings from the initial design prepared for the renewal project²⁷⁸



Figure 66: Doğanbey Urban Renewal Project 3D image of initial design²⁷⁹

²⁷⁸ *Ibid.*

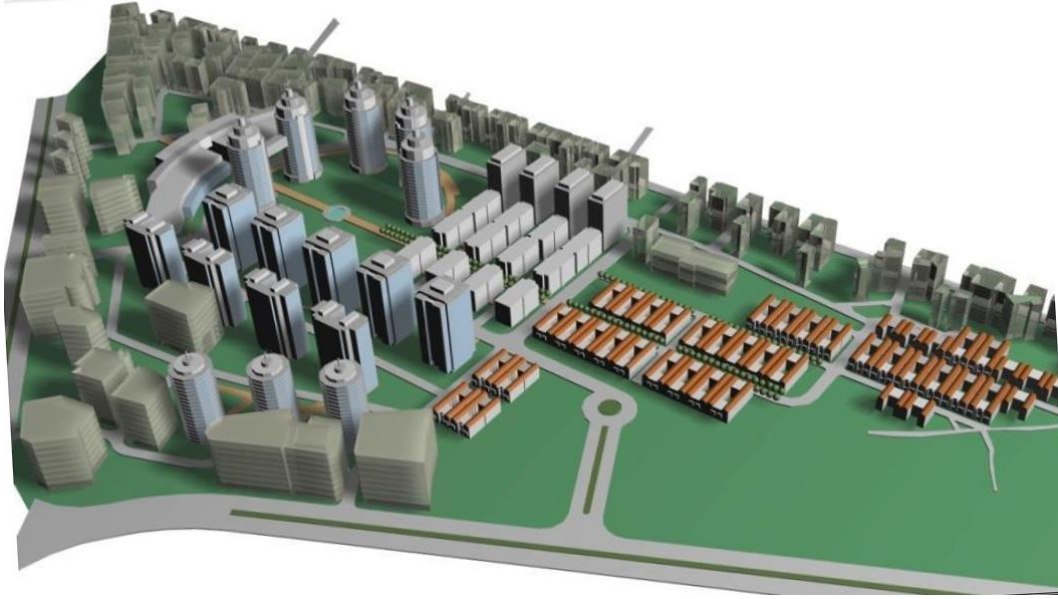


Figure 67: 3D image of the site plan of initial design prepared for Doğanbey Urban Renewal Project²⁸⁰

5.4.7. Construction process of Doğanbey Urban Renewal Project

Directed to urban design with change of construction plan, construction areas belonging to urban functions will be calculated without exceeding the 3.5 floor area ratio value accepted in the planning studies made before the project. Accordingly, in the region having 145.000 meter square construction areas before the project, housing after renewal is planned to create 505.000 meter square total construction area. 398.000 meter square of total construction area is divided for housing area and the remaining 107.000 meter square is divided to be the commercial area property of which will belong to Housing Development Administration of Turkey (TOKİ) after renewal. Besides housing and commercial areas, totally 20.000 meter square social service areas is remained for renewal area. Social areas apart from an existing elementary school in the area will be carried out by repairing the registered buildings.²⁸¹

²⁷⁹ TMMOB Mimarlar Odası Bursa Şubesi, 2011

²⁸⁰ Özdeş, 2009

²⁸¹ Uyan, 2008, p. 170



Figure 68: Site Plan of Doğanbey Urban Renewal Project.²⁸²



Figure 69: 3D visuals of Doğanbey Urban Renewal Project.²⁸³

²⁸² ER&YIL Emlak, 2012

²⁸³ Yener & Esen, 2011



Figure 70: 3D visuals of Doğanbey Urban Renewal Project, Bursa.²⁸⁴



Figure 71: Doğanbey Urban Renewal Project, construction process.²⁸⁵



Figure 72: Doğanbey Urban Renewal Project, construction process.²⁸⁶

²⁸⁴ Image. Retrieved March 14, 2014 from: <http://www.doganbeytokibursa.com/gorseller>

²⁸⁵ Yener & Esen, 2011

²⁸⁶ *Ibid.*



Figure 73: Doğanbey Urban Renewal Project, Bursa²⁸⁷

5.4.8. Different housing typologies after renewal

Doğanbey Urban Renewal Project consists of four different types of building blocks with housing units of different specialties.

In the blocks called Type A, there are 412 units in 70 blocks consisting of 2 stages. Blocks with terrace floor; consist of 6 residences with basement floor, ground floor and three floors above them. Blocks without terrace floor; consist of five units in basement floor, ground floor and two floors above them. Almost all the flats in Blocks A; there are 75 square meters in size and flats consists of two bedrooms and a living room (2+1). Nevertheless, there are also 112 square meters residences on terrace floors; consists of three bedrooms and a living room (3+1). Residences located in the corners are double-frontiers; and all their rooms except the bathroom and toilets are outward facing. Residences located between two other flats; while the kitchen and living room are outward facing, and the other two rooms are facing to the 108 square meters courtyard located between blocks. There are garages belonging to apartments in parcels for each block. On the other hand, absence of

²⁸⁷ Emlak Rotası, 2013

elevator in these blocks creates major problems, particularly for elderly people and disabled residents.²⁸⁸



Figure 74: Doğanbey Urban Renewal Project, Block A floor plan²⁸⁹



Figure 75: Doğanbey Urban Renewal Project, Block A terrace floor plan²⁹⁰

B Blocks; there are 744 residences in 9 similar blocks. Each block consists of 23 floors. There are 86 flats in the form of 3+1 (three rooms and a living room) with

²⁸⁸ ER&YIL Emlak, 2012

²⁸⁹ *Ibid.*

²⁹⁰ *Ibid.*

different sizes in each block. Up to the 19th floor, there are four rooms consist of 112 square meters two flats and 149,90 square meters two flats on each floor. There are three residences on the 20th floor; two flats of 112 square meters and a residence of 149,90 square meters in size. There are two residences on the 21st floor; one 112 square meters flat and one 149,90 square meters flat. All residences in B Blocks are located in the corners and double-fronted. All rooms are facing outward except bathrooms and toilets. Courtyards in parcels and garages in ground floor are communal areas for each block. Each block has two normal and one load elevator.²⁹¹

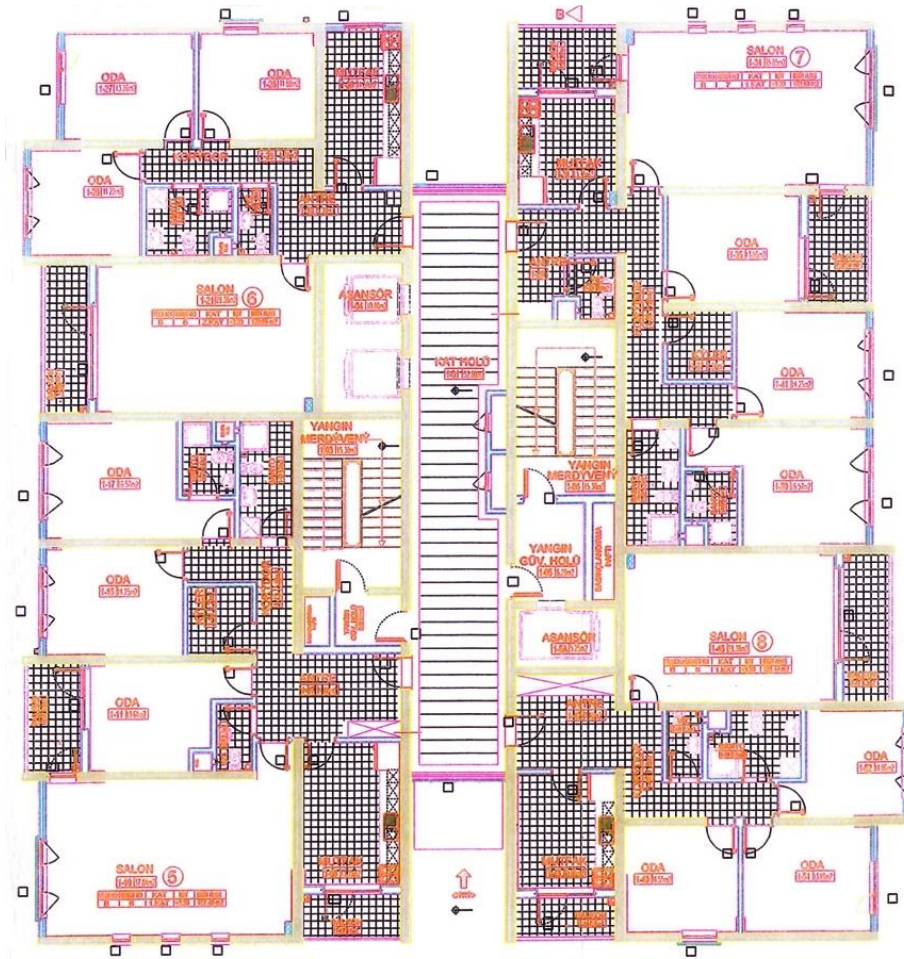


Figure 76: Doğanbey Urban Renewal Project, Block B floor plan²⁹²

²⁹¹ *Ibid.*

²⁹² *Ibid.*

C Blocks; there are 1143 residences in each 9 similar blocks. Each block consists of 22 floors. There are 126 flats in the form of 3+1 (three rooms and a living room) and 2+1 (two room and a living room) with different sizes in each block. Residences in these blocks are in the form of 75 square meters, 112 square meters and 149,90 square meters differently for each floor. All residences in C Blocks are located in the corners and double-fronted. All rooms are facing outward except bathrooms and toilets. Courtyards in parcels and garages in ground floor are communal areas for each block. Each block has two normal and one load elevator.²⁹³

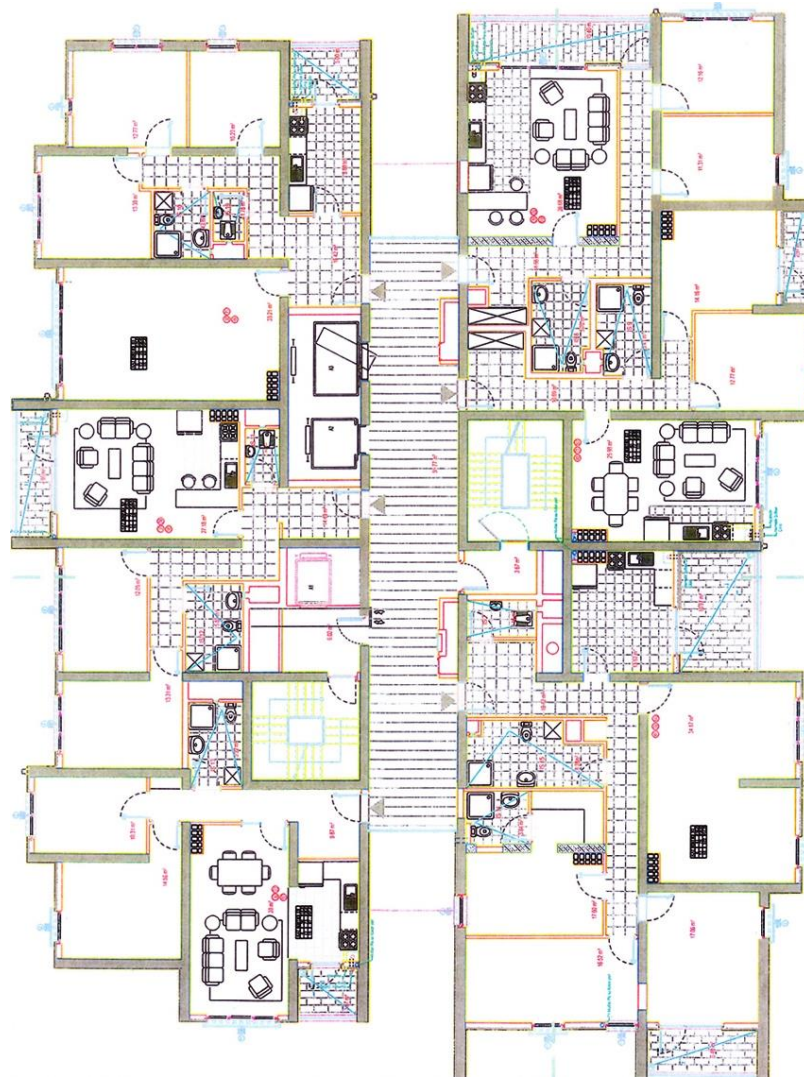


Figure 77: Doğanbey Urban Renewal Project, Block C, floor plan²⁹⁴

²⁹³ *Ibid.*

²⁹⁴ *Ibid.*

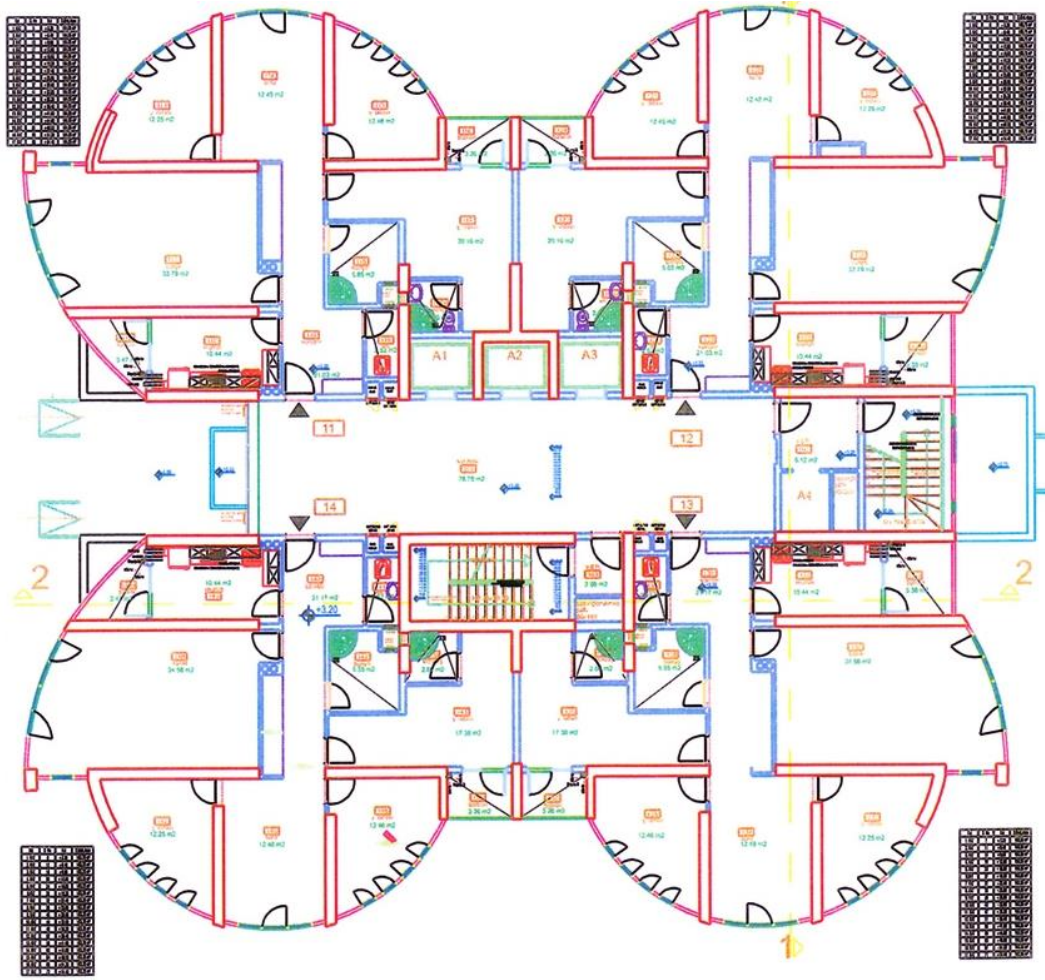


Figure 78: Doğanbey Urban Renewal Project, Block D, floor plan²⁹⁵

D Blocks; there are 400 residences in each 5 similar blocks. All blocks consist of 21 floors in addition to ground floor. All residences are 149,90 square meters and in the form of 4+1 (four rooms and a living room), and this block consists of 80 residential units. There are four residences in each floor up to the 17th floor. There are two residences in 18th, 19th and 20th floors and one flat in the 21st floor. All residences in the D block type are located in the corners and double-fronted. All rooms are facing outward except bathrooms and toilets. Courtyards in parcels and garages in ground floor are communal areas for each block. Each block has two normal and one load elevator.²⁹⁶

²⁹⁵ *Ibid.*

²⁹⁶ *Ibid.*



Figure 79: 3D visuals of Doğanbey Urban Renewal Project, Bursa.²⁹⁷

5.5. Evaluation of Doğanbey Urban Renewal Project within the framework of social sustainability

As it provides valuable information for the agents contributing to sustainable urban renewal in Bursa, this research is beneficial and timely. This thesis deals with the relation between social sustainability and residential density, including associated housing types, as a study for sustainable urban form. The density of development might affect the aesthetics and appearance of places as well.

In order to enhance social sustainability belonging to projects of urban renewal depending on perceptions of diverse shareholders, who plan, construct and use urban fabric, an evaluation for critical agents may strengthen local developers', government officials' and urban designers' understanding for the relationship between an area's physical and spatial characteristics along with its social qualities that are beneficial in designing local strategies for urban renewal in the future.²⁹⁸

In this part of the thesis Doğanbey Urban Renewal Project will be analyzed through the following factors that are influencing and establishing social sustainability;

²⁹⁷ Image. Retrieved March 14, 2014 from: <http://www.doganbeytokibursa.com/gorseller>

²⁹⁸ Chan & Lee, 2008, p. 245

5.5.1. Providing social infrastructure

Providing society with facilities is indispensable for its survival. There are public facilities that have to be provided under any circumstances. These may include medical centers and schools. And there may be several other facilities for various activities such as sports facilities and communal houses. Particular provisions should be held ready in order to take care of children, old and handicapped people in a community. What is more, open and green fields should be left to communal use as meeting point.²⁹⁹ Also, accommodating these people is a little tricky because there are people from various socioeconomic groups demanding different needs.³⁰⁰

Providing welfare requirements is formed with an aim to meet physical needs along with desires of several shareholders that are present in the community and the remaining part, publics' emotional and psychological needs are considered as well. Not only it includes public services and urban infrastructure provisions like mass transport, schools, hospitals, walkway, houses and several other amenities, but also adopts the commitments in order to enhance sense of citizens' belongings, to conserve social network, facilitate participation of community in policy making and tighten security in order to resist crime. Different public facilities and social infrastructure provisions are beneficial in terms of social well-being. They help improving life quality and health of public, while meeting their living modes and reducing inequalities in social life as well as enhancing civic pride.³⁰¹

Since it is essential to provide healthy and livable public spaces to a community for social sustainability; Doğanbey Urban Renewal Project takes attention by its high rise structures. Bursa Metropolitan Municipality Mayor Recep Altepe draws attention to Bursa, which takes place in the first-degree seismic zone. He states that with the responsibility as being the Mayor of such a risky city; urban renewal projects are essential and urgent for many cities of our country and he continues by saying:

²⁹⁹ Chiu, 2003

³⁰⁰ Chan & Lee, 2008, p. 246

³⁰¹ *Ibid*, p. 250

"As Bursa Metropolitan Municipality, we are working with the aim of creating a more healthy and livable Bursa. Bursa is one of the richest cities of Turkey with its historical texture, capacity of tourism, natural and cultural structure. All changes to be made in Bursa influence both its architectural structure, and social and cultural structure of the city. Urban design projects are applied by considering the sensitivity of the city. We direct our work on behalf of creating modern urbanization and healthy structuring of the city. In this context, we direct our workings in coordination with district municipalities taking into account of views of non-governmental organizations, professional chambers and experts. At the same time with our meetings and researches related to 1/100.000 scale Bursa Environmental Master Plan; we are preparing the plan which can be expressed as the Constitution of Bursa."³⁰²

In the meetings of law draft in Grand National Assembly of Turkey related to renewal of areas under disaster risk, Bursa deputy of Nationalist Movement Party (MHP) Necati Özensoy made a speech about Doğanbey Urban Renewal project.

