

URBAN TRANSFORMATION PROJECTS IN SQUATTER  
SETTLEMENTS: THE CASE OF ANKARA, ŞENTEPE URBAN  
TRANSFORMATION PROJECT

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TRANSFORMATION PROJECT**

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## **ABSTRACT**

### **URBAN TRANSFORMATION PROJECTS IN SQUATTER SETTLEMENTS: THE CASE OF ANKARA, ŞENTEPE URBAN TRANSFORMATION PROJECT**

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Squatter settlements still represent the worst of urban poverty and inequality in Turkey. Yet the world has the resources, know-how and power to reach the best experiences. Urban transformation has become a topic of growing interest in many cities in the world. It has also become popular in Turkish cities and the most common urban transformation projects in Turkey are implemented in squatter settlements. However, while the scope of urban transformation interventions generally aims to improve the quality of urban life, increase the livability of cities in various aspects and provide cities with the ability to trace other cities in both national scale and the globalized world, it is still a question mark whether urban transformation projects are successful enough in improving every aspects of urban life and fulfill the promise of development for their inhabitants particularly by improving the lives of the poor and promoting equity. In this respect, this research tries to identify the success level of urban transformation projects implemented in squatter settlements. Since many urban transformation projects implemented extensively in squatter settlements in Turkey, generally with the aim of increasing the density of buildings and gaining rent over these areas, the concept of urban transformation has an indisputable importance to be researched.

The key purpose of this thesis is to reveal the components of quality of urban and community life in terms of physical, environmental, social, and economic

dimensions and provide both objective (quantitative) and subjective (qualitative) approaches over these components to assess the success level of Şentepe Urban Transformation Project and increase the success level of urban transformation projects in squatter settlements. This research will reveal up the degree to which Şentepe Urban Transformation Project will respond to the requirements of the criteria of urban quality of life. Further, this research aims to provide inputs for the next urban transformation interventions to guarantee the satisfaction of urban life and well-beings of local community in terms of various issues related to urban life.

The key proposition of this research is ‘The success level of an urban transformation project depends on how far it provides an urban quality of life whose main indicators are both physical, environmental, economic, and social and objective and subjective aspects.’

This thesis utilizes the experiences of one of well known project in the world which provides quality of urban and community life due to the multi-dimensional characteristics of urban transformation. Then, as stated above, the research focuses on ‘Şentepe Urban Transformation Project’ in Ankara as a field survey and evaluate the success level of this project due to the success determinants proposed by this thesis. Finally, this thesis intends to increase the success level of urban transformation projects in squatter settlements and puts forward the success level of ‘Şentepe Urban Transformation Project’ in terms of providing well-being of inhabitants in accordance with quality of urban life indicators and four dimensions of urban regeneration; physical, environmental, economic, and social.

**Keywords:** Urban Transformation, Quality of Urban and Community Life, Objective and Subjective Success Determinants, Squatter Settlements.

## ÖZ

### GECEKONDU ALANLARINDA KENTSEL DÖNÜŞÜM PROJELERİ: ANKARA ÖRNEĞİ, ŞENTEPE KENTSEL DÖNÜŞÜM PROJESİ

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Gecekondu alanları, hala Türkiye’deki kentsel yoksulluk ve eşitsizliğin en kötü şeklini göstermektedir. Fakat Dünya, bu durumu aşabilecek kaynak, bilgi birikimi ve güce sahiptir. Kentsel dönüşüm, Dünya üzerindeki pek çok şehirde, gittikçe daha fazla ilgi toplayan bir konu haline gelmiştir. Kentsel dönüşüm, Türkiye’de de ilgi görmüş ve bu kentsel dönüşüm projelerinin en yaygın olanları gecekondu alanlarında uygulanmaktadır. Kentsel dönüşüm müdahalelerinin amacı genellikle kent hayatını iyileştirmek, pek çok açıdan daha yaşanılır şehirler yaratmak ve şehirlerin ulusal ve küresel boyutta diğer şehirleri takip edebilmesini sağlamak olarak tanımlanırken, pratikte kentsel dönüşüm projelerinin kent hayatını iyileştirmede ve özellikle de kent yoksullarının yaşam standardını arttırmak ve eşitliği sağlamak açısından yerel halkın kalkınma beklentisini karşılayıp karşılamadığı hala bir soru işaretidir. Bu doğrultuda, bu çalışmanın amacı bir gecekondu alanında uygulanmış kentsel dönüşüm projesinin başarı seviyesini tespit etmektir. Yaygın olarak gecekondu alanlarında uygulanan kentsel dönüşüm projeleri, genellikle gecekondu alanlarında yapı yoğunluğunu attırma ve bu alanlar üzerinden rant sağlama amaçlarının ötesine geçemediğinden, kentsel dönüşüm kavramının araştırılması gözardı edilemeyecek bir öneme sahiptir.