"We developed a parliamentary question about Doğanbey Project, which can be shown as 'Urban renewal slaughter in Turkey'. We asked the results of the land survey of this region were made by the Housing Development Administration of Turkey (TOKİ) and the related Ministry. The response: 'Bursa Osmangazi Municipality is responsible for this renewal project, so we do not have any information about this land survey.' City councilor also gave the same parliamentary question to Osmangazi Municipality. The response is again similar: 'This project was carried out by the Housing Development Administration of Turkey (TOKİ), then we do not receive any data about this land survey.' Now I ask to Dear Minister, which institution is responsible to make this soil survey?"³⁰³

³⁰² Emlakta Son Dakika, 2012

³⁰³ Rota Bursa, 2012

Recep Altepe states that local authority does not hesitate to take the responsibility to create a contemporary and modern city in Bursa. At this point, Altepe mentions that necessary steps are taken on the subject of renewal of the unhealthy regions in the city by local authority. The subject of the urban renewal, considered as the most important titles of the agenda, sample implementations have been put into practice in Bursa which could be the sample model for Turkey.

“Tayakadın, Kiremitçi, Doğanbey and Kırcaali Neighborhoods, which are regarded as slum areas in the city center with unplanned urbanization without social equipment and narrow streets that ambulances and fire engine could not enter, have become the most prestigious areas of the city with the Doğanbey Renewal Project. Tayakadın, Kiremitçi, Doğanbey and Kırcaali Neighborhoods were composed of abandoned houses and demolished structures in the city center till five years ago, ambulance and fire engines could not enter into their narrow streets and there were a lot of security problems in these neighborhoods. Immediately, they became the modern face of the city center. This project, carried out with the collaboration of Osmangazi Municipality, Bursa Metropolitan Municipality and Prime Ministry Housing Development Administration on 280.000 square meters area, has become the unique renewal project in this field in Turkey by providing housing only to neighborhood residents.”³⁰⁴

³⁰⁴ Emlakta Son Dakika, 2012



Figure 80: Ambulance and fire engine could not enter because of narrow streets before renewal.³⁰⁵

According to the news of Housing Development Administration of Turkey News Magazine dated September 12, 2012; Tayakadın, Kiremitçi, Doğanbey and Kırcaali Neighborhoods were created by abandoned houses and demolished structures in the

³⁰⁵ Image. Retrieved September 14, 2014 from: <http://www.bursa.bel.tr/cokuntuden-cagdas-bir-semte--doganbey/haber/11206>

city center, ambulance and fire engines could not enter into their narrow streets and there were a lot of security problems in these neighborhoods.³⁰⁶



Figure 81: Education and health center problems of Doğanbey dwellers³⁰⁷

On the other hand, providing public facilities such as schools and hospitals are essential for creating socially sustainable urban spaces. However, in Doğanbey Urban Renewal area, residents complain about not having public health center and elementary school for their children. Although there is a private hospital near Doğanbey, low-income residents cannot afford the prices of private hospital.

Doğanbey neighborhood dwellers submitted their signatures collected with the demand of elementary school to Provincial Directorate of National Education. Dwellers also stated in addition to their school demand that there was not any public health center in their region. Doğanbey Urban Renewal Region Association

³⁰⁶ TOKİ Haber, 2012

³⁰⁷ Sendika Bursa, 2013

Chairman Zeki Saçlı read the press release in front of the Provincial Directorate of Education. Saçlı mentioned that they remained without any school or health center after urban renewal works began in 2008. He said that there were not any primary and secondary schools in the neighborhood with 800 houses and 10.000 people. Zeki Saçlı mentioned that the children of this neighborhood forced to go to schools in distant areas.³⁰⁸

Particular provisions should be held ready in order to take care of children, old and handicapped people in a community for social sustainability. As an example, the lack of lifts in most old tenement blocks negatively affects elderly mobility and impacts their wellbeing physically and socially. While rehabilitation can generally improve the condition of a building, the physical and technical condition of a building can reduce options to a few things, if any, when it comes to improving a property's accessibility. On the other hand, redevelopment can offer a chance to either implement better designs and provisions to new buildings or transfer affected residents to other buildings with better accessibility.³⁰⁹

5.5.2. Availability of open spaces

Availability of open spaces has three units that are about open space. This agent describes the attention towards sustainable projects for urban renewal in order to supply community with well-designed and accessible open spaces. These open spaces supply buffer zones for crowded areas in the city for interaction and social gathering of people.³¹⁰ Greenery open spaces are considered as important contributors for social well-being and human health due to their effectiveness in improving residents' physical health and reducing the stress.³¹¹

When the availability of open spaces in Doğanbey Renewal Project is considered it can be seen that; playgrounds located between blocks are depressing for people

³⁰⁸ Sendika Bursa, 2013

³⁰⁹ Ho, Yau, Law, Poon, Yip, & Liusman, 2012, p. 134

³¹⁰ Chiu, 2003

³¹¹ Chan & Lee, 2008, p. 253

passing time here and cannot get efficient sunlight because of high-rise buildings around them.



Figure 82: Open spaces of Doğanbey Urban Renewal project.³¹²



Figure 83: Playground between the blocks of Doğanbey Urban Renewal project.³¹³

³¹² Image. Retrieved November 14, 2012 from: <http://www.bursa.bel.tr/doganbey-de-yasam-yuzleri-gulduruyor/haber/11350/>



Figure 84: Doğanbey Urban Renewal project.³¹⁴

Moreover, organic planned human scaled structure of the area before demolishment transformed into repetitive high-rise buildings same with each other. Lack of open-air spaces for common usage is seen.



Figure 85: High-rise building blocks are located very close to each other in Doğanbey Urban Renewal Project.³¹⁵

³¹³ Image. Retrieved September 20, 2014 from: <http://www.emlaktasondakika.com/Kentsel-donum/Bursa-Doganbey-kentsel-donum-projesi-ile-en-prestijli-bolge-oldu/haber-35212.aspx>

³¹⁴ Image. Retrieved November 14, 2012 from: <http://www.bursa.bel.tr/doganbey-de-yasam-yuzleri-gulduruyor/haber/11350/>

5.5.3. Creating meeting point for social communication

Social sustainability places great emphasis on employment because it provides people with revenue for prosperous living and a meeting point for social communication.³¹⁶ Requirements for easing daily life consists of five units that affect citizens' way of life and living standards along with employment availability, several provisions accessibility and business activities establishment. Every citizen welcomes a community, where considerable amount of employment opportunities and several commercial activities. With employment, contribution can be made to social well-being, the public may obtain income and support their living standard, while working place offers social interaction and contact area.³¹⁷ In addition to these, with the increase of employment rate, social exclusion, family problem, poverty, social disorder and welfare dependence decrease. Citizens expect various business activities like retail shops, cafes and supermarkets because these support operations of the daily life and supply meeting point for several social groups. This agent also includes urban accessibility because of entrepreneurs' attraction in exchange of business opportunities, permission for the free movement and easy social interactions.³¹⁸

When the leisure time activities of residents is considered in the Doğanbey neighborhood it can be seen that; people living in Doğanbey prefers mostly visiting their neighborhoods, having time in cafes or in shopping facilities. This part will be examined through the interview³¹⁹ made in the neighborhood. According to question addressed to residents with the aim of finding the social profile of the residents is about the type of recreation; it has been identified that generally housewives or retired people pass their free times by visiting their neighbors. While a ratio of

³¹⁵ Image. (2012, September 18). Retrieved March 14, 2014 from:
<http://bursatoprakemlak.com/ilanlar/doganbey-toki-konutlari-2.html>

³¹⁶ Chan & Lee, 2008, p. 246

³¹⁷ Omann & Spangenberg, 2012

³¹⁸ Chan & Lee, 2008, p. 252

³¹⁹ Uyan, 2008

people passing their free time by visiting their neighborhoods is 32%, a ratio of people passing their time by going to cafe for employees or retired people is 48%. With the advantage of being in the city center, people passing their free time going out for shopping who are generally consist of housewives correspond to 12% even though they do not buy anything. In 8%; except from people having social activities as cinema and theatre, people mentioning that they attend social activities organized by municipalities are noteworthy. Answers given to the question related to the type of passing free time are closely related to the economic status of resident. Rise in the rate of activity made without any economic expenditure shows how economic status affects the social activities. In the renewal areas, it is known that there are some problems arising from the lack of social activity. This problem creates a different status from the collapse areas around for the residents benefiting from the advantage of being in the city center although they do not do any social activity.

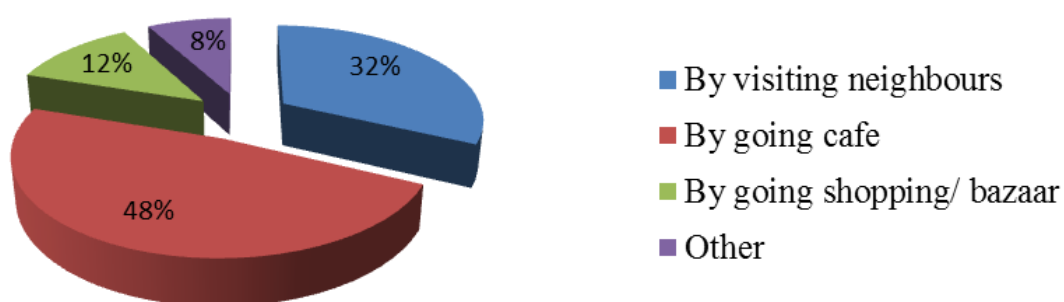


Figure 86: Chart showing leisure time activities of the residents of Doğanbey.³²⁰

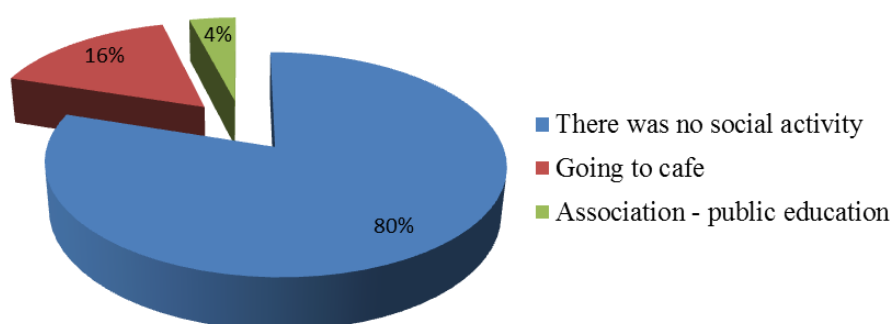


Figure 87: Chart showing social activities that residents participated in their neighborhood, Doğanbey.³²¹

³²⁰ Uyan, 2008, p. 177

Neighborhood relations in the oldest residential areas of the city emerge as an important social indicator. One of the suspected results of the renewal is that whether people having strong relationships with their neighborhoods can keep same social relations among them after the urban renewal project. Handover process experienced in the renewal of housing areas will be resulted with that middle and high income groups of people take the place of old residents in renewed housing areas. It is inevitable for residents having strong neighborhood relationships not to be affected from this process. For this reason, it is very important in terms of social results of the project to provide existing residents to live in the same area after renewal in Doğanbey.

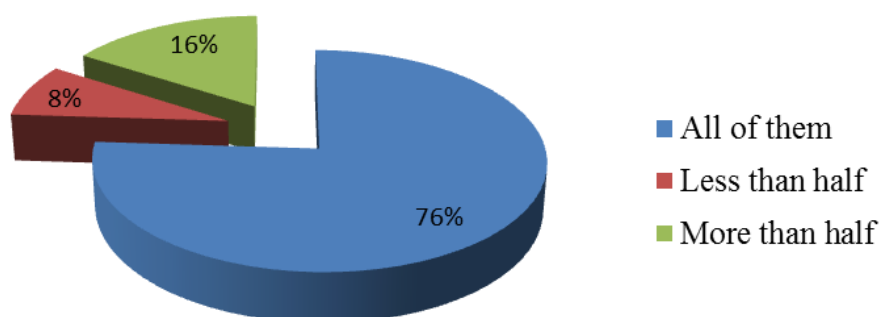


Figure 88: Chart showing the percentage of people which residents recognize each other in the Doğanbey neighborhood.³²²

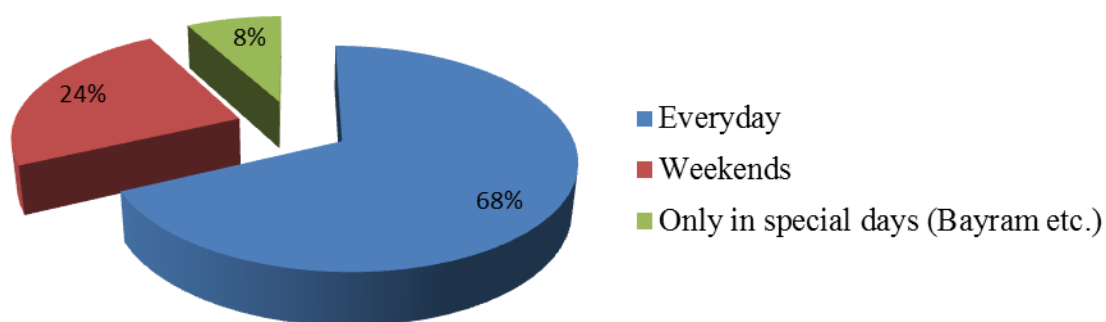


Figure 89: Chart showing how often residents meet each other in the Doğanbey neighborhood.³²³

³²¹ *Ibid*, p. 179

³²² *Ibid*.

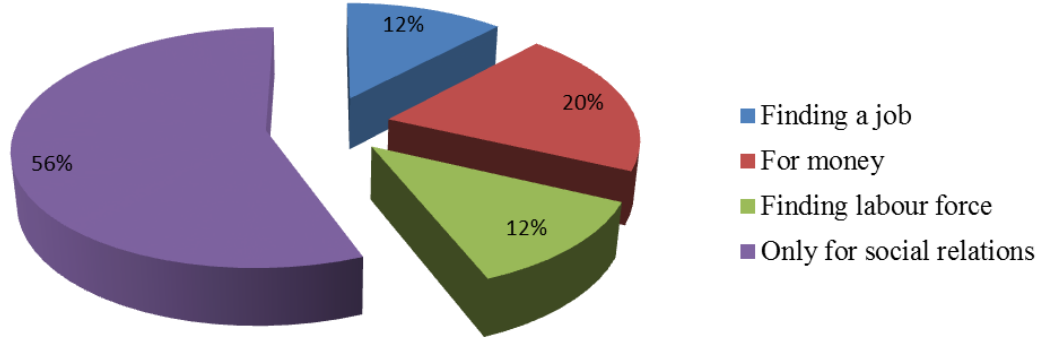


Figure 90: Chart showing the reasons of residents meets each other in the Doğanbey neighborhood.³²⁴

5.5.4. Accessibility

Accessibility is an indispensable factor for social sustainability. It is people's desire to live and work in near places. It would be best for people to have their houses and employment opportunities close at the hand. People need to have accessibility for particular needs and places nearby. It is an essential human right to move from one place to another.³²⁵

When the accessibility is the case; due to its location Doğanbey Urban Renewal project does not have accessibility problem. Bursa Metropolitan Municipality Mayor Advisor Semih Pala states that:

"Who does not want to live in a modern settlement in the city center? As different from anywhere in Turkey, it is possible to provide public transportation with a rail system (BURSARAY) both on Haşim İşcan and Fevzi Çakmak Streets on walkway in 50-100 meters distance. There is not any advantageous region in Turkey as it. Residents of the Doğanbey project have to make a claim to such precious and valuable residential area."³²⁶

³²³ *Ibid.*

³²⁴ *Ibid.*

³²⁵ Omann & Spangenberg, 2012

³²⁶ Pala, 2012

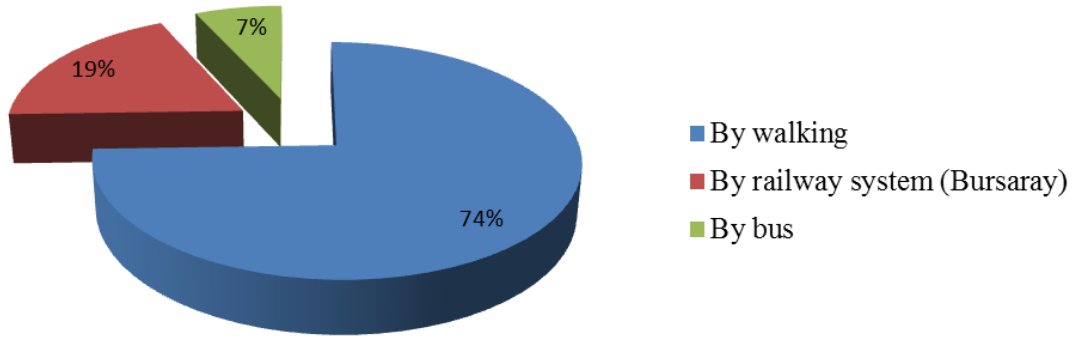


Figure 91: Chart showing the transportation type used to reach working place of the residents of Doğanbey renewal area.³²⁷

5.5.5. Development form and townscape design

Development form includes three parameters, which involve development adaptability, mixed development and effective usage of land & spaces. Flexibility in design allows giving quick responses against changing needs. Meanwhile, effective land usage may become the target of several social objectives in effective and economic ways. Correct control for the usage of urban spaces contributes as well to cities' social sustainability. For example, segregation or integration of uses facilitates reducing inequalities in social terms and preventing social exclusion.³²⁸

When townscapes are designed in a bad way, it gets very difficult for citizens to feel any sense of belonging to the area and the place becomes no different than others. Streets built particularly for pedestrians bear a greater chance for citizens to have closer communication. Furthermore, representatives of visual belongings, such as furniture on streets or pavements, greatly influence social sustainability. Also, visual beauties of well-designed streets and buildings evoke satisfaction in citizens.³²⁹ When the flexibility is considered for providing socially sustainable urban renewal; Doğanbey Urban Renewal project cannot be flexible with the uniform skyscrapers.

³²⁷ Uyan, op cit, p. 177

³²⁸ Chan & Lee, 2008, p. 252

³²⁹ *Ibid*, p. 246



Figure 92: New buildings of Doğanbey Urban Renewal Project are incompatible with the rest of the neighborhood.³³⁰



Figure 93: Doğanbey Urban Renewal Project³³¹

³³⁰ Image. Retrieved March 14, 2014 from: <http://www.doganbeytokibursa.com/gorseller>

5.5.6. Creation of harmonized living environment and preservation of local features

Future generations of a given place will enjoy their heritage if preserved. Heritage of a place is the witness of time, changes and transformation of how people lived in the past and are living in the present. The locality of a given place bears characteristic and communal communication of an area. Customs, habits way of communal living and activities in a community can be rehabilitated or preserved with urban design.³³²

Harmonized living environment creation consists of six parameters regarding building quality and the surrounding area. It includes neighborhood compatibility, street and building layout, building layout, rehabilitation of current properties and local distinctiveness promotion along with historical structure protection. Buildings and neighboring area must be designed properly in order to make a coherent living environment and it should also maintain suitably for improving and retaining citizen living standards. In addition to these, an area's singularity can be shown by the preservation of heritage and local identity and characteristics promotion. This condition explains the reason of both items inclusion in the factor.³³³

Identity is not only related with physical formations and the environment, but likewise it is related to the social structure of the city. Social structure, geography, historical infrastructure, economic and cultural characteristics of the city is also important components of city identity. Any change and development affecting these areas also affect directly the city identity. But physical environment and structures are in the focus of identity arguments and public spaces.

In the book “Architecture and Identity”, edited by Peter Herrle and Erik Wegerhoff; Peter Herrle states that it is not fair to blame a single professional group (for example, architects) for problems linked to urban identity.

³³¹ Image. (2013, October 28). Retrieved March 14, 2014 from: <http://www.hurriyetemlak.com/konut-satilik/bursa-osmangazi-doganbey-emlakcidan-residence/detay?sParam=6KADqgbEFQ2yj%2eT5SV8J8Q==&pageSize=20&list=1&new=1>

³³² Chan & Lee, 2008, p. 247

³³³ *Ibid*, p. 252

“There is a common complaint about the loss of identity which, to a substantial degree, is being associated with the built environment in cities. Mass media tend to blame architects as the creators of ‘stupid’ and ‘boring’ architectural landscapes. In doing so, they grossly simplify the problem and overlook the reality that the loss of local coherence and identity is something that cannot be counterbalanced by just one professional group.”³³⁴

Peter Herrle emphasizes that the development process transits from the transition phase.

“History tells us that phases of rapid (not necessarily traumatic) changes have always been experienced as destabilizing, uncomfortable and irritating before they give birth to new ideas and new normative systems providing security for a new era. We may ask ourselves: Are we living in such a transition phase? And would this notion redeem us from the uneasiness? Would it help if we wait for the ‘right’ people doing the ‘right’ things in the ‘right’ places to fill the identity gap that is felt by so many (and which is not limited to architecture)?”³³⁵

At the same time, Herrle questions the accuracy of waiting someone to do something when there are problems and troubles in city identity. Such statement brings the question into mind if there is such transition phase also occurs in Bursa. Damaging the urban texture; on behalf of creating modern, attractive and appealing cities with renewal projects in Bursa causes to lose many important values forming the urban identity.

As a consequence, an uncontrolled growing population occurred in Bursa after industrialization, and the increasing population density led the establishment of new areas to meet the needs of citizens. However the establishment of new cities has led the changes and destructions on urban structure and city morphology. On the other hand, there are a lot of factors creating urban identity such as natural beauties and

³³⁴ Herrle & Wegerhoff, 2008, p. 11

³³⁵ *Ibid.*

Uludağ, and titling the city as "Green Bursa" with its parks and gardens dominating to city texture. Moreover, Bursa has an important historical infrastructure and it was a capital city of Ottoman Empire between 1326 and 1365. With 23 storey skyscrapers, Doğanbey Urban Renewal project stands against the unique characteristics of this historical city due to economic interests. Consequently, such an approach seriously affects social, physical and spatial problems, by changing the skyline of the city.



Figure 94: Silhouette of Doğanbey Urban Renewal Project in front of Uludağ.³³⁶

³³⁶ Yavuzak, 2012

Doğanbey is a highly special area with its closeness to the historical commercial center and neighborhood morphology. Bursa Metropolitan Municipality indicates that forty percentage of this project was designed as triplex buildings, because such closeness of the area to the historical center of the city. On the other hand, TOKİ buildings do not comply with the existing environment and typology although they are close to the historic Khans Region of the city. In addition, high-rise housing blocks not only change the skyline of the city, but also damage the harmony and coherence in the city.



Figure 95: Great Mosque and Doğanbey Urban Renewal Project, Bursa³³⁷

On the other hand, there are criticisms to the public declarations regarding the project. For example, president of Bursa Chamber of Architects Nizamettin Kaya stated that they don't find credible the sentences defining floor numbers according the previous dated Central Business Area (MİA) plan used to defense the project by the Municipality. According to the newspaper reports of Bursa Hakimiyet Gazette, Nizamettin Kaya continued his speech as follows;

"Since the day they appointed; thousands of plan changes made easily by the institutions. However on this subject, they use previous plan decisions as an argument to hide behind and Bursa citizens are misled. The enlargement of

³³⁷ Ergin, 2012

the flat sizes during production shows the unplanned improvement of the projects. The understanding, which assumes renewal is demolition and rebuilding higher buildings, should not be allowed to cause more damage in new renewals of Bursa. We advise people, who say how nice the renewal was, to analyze photographs of the competition called "Slap of Housing Development Administration of Turkey (TOKİ) to Bursa city" opened internationally with 333 photographs last year."³³⁸



Figure 96: High-rise concrete structures block the appearance of Uludağ.³³⁹

Bursa Metropolitan Municipality Construction and City Planning Department held a meeting named "Conservation of Historical Heritage". Urban planner Alev Çetinkaya emphasizes that Bursa has a wealthy cultural heritage, but the formation on the subject of conserving this heritage is very important. Çetinkaya states that Doğanbey negatively influence other settlements and historical structures are imperceptible as a

³³⁸ Bursa Hakimiyet Gazetesi, 2012

³³⁹ Pala, 2012

result of this intense structuring. In this regard, Çetinkaya emphasizes the importance of decision makers and states that this special city could only survive by protecting special features of the urban center. She says that high-rise concrete structures in the town square block the appearance of Uludağ by corrupting the city skyline.³⁴⁰

Necati Özensoy showed photographs taken before and after the renewal project in order to depict the effects of Doğanbey Urban Renewal Project on Bursa skyline. He suggested that Doğanbey residences are completely blocking the historical skyline of the city, especially Great Mosque and Uludağ. In General Assembly, Özensoy mentioned that; all of the dynamics of Bursa, Chamber of Architects, Chamber of Civil Engineers, all non-governmental organizations make arguments about how appearance of Bursa become more beautiful or how to rehabilitate the urban center properly to its original features without aggrieving the right holders in this territory.³⁴¹



Figure 97: High-rise concrete structures in the town square block the appearance of Uludağ by corrupting the city skyline.³⁴²

³⁴⁰ Çetinkaya, 2011

³⁴¹ Özensoy, 2012

³⁴² Kocabey, 2012, p. 27

In terms of Doğanbey Urban Renewal Project, Osmangazi Municipality Mayor Mustafa Dündar says that the Municipality gives importance to subjects about problems, demands and complaints of citizens by visiting this region continuously. Dündar mentioned that Municipality performs the work; especially cleaning, parks and gardens. Mustafa Dündar highlights the historical significance of the urban center and as Osmangazi Municipality; their principal mission is to conserve this history by restoring the 12 civil architecture sample buildings in Doğanbey Urban Renewal area.³⁴³



Figure 98: Image showing relation of historical texture and new housing after renewal project.³⁴⁴



Figure 99: Street texture of Doğanbey Urban Renewal Project.³⁴⁵

³⁴³ Bursa Hakimiyet Gazetesi, 2013

³⁴⁴ TOKİ Haber, 2012

³⁴⁵ Pala, 2012



Figure 100: Green tomb and Doğanbey Urban Renewal Project, Bursa³⁴⁶

However high-rise buildings existing in the scope of the renewal project still damage the city morphology. If low-rise building were implemented in the whole project, as Metropolitan Municipality foreseen for a part of this project, city characteristic would not be damaged. Regarding to the urban renewal projects in Bursa; Bursa Metropolitan Municipality Mayor Recep Altepe states that:

“Urban renewal means preparing and implementing a project considering the urban improvement socially, economically and spatially, demolishing, rebuilding, rehabilitation and restructuring to make troubled areas healthy and livable. In a nutshell, with the meaning of solving problems which destroy the urban textures, urban renewal requires the implementation of best and the healthiest projects in Bursa. By analyzing the modern and similar implementations abroad and the projects determined by competitions, urban renewal projects are implemented to different and the busiest zones of the

³⁴⁶ Suberk, 2012

city, and the common works made with city dynamics, we continue our works to carry out the most suitable projects for the texture of Bursa.”³⁴⁷



Figure 101: Three storey buildings in Doğanbey Urban Renewal Project.³⁴⁸

Moreover, these high rise buildings make other buildings difficult to benefit from sunlight. As a result of high rises in buildings, shadow sizes get larger; it prevents other buildings around to get sunlight and people living around these renovated buildings cannot also get sunlight because of the closeness between these buildings.

In addition, by the increase of floor height of the neighborhood, the human density also increases in these living areas. And it brings on environmental problems as transport, traffic density and pollution. With an increasing population density, the city identity, morphology and city characteristic of Bursa are damaged. Human factor is the basis of creating sustainable communities.

³⁴⁷ Emlakta Son Dakika, 2012

³⁴⁸ Image. Retrieved November 14, 2012 from: <http://www.sahibinden.com/ilan/emlak-konut-satilik-hemen-teslim-sahibinden-2-plus1-doganbey-toki-100921330/detay/>

Concepts as historical heritage, neighborhood, local characteristics, urban cultures and urban morphology are important for sustainable cities. However unfortunately, because of economic reasons, many citizens were forced to leave the district. Such approach does not fit the philosophy of urban sustainability and urban renewal.



Figure 102: Doğanbey Urban Renewal project.³⁴⁹

5.5.7. Durability of construction materials and providing better life standards

Durability of construction materials and providing better life standards for residents are directly related with the preservation of natural resources along with supply of a pollution free and high quality environment both for present and future generations. Dwellings should have suitable facade design and building orientation, pollution control measurement provisions and installation of environmental-friendly fittings. Administration of facilities & spaces along with buildings is also included in this part because suitable administration helps keeping physical environment conditions at a

³⁴⁹ Image. Retrieved November 14, 2012 from:
http://www.ekohaber.com.tr/Doganbey_cagdas_bir_goruntuye_burundu-ekohaber-5-haberid-15780.html

sufficient standard and protecting premature deterioration and excessive expenses due to late repairs.³⁵⁰



Figure 103: Damages of Doğanbey blocks after heavy southwester³⁵¹

³⁵⁰ Chan & Lee, 2008, p. 252



Figure 104: Damages of Doğanbey blocks after heavy southwester³⁵²

When the durability of the materials is considered; damages in the facades and ground floors of Doğanbey blocks raised after torrential rains and southwester worried Doğanbey residents. This situation reminded the expressions of professional chambers: "Doğanbey cannot withstand to earthquakes". Problems related to construction of natural gas heating system as a result of deficiencies and mistakes in the drawings, and damages due to weather conditions worry the residents of Doğanbey.

"Additional unit costs, natural gas heating system problems and electricity outages emerged the discussions that these buildings are not durable. Plasters on the walls of buildings which could not withstand the rains and southwester were poured out many times. The issue of interest is that how can Doğanbey withstand to any earthquake occurred in Bursa."³⁵³

³⁵¹ Bursa'da Bugün, 2013

³⁵² Aslan, 2012

³⁵³ Bursa'da Bugün, 2013



Figure 105: Image showing Doğanbey Urban Renewal Project and city skyline.³⁵⁴

5.5.8. Ability to satisfy psychological requirements

Citizens in a neighborhood need to feel safe. They prefer living in places safe and secure and try to avoid areas dwelled by crime and corruption. As people intend to have access to the information whether the communal space is safe, the urban design needs to have areas under public control. In addition, during the process of urban design, people intend to participate. When they are given the chance to participate in any urban design regarding their community, they will mostly like the final project and they will grow a higher sense of belonging towards their community. Factors to influence social sustainability in projects of urban renewal might be defined by identifying urban design approaches for testing.³⁵⁵

Doğanbey residents complain about the security problem in Doğanbey Urban Renewal Project. Inadequate lighting of streets and alleys, lack of inspection of parking areas under blocks, right of everyone to park their cars here and able to enter the buildings easily, emerges security problems for residences. According to the

³⁵⁴ Kocabey, 2012, p. 38

³⁵⁵ Chan & Lee, 2008, p. 247

news of Yeni Dönem Newspaper dated September 21, 2013; Metropolitan Municipality installed automatic doors to the entrance of blocks, in order to solve security problems of flats. Through these doors and security cameras; entry and exit of the buildings became safer and thus the security problems were solved.³⁵⁶

On the other hand, Doğanbey is not a gated community, which allows everybody to enter in to the neighborhood and renewal area. This means that; Doğanbey Urban Renewal project does not serve its features only to its residents, but it is open for everyone.

According to the news of Yeni Dönem Newspaper, Great Union Party Mayor Candidate Ekrem Alfathlı talks about the urban renewal projects held in Turkey and particularly Doğanbey Urban Renewal Project in Bursa.

“Urban renewal is understood as superposing the concrete blocks. More than being a city in greenery, Bursa has become a city composed of concrete block with few green spaces. Urban renewal should begin with Doğanbey. However, this does not mean to demolish the existing blocks. As being the candidate of Mayoralty, we think that the structures of the buildings are not suitable for human psychology and health. Relieving could not be provided by only establishing new concrete residences. Three million citizens were defrauded. Authorities are responsible for providing the most beautiful and livable places for the citizens, these concrete blocks should be reconsidered. It is also required to avoid such failures any more in this special city. It should not be allowed again.”³⁵⁷

³⁵⁶ Yeni Dönem Gazetesi, 2013

³⁵⁷ Baysal, 2014



Figure 106: High-rise buildings in Doğanbey Urban Renewal Project are not in human scale, which directly affects the psychology of residents.³⁵⁸



Figure 107: View from Doğanbey, Block D4 9th floor³⁵⁹

³⁵⁸ Image. (2013, June 25). Retrieved March 14, 2014 from:
<http://bursadasatilikdaire.blogspot.com.tr/2012/09/bursa-doganbey-toki-satilik-daire.html>

5.5.9. Affordability and being fair for everyone

In order to create socially sustainable urban spaces; affordability is an essential factor. New circumstances should be equal for everyone and former residents of the renewal area should not suffer from not being able to pay or afford new houses costs. Interview result shows that before renewal housing units rental cost is lower than they are after urban renewal.

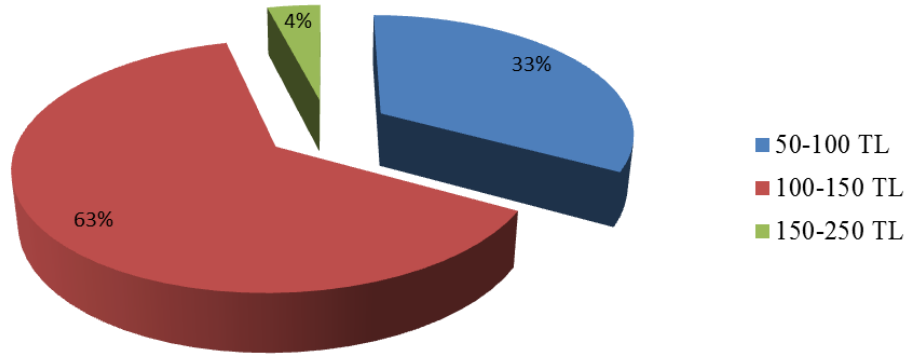


Figure 108: Chart showing the rental cost of the existing housing units in the Doğanbey neighborhood before renewal.³⁶⁰

Rental costs varying according to the comfort opportunities, size of houses, age of houses, being detached or an apartment are differentiates with the structure of rental costs seen generally in the city center. After renewal, rental costs are between 700-800 TL. This is one of the greatest indicators of renewal increasing the rent in the neighborhood. When implementing the renewal project, non-titleholders of residents were forced to settle in different districts due to high rent costs and increasing construction unit prices. Bursa Metropolitan Municipality Mayor Advisor Semih Pala also drew attention to people targeting the region to criticisms as a result of problems related to the Housing Development Administration of Turkey (TOKİ) during the construction of the Doğanbey Urban Renewal Project. He mentioned that Doğanbey is the unique renewal project of Turkey at this scale in the sense of

³⁵⁹ Image. (2013, Octoberber 28). Retrieved March 14, 2014 from: <http://www.hurriyetemlak.com/konut-satilik/bursa-osmangazi-doganbey-emlakcidan-residence/detay?sParam=6KADqgbEFQ2yj%2eT5SV8J8Q==&pageSize=20&list=1&new=1>

³⁶⁰ Uyan, 2008, p. 182

providing houses only to right holders and 4200 shareholders, 1000 old houses and 280.000 square meters site area made with the approval of 99 percent of people in the region. Semih Pala suggested that the plan density has been reduced from 800 people per hectare to 600 people per hectare. He mentioned that all shareholders, even have 5 square meters land, granted the right to have a new house from this project. Debris and property costs have been paid (20.000-25.000TL per flat) and rent allowance has been done to right holders. Pala stated that; Housing Development Administration of Turkey (TOKİ) spent 322 million TL for this project, built 2729 houses, and 391 of them belong to the Housing Development Administration of Turkey and 2338 residential units belong to right holders. And it is also said by price differences, arise as a result of calculating the unit price and enlargement of the project during construction, were charged from right holders, so reactions to renewal project and Housing Development Administration of Turkey has occurred. Semih Pala stated that the problems were largely been solved, and the figure defined as 1385 TL was reduced to 768 TL per square meter. He explained that a discount in the amount of 100 million TL was made to right holders and continued his speech as:

“Osmangazi Municipality has donated 25 of its residences to the Housing Development Administration of Turkey. Commodity Exchange renounced of its 33 percent shares. Places, sold to strangers for 1580 TL per square meters, were sold to Doğanbey right holders for 768 TL per square meters and installment plans could be made up to 72 or 156 months.”³⁶¹

On the other hand, the Housing Development Administration of Turkey (TOKİ) made a public statement to the press about Bursa Osmangazi Doğanbey Renewal Project. It was stated that the Housing Development Administration of Turkey, which does not get a share generally from the budget, spent approximately 322 million TL only for Doğanbey. In addition; it was emphasized that renewal and development purposed social projects were non-profit, it was tried to provide sources with the aim of sustaining these types of projects by sales of extra built houses except right owners. It was explained that these projects could only be carried out by

³⁶¹ Pala, 2012

governmental support with the purpose of offering suitable conditions to the citizens. As stated in the press release; in tenders made between the years 2008 and 2009, average manufacturing cost per square meter was 1.018TL except differences in price and other expenses. By debiting right holders in the amount of 768 TL per square meter including all expenses, a significant subsidizing was done in whole project in the amount of 98.183.154,51 TL was done from the manufacturing costs with the approval of the Prime Ministry. Moreover, Bursa Metropolitan Municipality and Osmangazi Municipality also renounced from their own incomes for the benefit of right holders. Against the claim of suffering flat owners by debiting; Housing Development Administration of Turkey (TOKİ) made an explanation as follows:

“Considering the gross square meter of the residences offered for sale, except for the right holders, selling price per square meter is equivalent to 1.580 TL. As understood right here, houses offered to right holders are 51 percent cheaper. Yet in the current approval certificate; although the payment process was determined 72 months for right holders buying single house, this process has been extended to 156 months with the aim of providing convenience to right holders on the subject of payments. The payment of right holders has been extended to 72 months for the shareholders, who buy more than one residence and guarantee to pay their debts by consent indenture.”³⁶²

On the other hand, the Housing Development Administration of Turkey (TOKİ) also mentioned about the legal process initiated by Doğanbey right holders.

“In lawsuits brought by right holders against the Housing Development Administration of Turkey (TOKİ) and Municipality on the subject of ‘compensation demand for rent due to late delivery of residences’ by putting forward the statement as ‘consent indenture has the force of Agreement’. However, the court dismissed the case due to the lack of sales contract between parties.”³⁶³

³⁶² Toplu Konut İdaresi (TOKİ) Başkanlığı, 2012

³⁶³ *Ibid.*



2011 Yılı Yapı Yaklaşık Birim Maliyetleri

Mimarlık ve Mühendislik Hizmet Bedellerinin Hesabında Kullanılacak 2011 Yılı Yapı Yaklaşık Birim Maliyetleri Hakkında Tebliğ *Resmî Gazete*'de yayımlandı.

16.7.1985 tarihli ve 85/9707 sayılı Bakanlar Kurulu Kararı ile yürürlüğe giren "Mimarlık ve Mühendislik Hizmetleri Şartnamesi"nin 3.2 maddesi gereğince mimarlık ve mühendislik hizmet bedellerinin hesabında kullanılacak 2011 yılı Yapı Yaklaşık Birim Maliyetleri, yapının mimarlık hizmetlerine esas olan sınıfı dikkate alınarak inşaat genel giderleri ile yüklenici kârı dahil belirlenen yapı yaklaşık birim maliyetleri 28 Nisan 2011 tarihli 27918 sayılı *Resmî Gazete*'de yayımlanmıştır:

YAPININ MİMARLIK HİZMETLERİNE ESAS OLAN SINIFI

Yapının Birim Maliyeti (BM) TL/m²

IV. SINIF YAPILAR

A GRUBU YAPILAR

2011 yılı 625 TL

625,00

2011 YILINDA VE HALA EVLERİMİZ TESLİM EDİLMEMİŞKEN M2 FARKI ADI ALTINDA USULSÜZCE İSTENEN PARANIN DA 1100 TL GİBİ RAKAMLARDA OLMASININ TEK AÇIKLAMASI VAR
KANDIRILDIK... KANDIRILIYORUZ...
DOĞANBEY HALKI HALA MAĞDUR...

Figure 109: Doğanbey Urban Renewal Project, construction cost per unit³⁶⁴

It is mentioned that this project, carried out with the collaboration of Osmangazi Municipality, Bursa Metropolitan Municipality and Prime Ministry Housing Development Administration on 280.000 square meters area, has become the unique

³⁶⁴ Image. (2011, June 27). Retrieved March 14, 2014 from: <http://mehmetaslan.com.tr/blog/?p=132>

renewal project in this field in Turkey by providing housing only to neighborhood residents.

“Although, in renewal projects carried out in cities as Ankara and Istanbul, residential facilities are provided only for property owners having approximately 100 square meters and over shareholder, in Doğanbey all citizens having 5 square meters and over shareholder have the possibility to own houses built in this region.”³⁶⁵

Bursa Metropolitan Mayor Recep Altepe pointed out that Doğanbey Urban Renewal began with the approval of 99% citizens. He emphasized that the project was coming up for discussion in many platforms in addition to community dwellers. Altepe reminded that four-lane main streets were built in areas where cars were not able to enter, and socially facilitated regions were obtained with playgrounds, green spaces and car parks. Altepe emphasized that all precautions were taken in order to minimize the price differences occurred during construction.³⁶⁶

However, according to the news of Olay Newspaper dated January 6, 2013; one of three residence is for sale or rent in Doğanbey. Doğanbey Housing Neighbor Association Vice-Chairman Emrah Tepe said that people sell their houses because of high debt. According to his explanations, there are also residents paying 3000TL per month. As a result of heavy installments, right owners are forced to sell their houses before they settled. According to the news of Olay Newspaper, the prices of the houses in Doğanbey vary between 127.000TL and 325.000TL.³⁶⁷

³⁶⁵ TOKİ Haber, 2012

³⁶⁶ *Ibid.*

³⁶⁷ Olay Gazetesi, 2013



Figure 110: Images showing the construction phase of Doğanbey Urban Renewal Project.³⁶⁸

5.5.10. Public participation

Including local people to the project process, taking into consideration the demands and expectations of people and carrying out the activities raising awareness to people are the important strategies to achieve success in project. In renewal projects, people participation as one of the most important tools of the planning, can be provided by local governments by including residents living in the urban areas to be renewed to the all steps of the project and convincing people on the subject regarding themselves.³⁶⁹

In urban renewal projects, dialog between residents and local governments is very important. Providing the public participation both causes the adoption of project and also important to measure the expectations of people. For this reason, neighborhood demarch has act as a bridge between people and local governments. Another result related to economic status of the residents is the property status. 96% of the total parcel area in the project area is belongs to private owners. And it is also reflected to the property status of the residents. High rate of private property was also effective for Doğanbey Project to show a housing-oriented renewal approach. According to the interview results³⁷⁰ of the previous work held in Doğanbey; most of the residents living in the neighborhood think that there was no way of rehabilitating existing building structures other than demolishing them.

³⁶⁸ Image. Retrieved March 14, 2014 from: <http://www.doganbeytokibursa.com/gorseller>

³⁶⁹ Uyan, 2008, p. 159

³⁷⁰ *Ibid.*

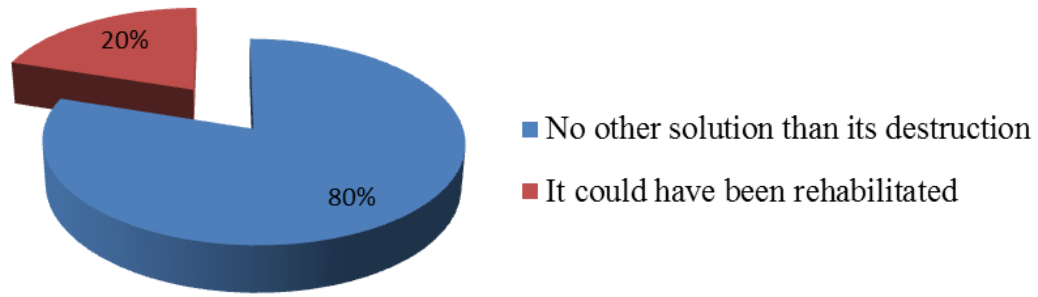


Figure 111: Chart showing the residents' opinion about the method of Doğanbey Urban Renewal Project.³⁷¹

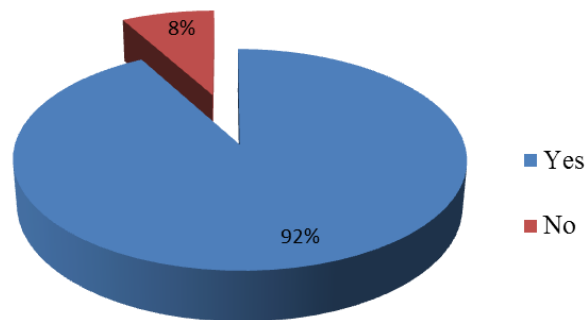


Figure 112: Chart showing the percentage of residents' who had information about renewal project before renewal started.³⁷²

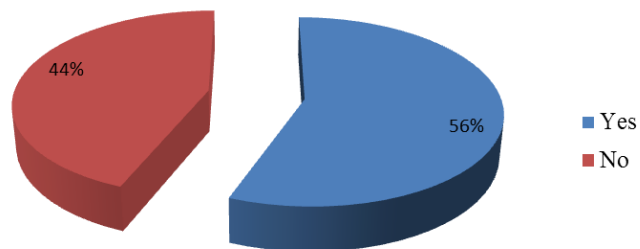


Figure 113: Chart showing the percentage of residents' who think information given about renewal project was sufficient enough.³⁷³

³⁷¹ *Ibid*, p. 204

³⁷² *Ibid*.

³⁷³ *Ibid*.

Public participation and gratification are very significant factors when socially sustainable urban renewal is considered. Interview results show that most of the residents have information about the renewal that is going to be held in their neighborhood. However the essential question is that how this information was sufficient for them to understand the final result of their neighborhood. In projects having target as renewing unhealthy housing area in city center with the principle of making beneficiaries own housings, it is seen that public participation, which is one of the important aspects of housing renewal, is insufficient.

CHAPTER 6

CONCLUSION

Social sustainability arises by the time official and unofficial developments, systems, structures and affairs which promote the capacity of present and forthcoming generations with the aim of forming healthy and habitable communities. Socially sustainable urban planning came to the fore with the aim of creating healthy life for each city and community which is a fundamental right of everyone. Besides, local features are dominant in the concept of socially sustainable urban development; it arises at global level and has become a common policy area in the world on the subject of integration of economic, environmental and social development at urban level and the creation of future cities.

Socially sustainable communities present a lawful, various, faithful and democratic environment and ensure a life quality. This thesis mainly purposes to argue the issues taking part in determining social sustainability as a relatively independent area.

Social sustainability is a matter of public prosperity, quality of life and gratification for future generations. It requires new approaches and involvement of various professions to planning, design and development issues for the creation of new communities. Social infrastructure; such as educational units, shopping units, green spaces, recreational areas and transportation must be considered at the very early stages of the creation of new places. Local identity and social structure have significant impacts on feelings of residents. Local social networks between the residents of a certain area (neighborhood) seriously encourage the activism, neighborliness, local democratic participation and voluntariness for public welfare and flexibility. Permanently successful and socially sustainable communities require

the integration of various disciplines in its design. Architecture, planning, economic development, studies of the public realm and public policy, housing management, financial facilities, community development and local government are the main components while creating economically, environmentally and socially sustainable communities. As it is mentioned in previous chapters of this thesis; this thesis mainly purposes to argue the issues taking part in determining social sustainability as a relatively independent area.

Considering determination of socio-cultural and economic conditions of people living in the district, physical qualifications of renewal area and thoughts of residents about renewal project and their contribution to this thesis, previous questionnaire data of the renewal area is also included in to this thesis. The problem causing initiation of this study existed due to ignoring social and cultural dimensions having importance for renewals made in housing areas that entered especially the process of being collapsed of urban renewal and this is considered as only a physical demolish-build and used as getting unearned income tool of local governments with accelerated implementations in Turkey in recent years. In this context, the necessity of realization of urban renewal implementations with a model, that involves local people into it, gains importance. In urban renewal projects applied in Turkey, however agreements made between habitants in areas where projects will be carried out and local governments are taken in consideration; these partnerships do not provide benefit to the social results of these projects. Economic structures, current social relations and habits of habitants whom are targeted to live in healthier urban areas and houses which are renewed after renewal projects are carried out cause handover of good quality life houses in accordance with today's comfort conditions. These results which can be varied according to location specific reasons show that economic and social dimensions should be dealt seriously in urban renewal projects to be carried out in residential areas. For this reason, hypothesis of this study is that; urban renewal is not just an action of physical renewal, this concept, which is extremely important with its social dimensions, should be needed to carry out with more sensitive approach in renewal of residential areas in the process of collapse from other urban land uses.

As sustainability is dealt in different types within popular culture, its meaning is tried to be diverted towards different intentions and interests, its definition is pursued firstly in the first article of the thesis. Concept of sustainability, dimensions of sustainability and components of sustainable design are explained in order to pave the way for social sustainability, which is the focal point of this thesis. Social sustainability is one of the three keystones of sustainability. However, the case study of this thesis, Doğanbey Urban Renewal Project, evaluated only within the concept of social sustainability.

The notions of "community" and "neighborhood" have become the focal point of the analysis by the sustainability-oriented approach to urban renewal. This research is beneficial and timely; as it provides valuable information for the agents contributing to sustainable urban renewal in Bursa. This thesis deals with the relation between social sustainability and residential density, including associated housing types, as a study for sustainable urban form. The density of development might affect the aesthetics and appearance of places as well.

Social sustainability integration to the process of renewal may require low-cost housing provision. The condition of this low cost housing is to meet the needs of groups with low income in the area. However, in majority of the cases of urban renewal, this may result with the poor household replacement and thus with the change of current social mix. In terms of public engagement, limited low-income groups are involved in the process of public engagement, while the purposes of urban renewal are not defined regarding the demographic population needs. Instead of focusing on living conditions improvement of current community (along with poor households), strategies for place-making are rather tend towards enhancing area attractiveness for economic activities and new residents. The processing of the strategy for place-making is closely related with the condition that it is strictly market-driven.³⁷⁴

Especially in older districts, dilapidation construction increases and threatens the safety and health of the community. It is a widespread belief that urban decay and

³⁷⁴ Darchen & Ladouceur, 2013, p. 348

building dilapidation must be immediately improved through regeneration or urban renewal. More importantly, series of certain principles that guide the usage of rehabilitation or redevelopment to a certain project of urban renewal is generally absent between local authorities that are responsible. This results with arguments between different shareholders and it causes delay in the process of renewal. In accordance with the far-reaching effects of the urban renewal on the life quality and built environment, proper consideration must be in accordance with a wide perspective spectrum (for example, physical, social and economic) in case of a decision towards best option in urban renewal projects.³⁷⁵

Particular social problems like poor hygiene of environment and crime may be reduced with removing structures in poor quality around rundown areas. In addition to these, when these areas are redeveloped, environmental properties may become more valuable. However, it is already know that redevelopment usually ends with excessive demolition of buildings and existing residents' replacement. It demolishes the current social networks and fabric and leads to a social isolation. It is believed that disruptions are created with redevelopments on communities and individual side and social capital is reduced as whole. Projects for comprehensive redevelopment in order to create a massive concrete waste volume that will exhaust available areas of landfill. Moreover, usually in redevelopment projects, relatively low-rise and old buildings are destroyed and changed with new high-rises. The construction of high-rise buildings might have effect on air circulation and natural lighting around the neighborhood area.³⁷⁶

Rehabilitation of buildings is paramount in the renewal of older urban zones. This results in less social distress and is a quicker and cheaper way to enhance the quality of a building. Rehabilitation improves the quality of buildings, solidifies resident identities, and plays a part in reducing social asymmetries. Additionally, improved properties and surroundings gain value through such rehabilitation. Considering things from an environmental stance, rehabilitation is a method to increase numbers

³⁷⁵ Ho, Yau, Law, Poon, Yip, & Liusman, 2012, p. 126

³⁷⁶ *Ibid.*

of housing space at a low expense of energy and consumption of materials. This also saves on building materials and helps surface tourism opportunities. As a method of upgrading the quality of currently existing stocks, rehabilitation is highly important in improving the sustainability of built surroundings. This constitutes the reason why sustainable urban renewal policy requires focusing on rehabilitation instead of demolition.³⁷⁷

Urban social sustainability gained importance when more and more cities started experiencing significant physical, economic and social changes. Sustainable development should not only be an ecological or environmental problem, but also include physical, economic and social aspects. This is especially true when the sustainable development concept is applied to urban management, as well as urban renewal. Since the main objective of urban renewal is improving the quality of life for communities affected, merely improving the built environment physically is inadequate. Urban physical conditions have a significant link to responses socially. Urban renewal tends to create new social problems. As an example, insufficient compensation, residents not participating in the process of renewal and original residents not being able to return to redeveloped areas tends to damage many neighborhoods' diversity and vitality. Additionally, urban renewal, especially as redevelopment, can eliminate kinship, social networks of old communities, and families. Patrick Loftman and Brendan Nevin stressed that urban renewal's negative consequences could be vaster for disadvantaged people, such as low-income households and the elderly.³⁷⁸ Considering social capital's role in sustainable development, planners have to properly consider a variety of social issues to be able to map out a particular sustainable strategy for a city's urban renewal. An appropriate renewal project should improve the existing residents' life opportunities and encourage sense of belonging and social cohesion in the area. Generally, these kinds of renewal projects can attain urban social sustainability, described by Oren Yiftachel and David Hedgcock as: "[t]he continuing ability of a city to function as a long-term viable setting for human interaction, communication and cultural

³⁷⁷ *Ibid.*, p. 127

³⁷⁸ Loftman & Nevin, 1995

development.”³⁷⁹ As such, with an eye on social sustainability in processes of urban renewal, planners are faced with the necessity to understand the suitable approach that renders less negative consequences in the current social fabric and result in less of a decrease in social capital.³⁸⁰

Various other factors like the employment situation and lifestyle of the locals should be taken into consideration when estimating the potential influence of a renewal project. It is a high possibility that the influence of a resident's socio-economic status on their attitude also vary in a social and cultural context. Even more importantly, having an understanding of stakeholders' aspirations or preferences in each scenario is paramount to a socially desirable and sustainable project.³⁸¹

Along with high potential value of the area in economic and geographical terms, unqualified existing superstructure in terms of structuring conditions and socio-economic conditions puts forward another dimension towards the definition of a transformation need of a neighborhood. These neighborhoods, which are very valuable in city center, carry a quality needing renewal in terms of structuring conditions and socio-economic conditions. This situation shows that there is no other method than renewal in order to create healthier urban areas in places, where Doğanbey Project is applied. The remnants of historical fabric in the area is another important input towards renewal need. There are registered structures in neighborhoods next to historical city center of Bursa, which will be restored and have function change after renewal project. Usage of these structures by protection constitutes one of the positive sides of the project. However, typology of new buildings, which is not in accordance with the historical city center, is also undesirable in terms of creating a dense housing area in the commercial center of the city.

Housing density to be brought on the area with Doğanbey Urban Renewal Project does not correspond to planning decisions towards commercial center, while it is also

³⁷⁹ Yiftachel & Hedgcock, 1993, p. 140

³⁸⁰ Ho, Yau, Law, Poon, Yip, & Liusman, 2012, p. 127

³⁸¹ *Ibid*, p. 135

challenging in removing existing problems [transportation, open and green areas etc.] of city center.

Another aspect of the renewal project is the high economic value of the area over the economic condition of neighborhood residents. It is seen that after the renewal process, it is possible that this situation may cause abandonment of the residents from the neighborhood either voluntary or involuntarily. According to survey data, the rate of people who have to sell their houses is higher than the people stating that they will live in the same neighborhood after the renewal process and this shows that many residents will be leaving the neighborhood. In addition to this, there may be involuntary leaves by people who cannot live in new houses due to economic condition.

When Doğanbey Urban Renewal Project is investigated; it can be concluded that it is based on a physical renewal in order to create a healthy housing area in city center. Meanwhile, this project does not include cultural and social aspects of the project among its principles. Multi-story housing blocks also contradict with the silhouette of city center, is open to discussion in terms of the success of renewal project. By the accelerating practices in Turkey in the recent years, urban renewal projects are perceived only as a physical destruct-construct process. Urban renewal areas are chosen from housing areas where especially facing depression processes both physically and socially. The findings obtained in the study initiated with these problems; it confirms that urban renewal is not just a physical renewal action, it is a concept with utmost importance together with economic and social dimensions and it should be dealt with a different approach aside from other urban area usages in the renewal process of housing areas in depression level. Renewal in housing areas is a multi-dimensional concept with physical, economic, social, cultural and public causes and effects. This sensitivity carried by housing areas in renewal process increases even more in housing areas in city centers and profit focused renewals of areas, where land value is higher than buildings value, carry serious risks in terms of the future of residents living in housing areas at the center. Thus, recycling of such a housing area in city center should be conducted in a way to have social sustainability. Problems experienced in the renewal of housing areas in city centers are based on

physical renewal methods, dilemmas experienced in social changes and question marks originating from legislation. As there is no legal legislation defining urban renewal with all principles and rules today, it is a worrying condition in terms of the possible problems created by today's renewal practices in the future. Residents getting away from their life habits continuing for many years in addition to their economic conditions are clear indicators of the neglect towards social aspects of the renewal processes. In order to enhance social sustainability of the urban renewal projects depending on perceptions of understanding the relationship between an area's physical, cultural and spatial characteristics along with its social qualities that are beneficial in designing local strategies for urban renewal in the future.³⁸²

Community can be in better condition if social sustainability takes prior attention while preparing plans for urban renewal. By this way; coherent living environments with psychological and physical needs may be satisfied, citizens' life quality may be improved and social equity may be achieved through fulfillment of projects. These findings provide scholars a platform in order to conduct more researches towards achieving critical factors to enhance social sustainability for urban renewal projects and to confirm the reliability and applicability of factors above-mentioned. In these terms, level of social sustainability of urban renewal projects may be enhanced both for preserving the interests of today and the future generations. It is predicted that best applications of projects for urban renewal may be created and efficient strategies may be prepared to improve performance of the project in the future.³⁸³

³⁸² Chan & Lee, 2008, p. 245

³⁸³ *Ibid*, pp. 253-254

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APPENDIX A

SUSTAINABLE DEVELOPMENT TIMELINE³⁸⁴



Rachel Carson's *Silent Spring* was published in 1962. Many consider the book's release a turning point in our understanding of the interconnections among the environment, the economy and social well-being. Since then, many milestones have marked the journey toward sustainable development. This timeline captures some of the key events.

From its inaugural edition in 1997 to the present, the Sustainable Development Timeline has been prepared by Heather Creech, Director, Global Connectivity and staff and associates.

SD TIMELINE

Sustainable Development Timeline

1962 *Silent Spring*, by Rachel Carson, brings together research on toxicology, ecology and epidemiology to suggest that agricultural pesticides are building to catastrophic levels, linked to damage to animal species and human health.

1967 Environmental Defense Fund (EDF) is formed to pursue legal solutions to environmental damage. The EDF goes to court to stop the Suffolk County Mosquito Control Commission from spraying DDT on Long Island's marshes.
www.environmentaldefense.org

1968 Biosphere. Intergovernmental Conference for Rational Use and Conservation of the Biosphere (UNESCO) is held; early discussions occur on the concept of ecologically sustainable development.

1968 Paul Ehrlich publishes *The Population Bomb*, on the connection between human population, resource exploitation and the environment.

1969 Friends of the Earth forms as an advocacy organization dedicated to the prevention of environmental degradation, the preservation of diversity and the role of citizens in decision-making.
www.foe.org

1969 Partners in Development and IDRC (1970). Report of the Commission on International Development. This is the first of the international commissions to consider a new approach to development, focused on research and knowledge in the South. The report leads to the formation of Canada's International Development Research Centre.
www.idrc.ca

www.iisd.org

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³⁸⁴ International Institute For Sustainable Development (IISD), 2012

1969 Cuyahoga River, Ohio, United States catches on fire, with the cause attributed to pollution. This event brings political attention to the need for water pollution control policy and action, and leads to the Clean Water Act, the Great Lakes Water Quality Agreement and the creation of the United States Environmental Protection Agency—one of the first national departments of the environment in the world.

1969 National Environmental Policy Act is passed in the United States, making it one of the first countries to establish a national legislative framework to protect the environment. The law sets the basis for environmental impact assessment in the world.

1970 Natural Resources Defense Council forms with a staff of lawyers and scientists to push for comprehensive U.S. environmental policy. www.nrdc.org

1970 First Earth Day held as a national teach-in on the environment. An estimated 20 million people participate in peaceful demonstrations across the United States. www.earthday.net

1971 Greenpeace starts in Canada and launches an aggressive agenda to stop environmental damage through civil protests and non-violent interference. www.greenpeace.org

1971 International Institute for Environment and Development (IIED) established in the United Kingdom to seek ways for countries to make economic progress without destroying the environmental resource base. www.iied.org

1971 Polluter pays principle. Organisation for Economic Co-operation and Development (OECD) Council says those causing pollution should pay the resulting costs.

1971 Founex Report is prepared by a panel of experts calling for the integration of environment and development strategies.

1971 René Dubos and Barbara Ward write *Only One Earth*, which sounds an urgent alarm about the impact of human activity on the biosphere, but expresses optimism that shared concern for the planet could lead humankind to create a common future.

1972 Environnement et Développement du Tiers-Monde (ENDA) is established in Senegal, in 1978 becoming an international NGO concerned with empowering local peoples, eliminating poverty, and promoting southern research and training for sustainable development. www.enda.sn

1972 UN Conference on the Human Environment and UNEP. The Stockholm conference is rooted in the pollution and acid rain problems of northern Europe. It leads to the establishment of many national environmental protection agencies and the United Nations Environment Programme (UNEP). www.unep.org

1972 Club of Rome publishes the controversial *Limits to Growth*, which predicts dire consequences if growth is not slowed. Northern countries criticize the report for not including technological solutions; Southern countries are incensed because it advocates abandonment of economic development. www.clubofrome.org

1973 OPEC oil crisis fuels limits-to-growth debate.

1973 United States enacts the Endangered Species Act, becoming one of the first countries to implement legal protection for fish, wildlife and plants.



SD TIMELINE 2012

1973 Chipko movement is born in India in response to deforestation and environmental degradation. These women's actions influence forestry and women's participation in environmental issues.

www.rightlivelivelihood.org/chipko.html

1974 Rowland and Molina release work on chlorofluorocarbons (CFCs) in the scientific journal *Nature*, calculating that continued use of CFCs at current rates would critically deplete the ozone layer.

1974 Latin American World Model developed by the Fundación Bariloche. It is the South's response to *Limits to Growth* and calls for growth and equity for the Third World.

www.fundacionbariloche.org.ar/LP-mod-latinoam.htm

1975 Worldwatch Institute established in the United States to raise public awareness of global environmental threats and catalyze effective policy responses; begins publishing annual *State of the World* in 1984.

www.worldwatch.org

1975 CITES, the Convention on International Trade in Endangered Species of Flora and Fauna, comes into force.

www.cites.org

1976 Habitat, the UN Conference on Human Settlements, is the first global meeting to link the environment and human settlement.

1977 UN Conference on Desertification is held.

1977 Green Belt Movement starts in Kenya, using community tree planting to prevent desertification.

www.greenbeltmovement.org

1978 Amoco Cadiz oil spill occurs off the coast of Brittany.

1978 OECD Directorate of the Environment relaunches research on environmental and economic linkages. The work builds the foundation for the 1987 report, *Our Common Future*.

1979 Three Mile Island nuclear accident occurs in Pennsylvania, United States.

1979 Convention on Long-Range Transboundary Air Pollution is adopted.

1979 Banking on the Biosphere, an IIED report on practices of nine multilateral development agencies including the World Bank, sets the stage for reforms that are still underway.

1980 World Conservation Strategy released by the International Union for the Conservation of Nature (IUCN). The section "Towards Sustainable Development" identifies the main agents of habitat destruction as poverty, population pressure, social inequity and trading regimes. The report calls for a new international development strategy to redress inequities.

www.iucn.org

1980 Independent Commission on International Development Issues publishes *North-South: A Programme for Survival* (Brandt Report), calling for a new economic relationship between North and South.

1980 Global 2000 report is released. It recognizes biodiversity for the first time as critical to the proper functioning of the planetary ecosystem. It asserts that the robust nature of ecosystems is weakened by species extinction.



SD TIMELINE 2012

1981 World Health Assembly unanimously adopts the *Global Strategy for Health for All by the Year 2000*, which affirms that the major social goal of governments should be for all peoples to attain a level of health that would permit them to lead socially and economically productive lives. www.who.org

1982 International debt crisis erupts and threatens the world financial system. It turns the 1980s into a lost decade for Latin America and other developing regions.

1982 World Resources Institute is established in the United States. It begins publishing biennial resource assessments in 1986. www.wri.org

1982 UN Convention on the Law of the Sea is adopted. It establishes material rules concerning environmental standards and enforcement provisions dealing with marine pollution. www.un.org/depts/los

1982 The UN World Charter for Nature adopts the principle that every form of life is unique and should be respected regardless of its value to humankind. It calls for an understanding of our dependence on natural resources and the need to control our exploitation of them. www.un.org/documents/ga/res/37/a37r007.htm

1983 Development Alternatives is established in India. It fosters a new relationship among people, technology and the environment in the South. www.devalt.org

1983 Grameen Bank is established to provide credit to the poorest of the poor in Bangladesh, launching a new understanding of the role of microcredit in development. www.grameen-info.org

1984 Bhopal toxic chemical leak leaves 10,000 dead and 300,000 injured in Bhopal, India. www.bhopal.net

1984 Drought in Ethiopia. Between 250,000 and 1 million people die from starvation.

1984 Third World Network is founded as the activist voice of the South on issues of economics, development and environment. www.twinside.org.sg

1985 Antarctic ozone hole discovered by British and American scientists.

1985 Responsible Care, an initiative of the Canadian Chemical Producers, provides a code of conduct for chemical producers that has now been adopted in many countries. www.ccpa.ca/ResponsibleCareHome.aspx

1985 Climate Change. Meeting in Austria of the World Meteorological Society, UNEP and the International Council of Scientific Unions reports on the buildup of carbon dioxide and other "greenhouse gases" in the atmosphere. They predict global warming. www.wmo.ch

1986 Chernobyl nuclear station accident generates a massive toxic radioactive explosion.

1987 OECD Development Advisory Committee creates guidelines for environment and development in bilateral aid policies. www.oecd.org/dac

1987 Montreal Protocol on Substances that Deplete the Ozone Layer is adopted. <http://ozone.unep.org>

SD TIMELINE 2012

1987 *Our Common Future (Brundtland Report)*, a report of the World Commission on Environment and Development, weaves together social, economic, cultural and environmental issues and global solutions. It popularizes the term “sustainable development.”

1988 Chico Mendes, a Brazilian rubber tapper fighting the destruction of the Amazon rainforest, is assassinated. Scientists use satellite photos to document what the Amazon fires are doing to the rainforest

www.chicomendes.com

1988 Intergovernmental Panel on Climate Change (IPCC) is established to assess the most up-to-date scientific, technical and socioeconomic research in the field.

www.ipcc.ch

1989 Exxon Valdez tanker runs aground, dumping 11 million gallons of oil into Alaska's Prince William Sound.

www.evostc.state.ak.us

1989 Stockholm Environment Institute is established as an independent institute for carrying out global and regional environmental research.

www.sei.se

1990 International Institute for Sustainable Development (IISD) is established in Canada and begins publishing the *Earth Negotiations Bulletin* in 1992.

www.iisd.org

1990 Regional Environmental Centre for Central and Eastern Europe is established to address environmental challenges across the region, with an emphasis on the engagement of business as well as governments and civil society.

www.rec.org

1990 UN Summit for Children is held, an important recognition of the impact of the environment on future generations.

www.unicef.org/wsc

1991 The Canadian East Coast cod fishery collapses when only 2,700 tonnes of spawning biomass are left after a harvest of 190,000 tonnes.

1991 Hundreds of oil fires burn in Kuwait for months following the Persian Gulf War.

1991 Global Environment Facility is established, and in 1994, restructured to give more decision-making power to developing countries over billions of aid dollars for work on biodiversity, climate change, water, land degradation and pollutants.

www.gefweb.org

1992 The Business Council for Sustainable Development publishes *Changing Course*, establishing the business interest in promoting sustainable development.

www.wbcsd.org

1992 Earth Summit. UN Conference on Environment and Development (UNCED) is held in Rio de Janeiro. Agreements are reached on the action plan Agenda 21, the Rio Declaration, and the non-binding Forest Principles. Two “Rio Conventions” are opened for signature: the Convention on Biological Diversity and the Framework Convention on Climate Change. Negotiations on a third, the Convention to Combat Desertification, are called for.

1993 First meeting of the UN Commission on Sustainable Development, established to ensure follow-up to UNCED, enhance international cooperation and rationalize intergovernmental decision-making capacity.

www.un.org/esa/sustdev

SD TIMELINE 2012

1994 China's Agenda 21, a white paper on the country's population, environment and development, is published. China sets an international example for national strategies for sustainable development.

1995 Execution of Ken Saro-Wiwa in Nigeria brings international attention to the links among human rights, environmental justice, security and economic growth.

1995 World Trade Organization (WTO) is established, with formal recognition of trade, environment and development linkages. www.wto.org

1995 World Summit for Social Development is held in Copenhagen. It is the first time the international community has expressed a clear commitment to eradicating absolute poverty. <http://www.un.org/esa/socdev/wssd/text-version/index.html>

1995 Fourth World Conference on Women is held in Beijing. Negotiations recognize that the status of women has advanced, but obstacles remain to the realization of women's rights as human rights. www.un.org/womenwatch/daw/beijing

1996 ISO 14001 is formally adopted as a voluntary international standard for corporate environmental management. www.iso.org

1997 Asian ecological and financial chaos. Land-clearing fires intensified by El Niño-induced drought result in a haze blanketing the region and cause US\$3 billion in health costs and fire-related damage. Concurrently, the market crashes, raising questions about currency speculation and the need for government economic reforms.

1998 Controversy over genetically modified (GM) organisms. Global environmental and food security concerns are raised, the European Union blocks imports of GM crops from North America, and farmers in developing countries rebel against "terminator technology," GM plants whose seeds will not germinate.

1998 Multilateral Agreement on Investment (MAI). Environmental groups and social activists effectively lobby against the MAI. This, along with disagreement by governments over the scope of the exceptions being sought, leads to the demise of the negotiations.

1999 Launch of the Dow Jones Sustainability Indexes. The first of its kind, the tool provides guidance to investors looking for profitable companies that follow sustainable development principles. www.sustainability-index.com

1999 Third WTO Ministerial Conference held in Seattle. Thousands of demonstrators protest the negative effects of globalization and the growth of global corporations. Along with deep conflicts among WTO delegates, they scuttle the negotiations. The first of many anti-globalization protests, they signal a new era of confrontation between disaffected stakeholders and those in power. www.iisd.org/trade/wto/seattleandsd.htm

2000 Miss Waldron's red colobus monkey is declared extinct, the first extinction in several centuries of a member of the primate order, to which humans belong. According to the *IUCN Red Book*, 11,046 species are now threatened with extinction.

2000 UN Millennium Development Goals. The largest-ever gathering of world leaders agrees to a set of time-bound and measurable goals for combating poverty, hunger, disease, illiteracy, environmental degradation and discrimination against women, to be achieved by 2015. www.un.org/millenniumgoals/

SD TIMELINE 2012

2001 9/11. Terrorists representing anti-Western, non-state interests and ideologies attack the World Trade Center and Pentagon, marking the end of an era of unhindered economic expansion. Stock markets and economies stumble, and the United States gears up for a war on terrorism.

2001 Fourth Ministerial Conference of the WTO, held in Doha, Qatar, recognizes environmental and development concerns in its final declaration.

http://www.wto.org/english/thewto_e/minist_e/min01_e/min01_e.htm

2001 China joins the WTO, accelerating national structural economic changes. The accession signals China's emergence, together with India and Brazil, as major new forces in the global economy.

2002 World Summit on Sustainable Development is held in Johannesburg, marking 10 years since UNCED. In a climate of frustration at the lack of government progress, the summit promotes "partnerships" as a non-negotiated approach to sustainability.

www.worldsummit2002.org

2002 Global Reporting Initiative releases guidelines for reporting on the economic, environmental and social dimensions of business activities.

www.globalreporting.org

2004 HIV/AIDS pandemic in sub-Saharan Africa. In 2004 alone, 2.5 million people in the region die of AIDS, and over three million become newly infected. With only 10 per cent of the world's population, the region is home to more than 60 per cent of all people living with HIV.

www.unaids.org

2004 Wangari Muta Maathai is awarded the Nobel Peace Prize. Founder of the Green Belt Movement in Kenya, she is the first environmentalist to be awarded a Nobel Prize.

<http://nobelprize.org/peace/laureates/2004>

2004 Delhi mandates the use of compressed natural gas in city buses and auto rickshaws, responding to rising civil society pressure over air pollution.

2005 Kyoto Protocol enters into force, legally binding developed country parties to goals for greenhouse gas emission reductions, and establishing the Clean Development Mechanism for developing countries. Emissions reductions obligations expire at the end of 2012.

2005 Millennium Ecosystem Assessment is released. 1,300 experts from 95 countries provide scientific information concerning the consequences of ecosystem change for human well-being.

www.millenniumassessment.org

2005 Walmart institutes global sustainability strategy. One of the world's leading retail companies commits to: be supplied 100 per cent by renewable energy; create zero waste; and sell products that sustain people and the environment. The strategy begins to transform Walmart's global supply chain, and sets an example for other multinationals to follow.

2006 Svalbard Global Seed Vault is constructed in Norway to preserve the genetic diversity of the world's food crops for future generations.

<http://www.regjeringen.no/en/dep/lmd/campaign/svalbard-global-seed-vault.html?id=462220>

2006 NASA reports that the ozone layer is recovering, due in part to reduced concentrations of CFCs, phased out under the Montreal Protocol.

http://science.nasa.gov/headlines/y2006/26may_ozone.htm

SD TIMELINE 2012

2006 Stern Review makes the convincing economic case that the costs of inaction on climate change will be up to 20 times greater than measures required to address the issue today.

http://www.hm-treasury.gov.uk/sternreview_index.htm

2007 One of the first Chinese victories for civil society environmental protests. The municipal government of Xiamen suspends construction of a multi-billion dollar chemical plant after concerted action by local residents, much of which is orchestrated by mobile phones.

2007 Montreal Protocol on Substances that Deplete the Ozone Layer. Parties agree to an accelerated phase-out schedule for hydrochlorofluorocarbons (HCFCs).

<http://www.unep.org/ozone/>

2007 Public attention to climate change increases. Former U.S. Vice President Al Gore's documentary, *An Inconvenient Truth*, wins an Academy Award, and the IPCC's alarming forecasts about the planet's health make headlines. The IPCC and Gore share the Nobel Peace Prize.

www.ipcc.ch

2008 World food, fuel and financial crises converge. Global food prices increase 43 per cent in one year; growing energy demand in China, India and elsewhere sends energy prices soaring; financial institutions falter over the collapse of mortgage lending in the United States and markets tumble, sending the world into a recession.

2008 Increasing urbanization. For the first time in history, more than 50 per cent of the world's population lives in towns and cities.

www.unfpa.org/pds/urbanization.htm

2008 Green economy ideas enter the mainstream. National governments invest a portion of their economic stimulus in environmental actions, and a low-carbon economy and green growth become new objectives for the future economy.

www.oecd.org/dataoecd/58/34/44077822.pdf

2008 Internet economy ideas enter the mainstream. The OECD Ministerial acknowledges the increasingly critical role of the Internet in economies and society; national governments invest a portion of their economic stimulus in broadband and wireless sensor network infrastructure, with South Korea leading the way.

www.oecd.org/futureinternet/

2008 Oceans' acidification correlated with increasing levels of atmospheric carbon dioxide. Scientists document that the oceans are growing more acidic at a faster rate than previously thought. Research over eight years leads to an understanding of the serious consequences for global ecosystems.

www.pnas.org/content/105/48.toc

2009 Fire and ice headlines. Multiyear sea ice all but disappears from the Arctic Ocean, and the Australian drought that commenced in 2003 leads to the worst wildfires in history.

2009 G20 Pittsburgh Summit: G20 nations provide guidance for a 21st century global, sustainable and balanced economy. Leaders call for phasing out fossil fuel subsidies, and seek measures that will lead to sustainable consumption, while providing targeted support for the poorest people. <http://www.cfr.org/world/g20-leaders-final-statement-pittsburgh-summit-framework-strong-sustainable-balanced-growth/p20299>

2009 Copenhagen climate negotiations. A crescendo of expectations is dashed as the Conference of the Parties fails to reach an agreement on new GHG emissions reductions commitments beyond 2012 (the end of the Kyoto Protocol time frame). The international environmental community sees this as a watershed moment, with many arguing that the multilateral process is broken. Momentum begins to shift toward national and regional efforts to reduce emissions.

www.iisd.ca/climate/cop15

SD TIMELINE 2012

2009 Scientists introduce the concept of “planetary boundaries” in a highly influential article in *Nature*. The concept quantifies our proximity to limits in nine areas, including biodiversity, chemicals, climate change, oceans acidification, fresh water and others. www.stockholmresilience.org/research/researchnews/tippingtowardstheunknown/thenineplanetaryboundaries.41fe8f33123572b59ab80007039.html

2009 Nobel Prize in Economics awarded to Elinor Ostrom for her work on the economic governance of the commons. Ostrom is the first woman to receive the award.
www.nobelprize.org/nobel_prizes/economics/laureates/2009/

2009 China overtakes the United States as the world’s largest emitter of GHGs, but ranks only 78th in per capita emissions. Record increases in GHG emissions globally put emissions on track with the worst-case projections from the Intergovernmental Panel on Climate Change.
www.iwvpressdienst.de/iwr/Global-CO2-emissions-2008-renewable-energy-investment-plan.pdf

2010 More severe and erratic weather, as forecast by climate change models. Massive, deadly heatwaves in Europe, first observed in 2003, reoccur, killing 55,000 people in western Russia and costing US\$15 billion in damages. The changing patterns of drought and floods are now widespread, including Pakistan, southern China and other parts of the world.

2010 The rise of wind power. China becomes the world’s largest domestic market for wind power, exceeding its target for installed capacity by 320 per cent. While wind power continues to expand at the fastest rate of renewable energy sources, it is still well below targeted levels for installed capacity by 2020 in OECD and emerging economies.

2010 Nations agree to the fair and equitable sharing of benefits arising from the utilization of genetic resources, under the Nagoya Protocol to the Convention on Biological Diversity (CBD); nations also agree to the Cartagena Protocol on Biosafety.
www.cbd.int/abs/

2010 The Economics of Ecosystems and Biodiversity final report calls for wider recognition of nature’s contribution to human livelihoods, health, security and culture by decision-makers.
www.teebweb.org

2010 BP Deepwater Horizon oil rig explosion leaks 5 million barrels of crude oil into the Gulf of Mexico for 87 days before the well is sealed, damaging wildlife habitats, fisheries, tourism and the economy throughout the region.
www.bp.com/sectiongenericarticle800.do?categoryId=9036575&contentId=7067541

2011 The Arab Spring: Starting with Tunisia, people across the Arab region rise up to demand sweeping democratic reforms in a number of countries.

2011 The world population reaches 7 billion, and is increasingly interconnected. One third of those have Internet access; 80 per cent have mobile phones. Increasing the population by 1 billion took only 12 years.



SD TIMELINE 2012

2011 Climate change negotiations in Durban. The negotiations' outcome is a step forward in establishing an international agreement beyond Kyoto—one with mitigation commitments from all major emitters, including developed countries and several major developing countries. www.iisd.ca/download/pdf/enb12534e.pdf

2011 Japan earthquake and tsunami. Damage to nuclear power plants leads to global concerns about nuclear power safety and phase out of the plants in Japan.

2011 China begins shift to a “green economy.” China's 12th Five Year Plan for economic development is based on sustainable development goals, including substantial reductions in pollution and carbon and energy intensities. The plan is backed by nearly half a trillion USD in proposed expenditures for environmental protection.

www.china-briefing.com/news/2011/04/05/12th-five-year-plan-hailed-as-greenest-fyp-in-chinas-history.html

2012 Trade disputes on solar and wind energy products. China's expanded manufacturing capacity and low prices make it a leader in global trade on wind turbines. The U.S. contests both solar and wind subsidies in China as unfair trade practices. The outcomes of these disputes may influence the future of cleantech energy sourcing and adoption.

2012 One of the first of the Millennium Development Goal targets is achieved, in advance of the 2015 deadline: the percentage of the world's people without access to safe drinking water is cut in half. www.un.org/millenniumgoals/

2012 Rio +20: Fifty years after Silent Spring, 40 years after Stockholm and 20 years after the Earth Summit, the global community reconvenes in an effort to secure agreement on “greening” world economies through a range of smart measures for clean energy, decent jobs and more sustainable and fair use of resources.

www.uncsd2012.org/rio20/

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SD TIMELINE 2012

APPENDIX B

HISTORICAL EVOLUTION OF BURSA

Bursa, or with its first name called Prusias ad Olypium, is a city which has hosted many civilizations during 2200 year history. The city was established in 185 BC in South Marmara Region with reference to Bithynia King Prusias I. Firstly, its name was changed as Prusa, and then it was changed as Bursa. Bursa was annexed to the Ottoman Empire in 1326 by Sultan Orhan after Bithynia, Rome and Byzantine.³⁸⁵ Historical background of Bursa and its surroundings went back to 5000 BC, and it had been an important center of many cultures from the very earliest times.

During Orhan Bey period; İbn-i Batuta came to Bursa nine years later the conquest of the city and depicted Bursa as a city "a big city with its bazaars, beautiful streets and therapeutic thermal spring".³⁸⁶

The city, which was a bridge of cohesion between East and West in 14th and 15th centuries, became an international trade center selling both silk and spice markets and cotton fabrics of Western Anatolia to Europe by European intermediaries in the 16th century. In the 15th century, Bursa was not only an international trade center, but also it became one of the native silk production centers in demand. The caravan trade ensured the development of specialized local production in 15th and 16th centuries at the points it passed. Foreign traders, craftsman organization, trade routes and sericulture had played an important role in the commercial development of Bursa. Although the seat of government was moved to Istanbul after its conquest in

³⁸⁵ Dostoglu, 2013

³⁸⁶ Gültekin, 2001, p. 38

1453, Bursa was always seen as a complement to İstanbul and became an industrial city of service meeting the requirements of the capital city (silk and cotton weaver, painter and textile merchants). Foreign traders located in Bursa at the beginning of the 16th century made an important contribution to the city's return to silk trade center. Florentine, Genoese and Venetian merchants made a Pera-based trade, bought silk from Bursa and sold woolen products in exchange. After the mid of the 16th century, silk trade and silk weaving began to decline. In particular, the war with Iran in 1520, made difficult the entrance of raw silk to Anatolia. Therefore, the arrival of raw silk was forbidden and many weaving looms were closed. As a result of this, cocoon trade gained importance in Bursa and around of the city. Until the end of the 16th century, many artists and scholars came from Central Asia, provided Bursa to be the center of art and science. Bursa on trade routes or its connection between these routes, a presence of trade and industry based on silk and silk production are one of the reasons increasing the population density.³⁸⁷

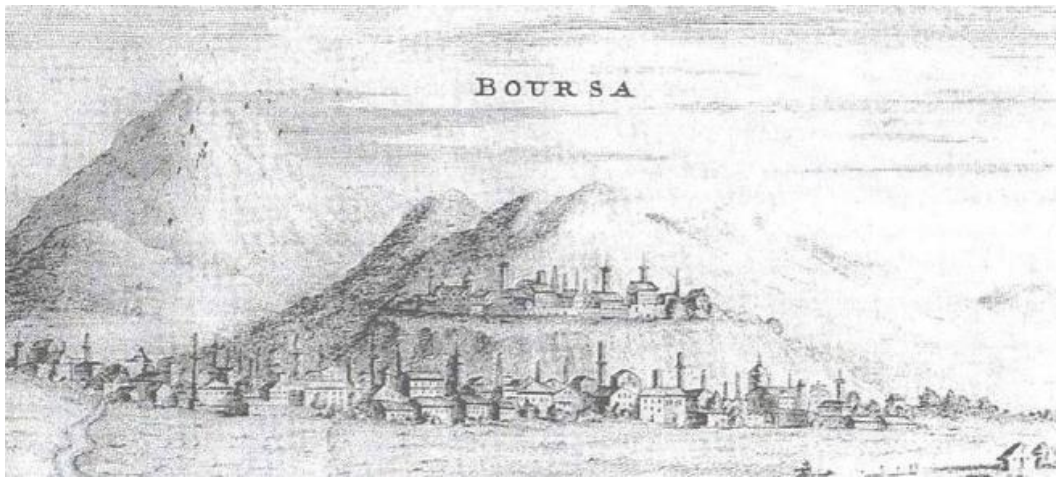


Figure 114: Bursa in 1600s; Jean de Thevenot.³⁸⁸

When Bursa historical commercial center and Khans region is evaluated, it can be divided into four periods from the beginning until today. The period, from the beginning of city conquest and movement outside from the ramparts to the 16th century, is a formation process of historical commercial center and Khans Region in

³⁸⁷ Bağbancı, 2007, pp. 39-40

³⁸⁸ Yenal, 1996

Bursa. The formation process of historical commercial center in Bursa has continued since the 16th century.³⁸⁹

In the 16th century, Bursa became an international trade center of both silk and spice markets and selling and cotton fabrics of Western Anatolia to Europe by Western intermediaries.³⁹⁰

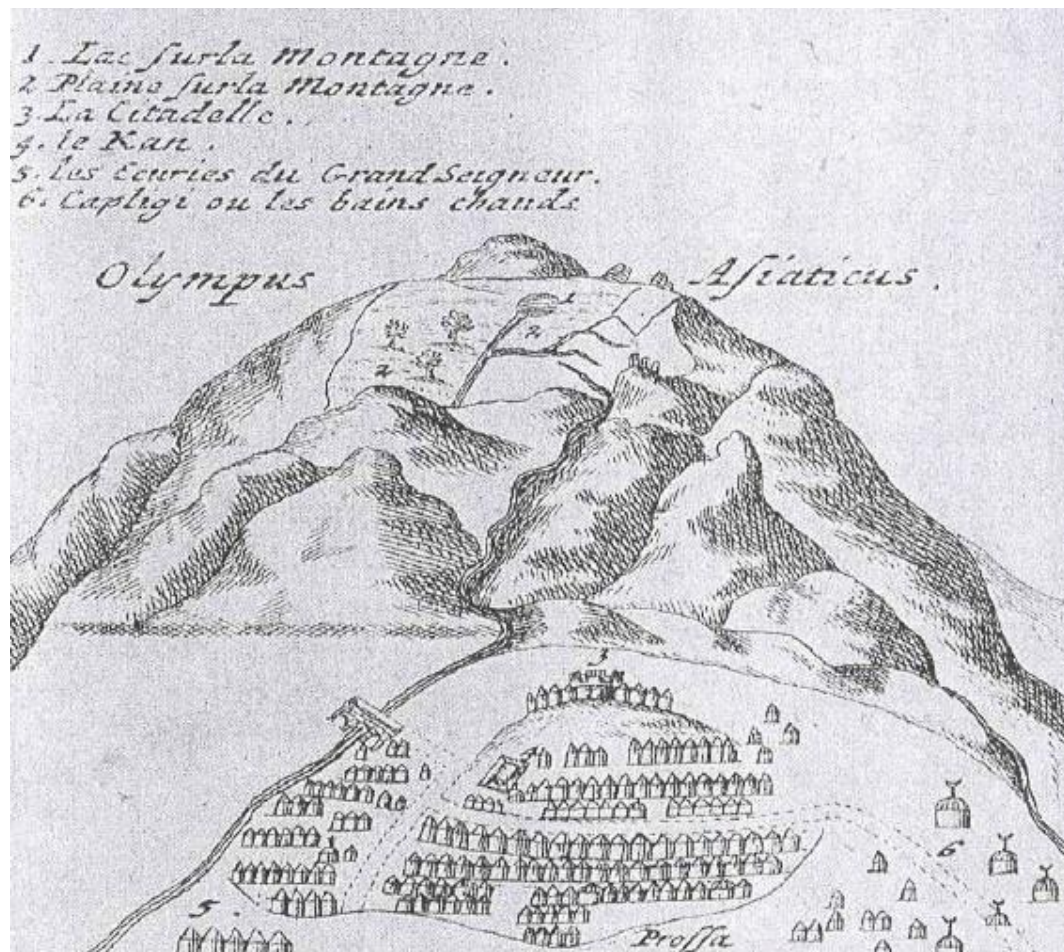


Figure 115: Bursa in early 1600s; George Wheler, French Archaeological Institute.³⁹¹

Second period, 17th and 18th centuries, is a stagnant period in terms of spatial renovation. Bursa became famous with sericulture during the Byzantine period and became the biggest city of the Ottoman Empire with its population over 50.000 in the

³⁸⁹ Project team of Akan Architecture, 2013, p. 38

³⁹⁰ Tekeli, 1999

³⁹¹ *Ibid.*

16th century. Bursa was provided to be a trade and production center by the Ottoman Empire in the 16th century. Celali Revolts began in the late 16th century and continued until the mid-17th century influenced Bursa negatively, and in Bursa city affected from the changes of world trade and transportation technologies and a static period was begun.³⁹²

The law called “Kanunname-i İhtisab-ı Bursa” was prepared in the period of Beyazıt II and it was considered as the first Standards Law in the world, it includes municipality laws and the laws protecting consumer rights and regulations. This Legislation shows the advanced development of trade in the city. The city, which was exposed to be looted and rebellions because of Celali Revolts in the 17th century, began to lose its commercial importance by the reduction in demand for silk as a result of economic crisis in Mediterranean. In the 18th century, the commercial significance of the city was deeply affected due to textile production continuing as cottage industry form and scale; could not cope with the serial production in Europe, and developments in transportation technologies changed the Silk Road route. With these two reasons and effects of the Industrial Revolution on them, Bursa lost its commercial importance day by day. During this period, Bursa started to reflect the characteristics of an industrial city.³⁹³

The earliest known plan of Bursa is a plan having the characteristics of a simple sketch drawn in 1837 according to the descriptions and specifications of the writers in 1776 by Niebuhr. The period between 18th and 20th century was a period that the spatial integrity of the historic commercial center began to solve. In this period, the changes arise from the progress of Capitalism and Industrial Revolution in Europe also affected the historic commercial area in Bursa.³⁹⁴

³⁹² Bağbancı, 2007, p. 36

³⁹³ Project team of Akan Architecture, 2013, p. 39

³⁹⁴ *Ibid*, p. 278



Figure 116: Bursa in 18th century.³⁹⁵

In the 19th century as a third period, some changes seen on urban morphology under the influence of industrialization affected historical commercial center negatively on urban scale and its spatial integrity was also affected due to road networks passing into it. Bursa Grand Bazaar was partially damaged as a result of fires in 1801 and 1889 and earthquake in 1855.³⁹⁶

In the fourth period, consumption-based lifestyle gained importance and effected Bursa historical commercial center and Khans Region, and some regulations thought to meet the new requirements were made with the effects of the changing consumption process.³⁹⁷

In the 19th century social, economic, politic and cultural transformations were arisen by the reforms aiming the modernization of the state and society socially. As a result of agreements made with Western countries in economic terms, Ottoman territories

³⁹⁵ Kaplanoğlu, Bursa Yer Adları Ansiklopedisi, 1996

³⁹⁶ Project team of Akan Architecture, 2013, p. 38

³⁹⁷ *Ibid.*

became a source of raw material and an open market for these countries. Then, Bursa was not a global trade center anymore and it became a center producing raw materials according to the demands of the world. As a result of population exchange, cultural structure of the urban center was significantly altered by the arrival of agriculture-based living immigrants instead of Greek and Armenian population of the city. As a consequence of investments made in Bursa in the Republican period, nowadays Bursa has an important place in Turkish industry especially in the textile and automotive sectors. Traditional social structure of the city in Ottoman Empire gave place to industrial society. Requirement of the industry workforce, has led to the continuation of migration.³⁹⁸

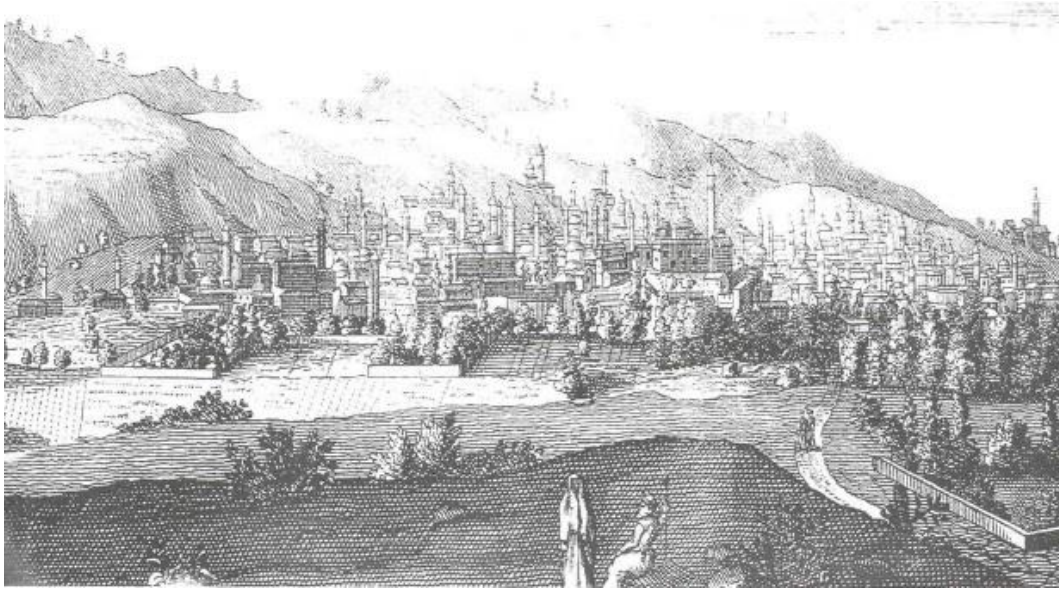


Figure 117: Bursa in late 19th century; P. De Tournefort.³⁹⁹

Suphi Bey Plan was the first cadastral plan published in 1862 and prepared with the aim of determining the structure of the city after a Bursa earthquake occurred in 1855.⁴⁰⁰

³⁹⁸ Bağbancı, 2007, p. 36

³⁹⁹ Yenal, 1996

⁴⁰⁰ Project team of Akan Architecture, 2013, p. 278

It's possible to see the increased number of factories since 1840 on 1/1600 scaled map published in 1862 and prepared by a team from Erkan-ı Harbiye under Suphi Bey with the aim of documenting the structure of city after Bursa earthquake in 1855. Municipal Organization in Ottoman was established on December 28, 1857 with a code of laws in Istanbul. Municipal law entered into force in 1867 and later three municipalities were established including Bursa.⁴⁰¹



Figure 118: Suphi Bey map⁴⁰²

⁴⁰¹ Project team of Akan Architecture, 2013, p. 39

⁴⁰² Image. Retrieved November 25, 2012 from:
http://courses.arch.ntua.gr/fsr/143667/Bursa_Panorama.jpg

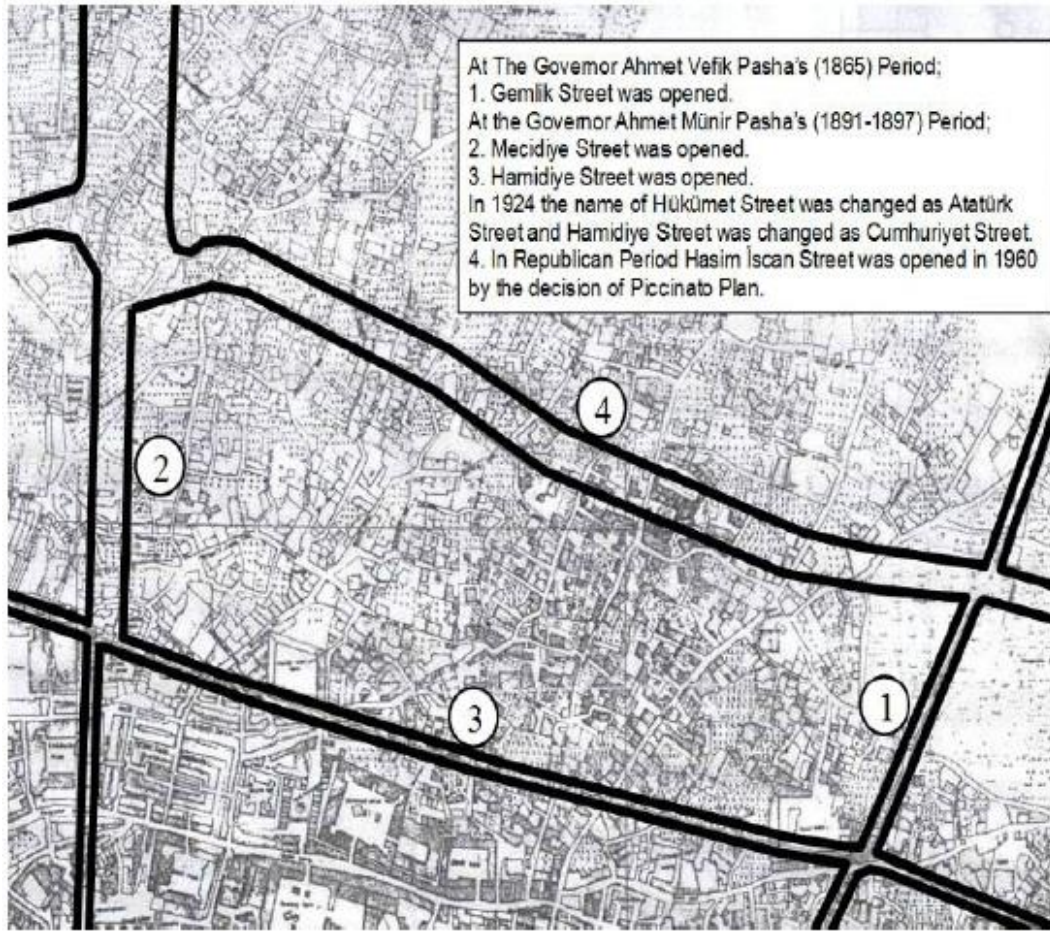


Figure 119: Suphi Bey Map, new roads were opened⁴⁰³

Ottoman Government decided to implement Reform Act decisions in the capacitance of the first capital city of the empire in the city requiring a renewal due to an earthquake in 1855. Ahmed Vefik Pasha, who was assigned to Bursa for implementation of reorganization reforms, was appointed as an inspector (1863-1864) at first and then as a governor (1879-1882). In the city, new roads were established, and public buildings as state house (1863), hospital (1879) and municipal building (1880) were built near to these roads in the city core. In time, roads in the form of the traditional commercial structure were converted to avenues due to increasing traffic in the commercial center.⁴⁰⁴

⁴⁰³ Köprülü Bağbancı & Bağbancı, 2010, p. 279

⁴⁰⁴ Project team of Akan Architecture, 2013, p. 39



Figure 120: Bursa city center in 1890s; Sébah & Joallier.⁴⁰⁵



Figure 121: Bursa Great Mosque after 1893; Bursa Metropolitan Municipality Archives.⁴⁰⁶

⁴⁰⁵ Yenal, 1996, p. 144

⁴⁰⁶ Bağbancı, 2007, p. 168



Figure 122: Bursa city center in 1895; Neslihan Dostoğlu, 2001, pp. 114-115.⁴⁰⁷



Figure 123: Map, Bursa 1910; Bursa Metropolitan Municipality Archives.⁴⁰⁸

In the period of the Republic, Bursa had experienced social, economic and physical change process especially by external influences. Emigrations from Balkans and Caucasus from the 1910s and emigrations from Bulgaria from the 1950s affected

⁴⁰⁷ Bağbancı, 2007, p. 158

⁴⁰⁸ *Ibid*, p. 182

Bursa a lot. Especially the Population Exchange Agreement signed in 1923 effected Greek and Turkish communities socially, economically, politically, culturally and demographically. With population exchange, instead of Greek and Armenian population monopolizing trade, banking, manufacturing and other liberal professions; populations living agriculture-based residents were settled. The cultural structure of Bursa was changed significantly by the arrival of immigrants. As a result of the Population Exchange Agreement, ethnic and religious coherence were provided in urban population and with the Republic, silk production began to collapse.⁴⁰⁹

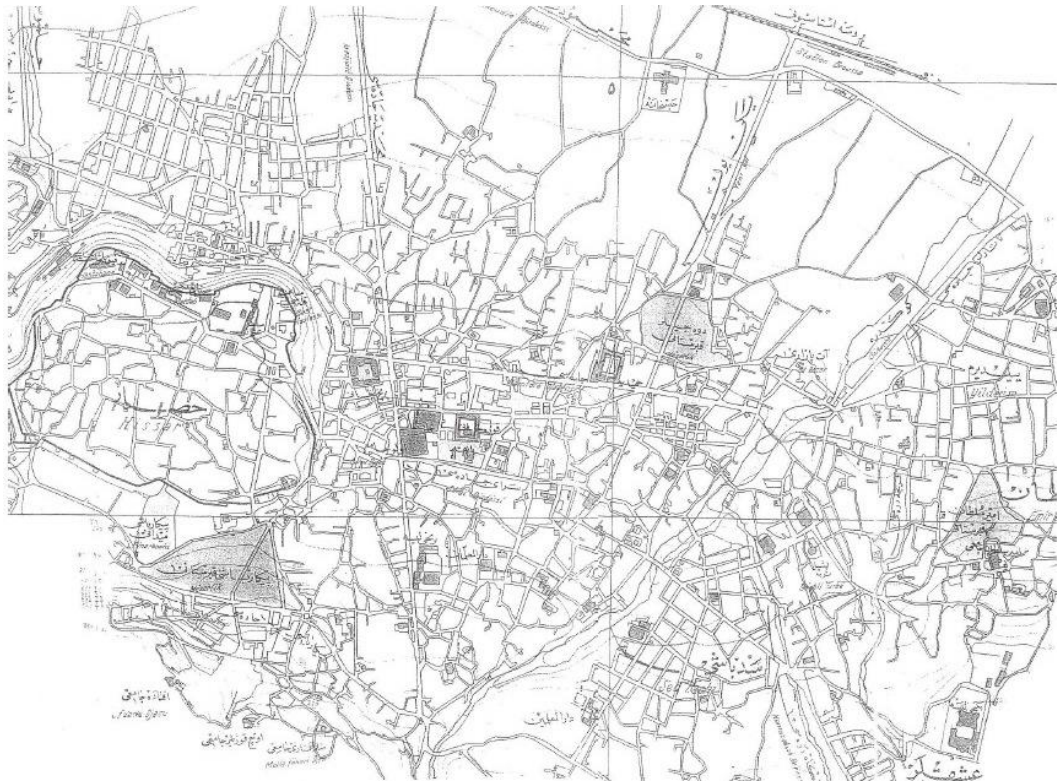


Figure 124: Map, Bursa 1921; Bursa Metropolitan Municipality Archives.⁴¹⁰

In time, a lot of plans of Bursa at different scales were prepared. The first plan was prepared by Carl Christoph Lörcher in 1924. According to this plan, historical

⁴⁰⁹ *Ibid.*, p. 33

⁴¹⁰ *Ibid.*, p. 183

monuments and the conservation of Historical Commercial Center of Bursa were ignored. But, this plan could not be applied because it was not realistic.⁴¹¹

Lörcher plan was the first planning study in Bursa after Republic and prepared by Lörcher in 1924. This plan, which was prepared with the effects of garden-urban flow by ignoring the current texture after the map obtained in 1912, was not implemented. But it is possible to meet the traces of this plan in the city. City wall entrance at Atatürk Avenue was opened in accordance with these decisions.⁴¹²

Prost Plan; in 1940 after Lörcher, the planning of Bursa was requested from Henry Prost who was in Turkey for the city planning of Istanbul. This French expert completed the plan constructed by trying to implement the current structure of Bursa city in 1941 in the framework of provisions of road construction regulations in accordance with French axial planning principles of that time. Prost plan was prepared by Henry Prost with the aim of combining Atatürk Avenue (Hükümet Avenue) and Historical Commercial Center of Bursa between 1938 and 1940. Nevertheless, rapid construction of new settlements in this new developing area, made it difficult to feel the urban texture of Khans Region.⁴¹³ Prost Plan had the opportunity of implementation and was the basis of implementation plans obtained in conformity with this plan made in 1960. Darmstadt Avenue (on the Muradiye Complex axis), Gazcılar Avenue (on the Emir Sultan Mosque axis), Fomara (Fevziçakmak Avenue on the axis of Grand Mosque), Atatürk Avenue (on the axis of Green Tomb) were opened according to these planning decisions.⁴¹⁴

⁴¹¹ Project team of Akan Architecture, 2013, p. 39

⁴¹² *Ibid*, p. 278

⁴¹³ *Ibid*, p. 39

⁴¹⁴ *Ibid*, p. 278



Figure 125: Bursa view in the early Republican period.⁴¹⁵

The economic and social base of the nation began to be created between the years 1923 and 1940. In 1925, Silk-Labor Factory was laid the foundation; there was a significant increase in the number of silk yarn and silk woven factories. With the opening of Merinos Factory in 1938, there was an important step towards industrialization in Bursa.⁴¹⁶

The next plan related to historic commercial center was prepared by Luigi Piccinato and Emin Canpolat in 1958. These plans were used on plans prepared as 1/4000 scaled aiming to restore Historical Commercial Center after the fire occurred in 1958. Piccinato aimed to evaluate existing historical places separately from the empty areas for renovation. According to this plan, these structures would be respectful to the spatial characteristics of Historical Commercial Center and would not alter the traditional commercial texture of Bursa. For this reason; this plan can be considered more sensitive to traditional urban texture than other plans.⁴¹⁷

⁴¹⁵ Kaplanoğlu, 1996

⁴¹⁶ Tekeli, 1999, p. 23

⁴¹⁷ Project team of Akan Architecture, 2013, p. 39

Construction Planning Office was instituted with the financial backing of Bank of Provinces and Territorial Credit Bank after the fire in 1958. The Construction Planning Office had prepared 1/10000 and 1/4000 scaled plans in 1960 in consultation by Luigi Piccinato. Piccinato Plan was the most comprehensive study produced in that period. Its general principles are to give importance to conservation and emerging the monumental structures of the city, to determine the functional areas divided clearly mostly adhering to the axles defined by Prost, and to connect these two centers to each other with a strong commercial axis between historical center and reconstructed center. The researches made by Piccinato and his team to determine the situation before the fire was continued with the excavations in this area. As a result of excavations, Bithynia graves were found in Khans Region. Based on these data, it was emerged that the historical background of the area bases on Bithynia Civilization and not limited only with the Ottoman Period. After 1960s, economic, social and physical foundations had influenced each other and the identity and image of the city entered into a rapid undefined and indefinite process.⁴¹⁸

⁴¹⁸ *Ibid*, p. 278

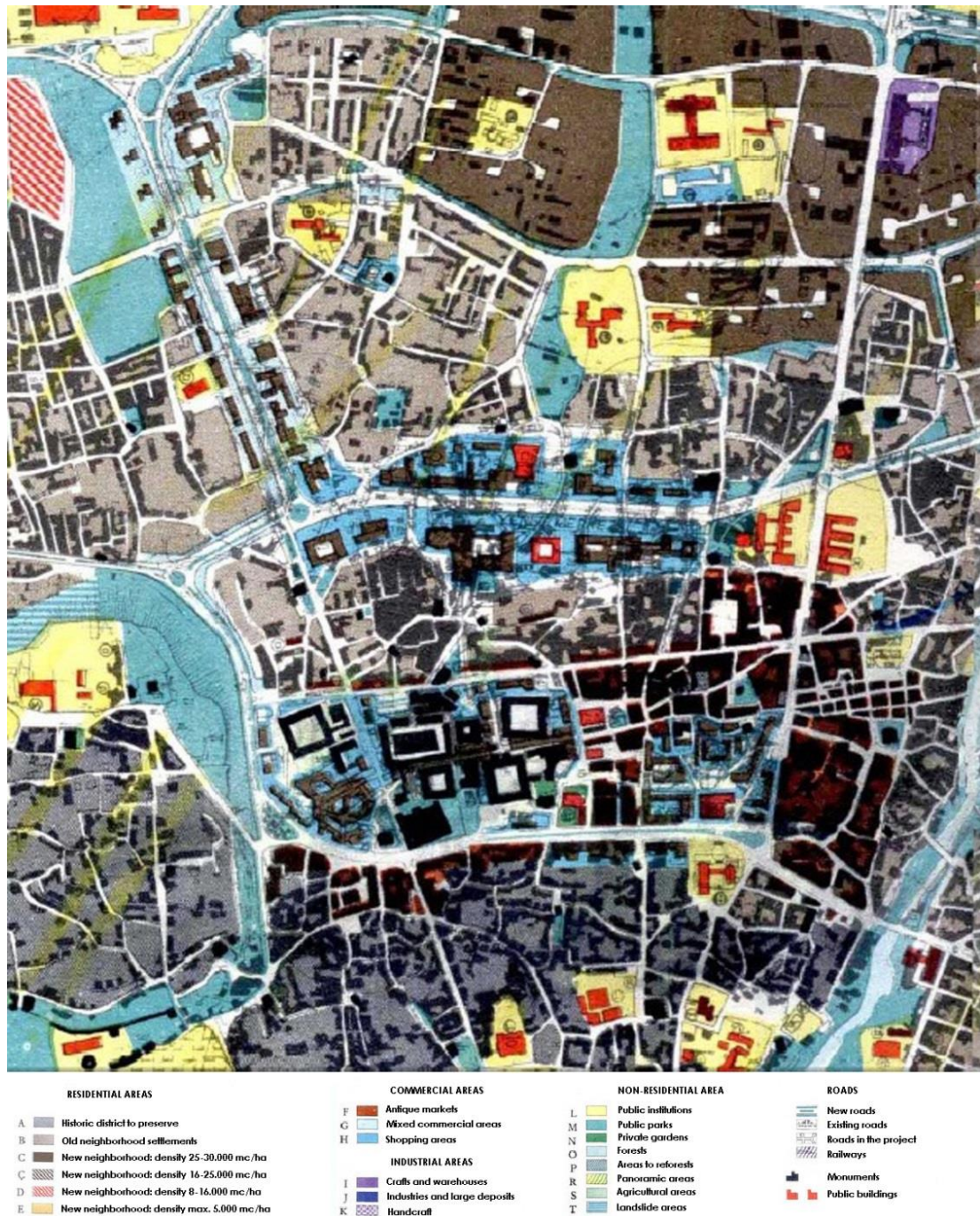


Figure 126: Piccinato Plan.⁴¹⁹

Piccinato suggested the development of the city linearly on east-west axis on the way to Ankara-Bursa-Mudanya. To support this development, on the way to Ankara, which is the eastern point of the city, the industrial development was planned and the

⁴¹⁹ Organo Ufficiale Dell'Istituto Nazionale di Urbanistica, 1962

establishment of the Organized Industrial Zone on the way to Mudanya was foreseen. This plan created a social and economic transformation in the city. Piccinato stated that 1958 fire had provided an opportunity to clean the unqualified structures added to the historical texture in Khans Region. In this context, with this prepared plan the importance was given to the conservation and renewal of monumental structures of the city. Khans Region was evaluated as a special project in Piccinato Plan and supposed to be used as a trade center of this area with this project. In addition, the axes defined by Prost were protected and clearly separated functional zones were determined. The connection of historical place and a new business center created near the central garage with a strong trade axis created the general principles of the plan.⁴²⁰ A new center was established on Fomara (Fevzi Çakmak) Street and the administrative center was established on the Haşim İşcan Street. Shop ranges located on Altıparmak, Fevzi Çakmak and Zafer Square created important trade axes.⁴²¹

The traces of industrialization and urbanization in Bursa have been distinctly understood, especially after 1960s. From the end of the 1960s, the urban population increased rapidly, Bursa entered into the automotive industry and became a very important industrial center, and this caused the remodeling of urban form. Different processes in the city caused renewal in the city. First one of these processes was a demographic process and the increase of urban population in Turkey after the Second World War. This event proceeded with a rapid urbanization and rural disintegration as a second process. Especially after 1970, a rapid population growth had been raised in Bursa. The most important reason is the acceleration occurred in industrialization.⁴²² Bursa has the first Organized Industrial Zone of Turkey in the Republican period and also protects its importance with the development of textile and automotive industries nowadays.⁴²³

⁴²⁰ *Ibid.*

⁴²¹ Bağbancı, 2007, p. 98

⁴²² Tekeli, 1999, p. 23

⁴²³ Bağbancı, op cit, pp. 6-7

Özlem Köprülü Bağbancı states that the construction plans made by Prost and Piccinato reflected the realities of Bursa. However, these plans did not have 1/1.000 scaled implementation plan; this was one of the main reasons of its inapplicability. Because conservations and implementations of these construction plans were not done in time; Piccinato Plan encouraged increasing the density of old urban fabric by building apartments. Urban texture had been ruined by the Emergence of Property Ownership Law, which accelerated the demolition and rebuilding the city in 1964. In order to prevent this; decisions were taken for conservation areas of historical cities in 1978.⁴²⁴

After 1960s, identity and image elements of the city entered into an undefined and rapid process; and economic, social and physical formations influenced each other. The plans prepared by Prost and Piccinato got behind the growth rate of the city; as a result of rapid industrialization and the increment in the number of motor vehicles. The center was damaged in rapid growth and this continued since the decisions taken in 1978. The Master Plan Bureau established in 1970 in Bursa. In 1976, 1/25.000 scaled Master Plan of Bursa and its environment was prepared by Master Planning Bureau by Ministry of Public Works and Housing. The primary purpose of this plan was to realize the decentralization of the city. Between 1976 and 1984, in order to protect traditional center and historical texture; height control and construction in the center was applied and the functions located in the center were moved to north.⁴²⁵

The historical commercial center was also taken into notice in the master plan of Bursa dated 1976. It was aimed to conserve and defines these cultural assets with decisions protecting them from the heavy traffic and structuring. Despite the recession between 1960 and 1980, historical, archeological and natural protecting areas were registered in 1978 and these decisions related to Khans Region were taken in 1979 by GEEAYK (Real Estate Antiques and Monuments Council). According to these decisions, the Commercial Center of Bursa will be moved to the Haşim İşcan Area located north of the Khans Region. In addition; it was requested to present

⁴²⁴ *Ibid*, p. 99

⁴²⁵ Project team of Akan Architecture, 2013, p. 278

conservation plans to Conservation Council after preparation by Ministry of Culture and Bursa Municipality. Although these plans were not implemented in the historical field, it was important for determining the transition period building specifications in Historical Commercial Center.⁴²⁶

In 1978, historical, archeological and natural protected areas of Bursa were determined. In this sense, in Real Estate Antiques and Monuments Council Decisions (GEEAYK) decisions in 1979 some decisions related to Khans Region and its around were taken. Central Business District was moved to the north of the Kayhan neighborhood on the axle of Haşim İşcan Street and the current commercial center remained its function. It was requested to present the conservation projects related to this area prepared by Ministry of Culture and Bursa Municipality to Bursa Conservation of Cultural and Natural Property Council. It was determined that Conservation of Cultural and Natural Property Council was responsible for the implementations since Conservation Purposed Construction Plan. It was foreseen to improve Khans Region, Yeşil and Muradiye axles.⁴²⁷

1/5.000 scaled Master Plan was prepared by the Bursa Master Plan Bureau and approved by the Ministry of Public Works and Housing in 1984. By the time examining this plan in the scope of center, it is understood that it is inadequate and does not go beyond the transition conditions. The plans about moving the center to the north were also continued in this period and radial development of trade on a main arterial road was foreseen. Plain protection areas were determined according to plan and protocols were signed with related institutions. Bursa gained the metropolitan status in 1987.⁴²⁸

1988 Center conservation oriented constructing plan was prepared for Reyhan, Kayhan and Khans Region. With this planning, it was aimed to conserve the historical value of the city centers, provide their integrities and raise living standards. Conservation Constructing Plan consists of Khans Region and Reyhan Neighborhood

⁴²⁶ *Ibid*, p. 39

⁴²⁷ *Ibid*, p. 278

⁴²⁸ *Ibid*, p. 279

located in the north and Kayhan Neighborhood located on the east of the region. Roads surrounding the project area are Cemal Nadir Street on the west, Atatürk Street on the south, Haşim İşcan Street on the north and Gökdere on the east. By this planning, it was aimed to provide the integration of Khans Region, Reyhan and Kayhan neighborhoods, and prevention of the exclusion of the residents living and working in the project area as a result of conservation and renewal. Renewal projects were aimed to be dealt with the social dimension of planning and create the effective potentials against restrictions for municipality, person or families in the region.⁴²⁹

In 1990 Master Development Plan Revision (Scale: 1/25.000 and 1/5.000) was prepared by the Bursa Metropolitan Municipality. In this plan it was aimed to revise the plan approved in 1984 and some data of old plan which were not applicable and outdated were revised. Planning directed to small parcels where demand is high in residential areas was emerging as a main decision. But unplanned development of Bursa with its rapidly increasing population could not be prevented.⁴³⁰

In 1995, the revision of the 1984 Master plan was prepared with the participation of related rooms, universities, public institutions and political party representatives. In these studies, country, region, metropolitan region and metropolitan areas were taken into account. It was intended that this plan should be in line with the main principles of 1/100.000 scaled Environmental Plan started in those years. Because the development direction of the city was determined as west, urban renovation was oriented in this direction. New development areas of Osmangazi and Yıldırım districts were identified. In addition, to improve transportation in the city and especially to open main axes; housing areas were determined where would be renovated with increasing density.⁴³¹

In 1998, 1/100.000 scaled Bursa Provincial Environmental Plan (year 2020) was approved by Ministry of Public Works and Housing by preparing a triple protocol between Local Government (Bursa Metropolitan Municipality), the Central

⁴²⁹ Bağbancı, 2007, pp. 100-101

⁴³⁰ Project team of Akan Architecture, 2013, p. 279

⁴³¹ *Ibid.*

Government (Provincial Directorate of Public Works and Settlement) and Ministry of Public Works and Housing. Planning area covers the entire of Bursa province. With this plan, planning areas which will determine the borders and guide planning studies, seven planning distinct (Central, West, East, North, Mudanya, Gemlik and Alaçam) in Bursa Metropolitan Area and four Planning Distinct (İnegöl, Mustafakemalpaşa-Karacabey, İznik-Orhangazi and Yenişehir) outside of the metropolitan area were determined. Main planning decisions were made for these planning areas firstly defined in this plan. It was decided that the development direction of the city will be to the west according to this plan. Studies were made to take industry in the city out of residential areas. All of the 1/25.000 scaled, Master Development Plans were approved except one. Housing areas and working areas were built in western planning district and the studies about transportation main plan in central planning distinct were initiated.⁴³²

In 1999, Central Planning Area was determined as the most important sub-region by the 1998 Strategy Plan, 1/25.000 scaled Environmental Master Plan was approved. In this plan, Khans Region was drawing the attention as being the commercial core of the city. In main decisions of the Central Planning Region, conservation, restoration and rehabilitation of historical core was decided. By rehabilitating the settlements located in this area with decentralization of Central Business Area (MİA), creation of green generations and settlements, and preventing the increment of density were decided.⁴³³ The general purposes of the projects prepared for Khans Region by Bursa Metropolitan Municipality were listed as below:⁴³⁴

- The realization of suitable arrangements in accordance with the unique features of the city and conservation of the historic commercial core; which is significant for the identity of the city.

⁴³² *Ibid.*

⁴³³ Bağbancı, 2007, p. 102

⁴³⁴ *Ibid*, p. 103

- Development of collaborative models and ensuring public and related institution participation to all studies in the field.
- Making regulations with the purpose of strengthening especially pedestrian axis, by improving contemporary transportation scheme that can provide adequate service both for vehicles and pedestrians to increase the livability and detectability of the historical urban center.
- Improving appropriate infrastructure and taking precautions against the visual pollution affecting the city silhouette.
- By determining specific project areas in addition to public project areas stated before, to determine the prior working areas and realize urban design and landscape implementations which can increase the attractiveness of the historical city core.
- Extending the historical inventories in Osmangazi region and increasing the readability, to create inventories of current registered monuments in the first stage and determining required intervention types to be done in the second stage.

1/5000 scaled Osmangazi Municipality Master Plan was entered into force with the approval of Bursa Metropolitan Municipality Council Decision no. 291 on April 17, 2008. The aim is to develop a plan, including governance and application rules, restriction decisions, protection, land utilization, which determine urban settlement and development trends prepared according to the data and researches related to economic, demographic, societal, ethnic, historical, physical features of city aiming to balance protection and usage, meet the social and ethnic needs of the habitants, create a healthy and safety environment, increase life quality.⁴³⁵

Bursa city center is bordered by Tophane and Hisar on the west, Setbaşı Stream on the east and Uludağ on the south. The creation of a new center was restricted, also limited by these borders and these borders caused the development of the region

⁴³⁵ Project team of Akan Architecture, 2013, p. 65

intensively trade weighted. According to the 1984 master plan, the Central Business Area (MİA) of the city was planned in the area bordered with Haşim İşcan Street, Fevzi Çakmak and Gazcılar Street on the north of traditional center. But this planning increased the intensive structuring in this region and began to threaten the historical city center.⁴³⁶

In 2013, 1/100.000 scaled Bursa Province Environmental Plan revision studies (year 2030) were began. The revision of plan made in 1998, came up in line with urban development, disasters and legislative changes in nowadays. Related to the preparation of Bursa Province Environmental Plan; a protocol was signed by the Bursa Metropolitan Municipality and Special Provincial Administration. For planning, participatory planning process was adopted and some sectorial meetings were held. After the complementation of Working Group meetings, the evaluation of targets, strategies and projects were made, 35 targets, 104 strategies and many projects about these strategies were obtained under the heading of 9 main strategic axes. Plan decisions were created after determining projects. After "Decision Workshop" representing draft plan and decisions, a draft plan was approved by Metropolitan Municipality Council and forwarded to the Provincial Assembly. It will be forwarded to the Ministry of Environment and Urban Planning for approval after it approved here.⁴³⁷

Turkish Constitution, Article 63, dated 1982 can be shown as the top legal framework related to conservation in Turkey. With the Article 63 of part 11 of Constitution, the state was authorized in the subject of protecting history, culture and natural assets and taking the supporting and encouraging measures for this purpose.⁴³⁸

Law 2863 on the Conservation of Cultural and Natural Heritage; is the fundamental law of conservation in Turkey. Management Area is protected under this law. Planning issues including construction and structuring, functional change,

⁴³⁶ Bağbancı, 2007, p. 238

⁴³⁷ Project team of Akan Architecture, 2013, p. 279

⁴³⁸ *Ibid*, p. 48

maintenance and repair of registered structures, determination and registration operation conditions of movable-immovable cultural and natural estates are carried out under the Law No. 2863 entered into force on July 23, 1983. On the date of July 14, 2004, important changes were realized to this law and the instruction as "Municipalities, governors and related institutions have to prepare a reconstruction plan for protection in three years for defining areas, and has to make it to the Regional Protection Board to examine and conclude." was included for areas declared as protected fields. In addition, the concept of "Management Areas and Management Plan" was defined and became obligatory to apply in the reconstruction plan for protection to be prepared.⁴³⁹

Revitalizing of Deteriorated Immovable Historical and Cultural Properties Law no. 5366 was adopted on 16.06.2005 and published in the Official Gazette on 05.07.2005. This law defines "renewal areas" in protected areas, its borders were approved independently of the plan by Council of Ministers and authorized the local governments on the subject of construction and implementation of "renewal projects" in revitalizing areas. In addition, it regulates the construction of Regional Conservation Boards interested only in renewal areas.⁴⁴⁰

Municipal Law No. 5393 entered into force on July 13, 2005. By this law, municipalities were charged to provide the protection of places which were important due to historical texture with cultural and natural properties and their functions, make repairs and maintenances for this purpose, renovating the old parts of the city in accordance with city development, implement rural renovation and development projects with the aim of protecting historical and cultural texture of the city.⁴⁴¹

Metropolitan Municipality Law No. 5216 entered into force on July 10, 2004. In the Article 7 of this Law, "conservation of cultural and natural heritage, historic places and areas of great importance from the aspect of urban history; to ensure that places operated according to the regulations; conducting maintenance and repair works and

⁴³⁹ *Ibid.*

⁴⁴⁰ *Ibid.*

⁴⁴¹ *Ibid.*, p. 51

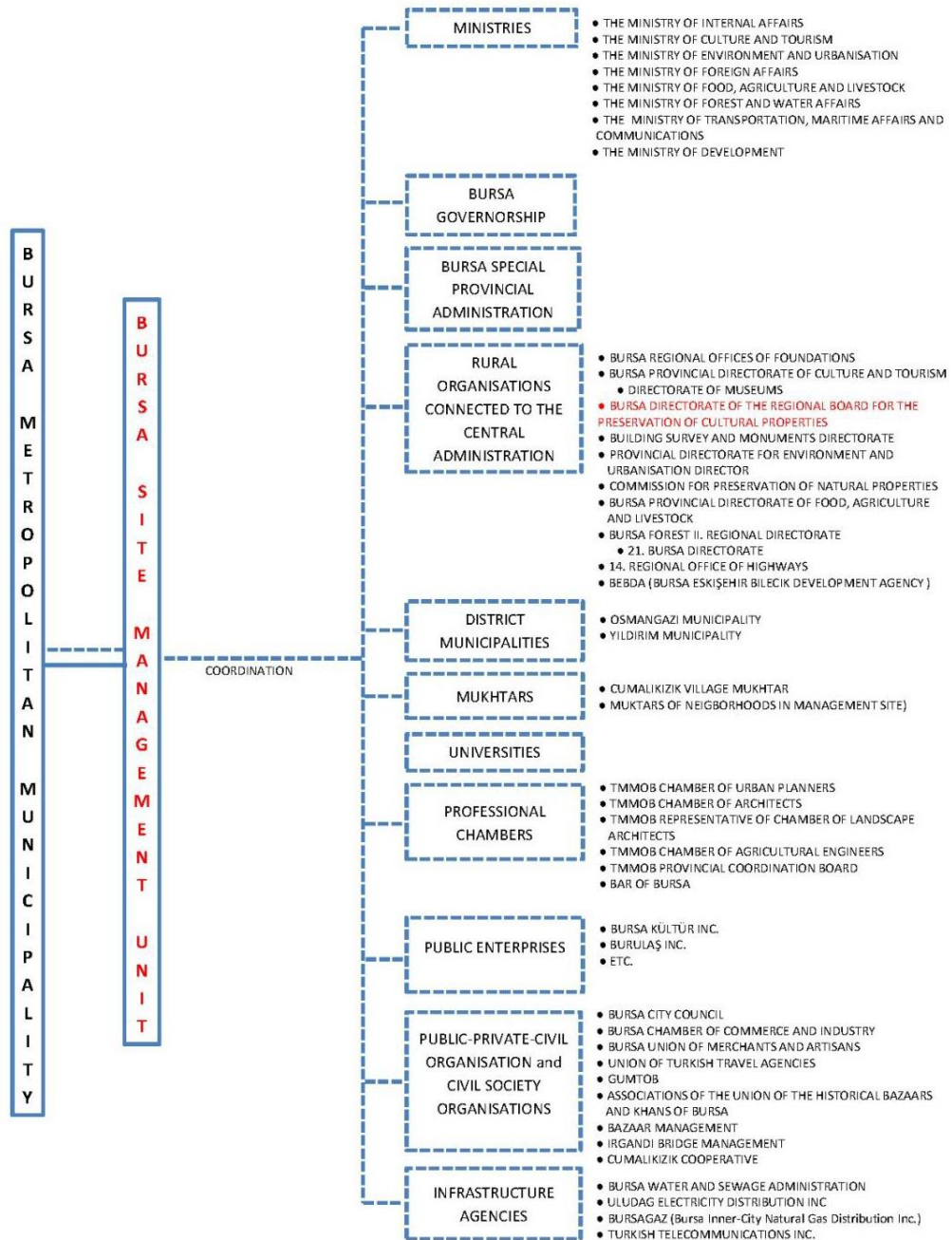
rebuilding the buildings, which the protection is not possible, according to its originality” are counted as duties and responsibilities of the Metropolitan Municipality.⁴⁴² Mayor of Bursa Metropolitan Municipality Recep Altepe states that:

“Bursa, a platform for the foundation of the Ottoman Empire, has a unique historical heritage with its walls, inns, springs, Turkish baths and fountains. Bursa, located on the Silk Road where not only merchants but also scholars, armies, ideas and cultures passed from east to west and from west to east, is a city of history and culture which has managed to preserve its authentic values until the 21st century. Bursa, the home of many civilizations from Bithynians to Romans, from Byzantines to the Ottomans, offers a unique architectural pattern with its modern buildings in addition to having mostly preserved the authenticity of its historical properties. We consider thousands of years of heritage to be entrusted to us for safekeeping for the coming centuries and we continue our endeavor towards protecting and promoting it.”⁴⁴³

⁴⁴² *Ibid.*

⁴⁴³ *Ibid*, p. 11

- SITE MANAGEMENT SCHEMA-



- All the projects and area plans that related with the Immovable Cultural Assets and Conservation Areas has to have approval of the **Directorate Of The Regional Board For The Preservation Of Cultural Properties**. (Law No. 2863)
- **Site Management Unit** has the responsibility of implementation of the Management Plan and Coordination between organizations. (Law No. 2863 / excluded 5226 and regulations)

Figure 127: Site management schema⁴⁴⁴

⁴⁴⁴ *Ibid*, p. 56

On the road to Empire, Bursa which was the first capital city of the Ottoman Empire, is an example of an important city model, bringing physical and social elements regarding urban and rural settlements today with its Waqf system synthesized distinctive. The commercial center, known as Khans Region, consists of many historical inns, bazaars and markets. The Orhan Gazi Complex is the first complex in Bursa consisting mosques, madrasahs, public kitchens (imaret), inns and baths; built in the plain out of ramparts by Sultan Orhan Gazi who had conquered Bursa. Structures developed around the Orhan Gazi Complex and created Khans Region. Hüdavendigâr Complex built by Murat I, Yıldırım Complex built by Yıldırım Beyazıt, Yeşil Complex built by Çelebi Mehmet and Muradiye Complex built by Murat II. Each of these complexes is located on different hills in the northern slope of Uludağ. As an example of rural settlement; Cumalıkızık is a Waqf Village dedicated to the Orhan Gazi Foundation. The border of management areas is determined as manageable areas, providing sufficient size to evaluate, survive and protect places determined as world heritage.⁴⁴⁵

“Bursa was founded on three key factors; “Sultan Complexes” having an important role in the formation of Ottoman urban identity and settlement structure, “Khans and Bazaars” that can help develop the economy of the empire and that provide financial source for many state foundations, and “Villages and Waqf Villages” that were founded on the abundant lands of the Ottoman Empire, and that showed parallelism to the foundation date of Ottoman Empire and that could support the new city.”⁴⁴⁶

In Ottoman Bursa in and around, residential and reconstruction movements were planned and implemented as a system. With this system, a self-sufficient structure constructed by bringing an urban settlement and rural settlement together, on the other hand social, cultural and economic development were supported monumentally

⁴⁴⁵ Dostoglu, 2013

⁴⁴⁶ Project team of Akan Architecture, 2013, p. 40

with this structure, international manufacturing and trade network emerged in a peace and security environment.⁴⁴⁷

“In the foundation years, a new governmental body was being structured that consisted of local residents from different ethnic and religious groups and Moslem Turks. Named as the Ottoman Empire in the succeeding years, settlements were formed according to the social pattern of this new state. The best preserved representatives of urban-rural life in the areas, which make up the World Heritage Site Candidate Areas, have always supported each other in the course of their history and played an important role in enriching the Ottoman Empire as a phenomenon that has close relationship and that share the same time, same land and same life. The trace of this richness still exists till today as both tangible and intangible values.”⁴⁴⁸

Centers forming the historical places of Bursa were the model, symbol and witness of the commencement of reconstruction and residential movement and its progress in the urban center. These areas are connected to each other spatially and functionally, and important both as a group and one by one. Complex, inns-markets, neighborhoods and foundations represent a specific place, specific function and a specific institution in Ottoman cities.⁴⁴⁹

This urbanization acted as a model Ottoman-Turkish cities to be established later in Bursa. The social life concept of Turkish people has emerged in Bursa considered as the first Ottoman city. Public structures and especially religious structures in the city were made of durable materials at monumental scales because of association; housing structures were made of ephemeral materials and more modest forms as wood as a result of this relationship. Generally a square created in the market place; a central mosque; a marketplace, having both social and cultural and production and shopping functions mostly near the mosque; covered bazaars and inns; neighborhoods with roundabout dead-end streets separating these roads with various

⁴⁴⁷ *Ibid.*

⁴⁴⁸ *Ibid.*

⁴⁴⁹ *Ibid.*, p. 42

angles; social complex having public and common areas near and between these neighborhoods; housing texture settled on the slopes without blocking the view of each created characteristic settlements of Ottoman cities began from Bursa. In addition, in Ottoman architectural design; landscape and profile of the area were important to emphasize the vertical effects of important and symbolic structures such as complexes. In Bursa, which is considered to be first city established by Ottomans, water coming from Uludağ or sources created the most natural data for urban planning.⁴⁵⁰

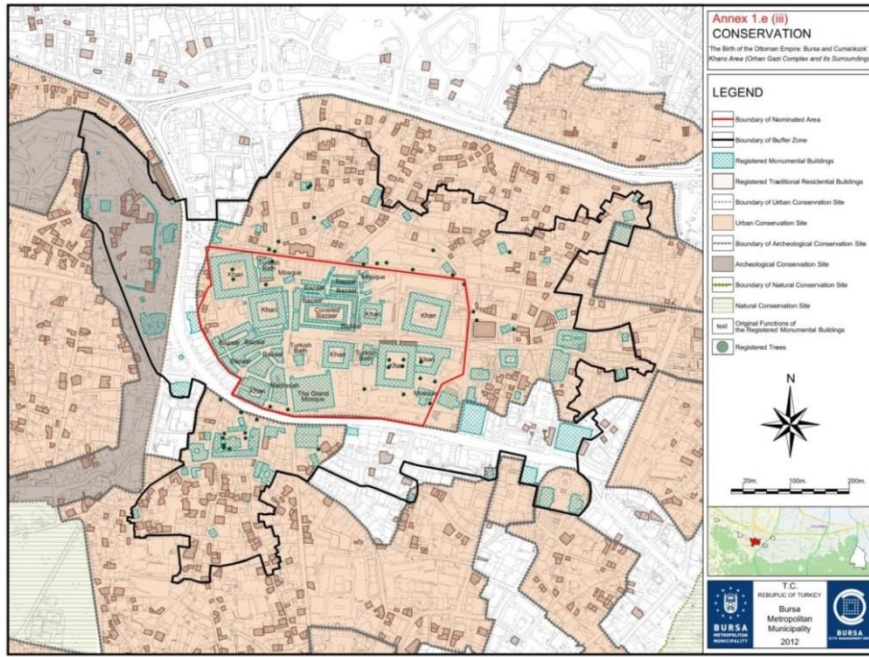


Figure 128: Conservation map of Khans Area and surrounding⁴⁵¹

Considering that authenticity, Khans Region incorporating first complex allows us to experience Ottoman Bazaar spatially by bringing tradesman culture of the Ottoman Period to the present day. The Khans were built with two-storey in the form of square or rectangular and still protect their presence with their planning features and forms. This plan type has been effective for the maintaining of commercial functions of Khan Structures till today.⁴⁵²

⁴⁵⁰ *Ibid.*

⁴⁵¹ *Ibid.*, p. 83

⁴⁵² *Ibid.*, p. 82

Khans are commercial structures located in the city center in Bursa, and generally not more than two stages. Some of them were built suitable for existing structures and roads around. They were formed due to provide the most benefit for the intended function.⁴⁵³

Public and common needs can be considered as the main conditions directing reconstruction movements, especially in Early Ottoman Period (1299-1451). Waqf system is one of the factors facilitating and accelerating the transition from seignior to state and Ottoman establishment process. Ottomans used this system to provide the sustainability of this progress and to develop the city by synthesizing this system specifically. In addition, the system is one of the most important factors of the success on historical texture felt even after 700 years in Bursa, the first capital city of Ottoman Empire. Waqf system is charged with the management of facilities in the city, villages and towns and protection and maintenance of many businesses with its establishment characteristics. The system records began to keep since its establishment is used as a first source of historical data also today. And it is important both for protecting and creating the urban memory developed with the system.⁴⁵⁴

The complex is one of the most significant components of the urban model of Ottoman developed consciously built on to hills dominating to the plain of Bursa. Each complex shows the development process of young Ottoman Empire. Complexes are one of the most important elements of Ottoman cities and functioned as public space. They can be also defined as a physical place of public services in Ottoman city. Complexes are social and religious purposed integrated structure groups and basis of the Turkish city life. They include all or a portion of structures as mosque, madrasah, hospital, public kitchen and mausoleum. These structures protecting their existence today are also remarkable with their landscapes which are not lost in the city.⁴⁵⁵

⁴⁵³ *Ibid*, p. 42

⁴⁵⁴ *Ibid*, p. 43

⁴⁵⁵ *Ibid*, p. 42