Bu tezin temel amacı kentsel ve toplumsal yaşam kalitesini belirleyen bileşenleri fiziksel, çevresel, sosyal ve ekonomik açıdan belirlemek, bu bileşenler

doğrultusunda Şentepe Kentsel Dönüşüm Projesinin başarı düzeyini belirlemek ve gecekondulu alanlarında uygulanacak kentsel dönüşüm projelerinin başarı düzeyini arttırmak için tanımlanan bu bileşenler üzerinden objektif (nicel) ve subjektif (nitel) yaklaşımlar geliştirmektedir. Bu çalışma, Şentepe Kentsel Dönüşüm Projesi'nin kentsel yaşam kalitesi kriterlerinin gerekliliklerini ne ölçüde karşıladığını belirleyecektir. Ayrıca, bu çalışma gelecekteki kentsel dönüşüm projeleri için kentsel yaşam ile ilgili pek çok faktör açısından kentsel yaşamın ve yerel halkın mutluluğunun tatmin edici düzeyde olmasını garanti etmek amacıyla ihtiyaç duyulan girdileri tanımlamayı hedeflemektedir.

Bu çalışmanın temel hipotezi şudur: bir kentsel dönüşüm projesinin başarı düzeyi, hem fiziksel, çevresel, sosyal ve ekonomik hem de objektif ve subjektif göstergelere dayanan kentsel yaşam kalitesini ne ölçüde sağladığına bağlıdır.

Bu tezde kentsel dönüşümün çok boyutlu özelliğine bağlı olarak, kentsel ve toplumsal yaşam kalitesini sağlayan dünyadaki en iyi uygulamalardan birinin deneyimlerinden yararlanılmaktadır. Daha sonra çalışma, Ankara'daki Şentepe Kentsel Dönüşüm Projesi üzerinde bir alan çalışması olarak yoğunlaşmakta ve projenin başarı düzeyini, tez çalışması sonucu tanımlanan başarı göstergeleri doğrultusunda değerlendirmektedir. Son olarak, bu tez gelecekte gecekondulu alanlarında uygulanacak kentsel dönüşüm projelerinin başarı düzeyini yükseltmeyi hedeflemekte ve Şentepe Kentsel Dönüşüm Projesinin başarı düzeyini yerel halkın yaşam kalitesini kentsel yaşam kalite göstergeleri ve kentsel dönüşümün dört boyutu açısından ortaya koymaktadır; fiziksel, çevresel, ekonomik ve sosyal.

Anahtar Kelimeler: Kentsel dönüşüm, Kentsel ve toplumsal yaşam kalitesi, Objektif ve subjektif başarı göstergeleri, Gecekondulu alanları.

*To My Lovely Family*



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# **CHAPTER 1**

## **INTRODUCTION**

In general the scope of urban transformation models is to improve the quality of urban life, increase the livability of cities in various aspects and provide cities with the ability to trace other cities in both national scale and the global scale. Different from many world examples the most common urban transformation projects in Turkey are implemented in squatter settlements. The aim of these projects is extensively to increase the density of buildings and to gain rent over squatter settlements. The success level of urban transformation projects in these areas is a question mark whether they provide increased quality of urban and community life considering the physical, environmental, social and economic aspects.

### **1.1. Research Problem**

Urban transformation has become a topic of growing interest in many cities since the beginning of the 1990s in Turkey. The concept of urban transformation has become a tool to tackle with various problems of urban areas and solve them comprehensively. There are numerous urban transformation projects all over the world implemented in various parts of the cities. All are common with the aim of reaching approximately the same solutions that are improving the quality of urban life, increasing the livability of cities in various aspects, enlivening the economy, and providing cities the ability to compete with other cities in the global scale.

Parallel to the developments in the concept of “Urban Regeneration”, the concept of urban transformation has also become very popular in Turkey especially in the last decade. Accordingly, there are increasing numbers of implementations of urban transformation projects in Ankara, the capital city of Turkey, and especially in squatter settlements, the urban areas which still represent the worst of urban poverty and inequality in Turkey. However, it can be claimed that, yet, not much attention has been given in urban transformation projects in squatter settlements to provide both objective and subjective necessities of quality of urban and community life considering the physical, environmental, economic, and social dimensions of urban regeneration. On the contrary, most of them only consider the physical appearance and conditions of the urban environment of the site, clear off the visual dirtiness of squatter settlements, and construct high apartment blocks with high densities. Instead of squatter houses the prices of houses and land of the site is increased and as a result both squatters and contractors gain economic profit. In this sense, this rise of urban transformation projects in squatter settlements has evoked the notion of evaluation of these urban transformation projects and assessment of their success level due to the concepts of “two-dimensional feature of the concept of quality of urban and community life; objective and subjective” and “multi-dimensional characteristic of urban regeneration; physical, environmental, economic, and social”. Therefore the research problem of this thesis is ‘To what degree Şentepe Urban Transformation Project met the physical, environmental, social and economic aspects and expectations of local people of Şentepe? How this can be measured?’

## **1.2. Aim, Scope and Hypothesis of the Study**

The key purpose of this thesis is to reveal up the components of quality of urban and community life in terms of physical, environmental, social, and economic dimensions and provide both objective (quantitative) and subjective (qualitative) measurements over these components to evaluate the achievements, failures, and neglects of Şentepe Urban Transformation Project. This research also aims to

provide a table of criteria as an input that would increase the possibility of satisfaction and well-being of local communities in terms of various issues related to the concept of ‘quality of urban and community life’ to increase the success level of urban transformation projects in squatter settlements. In this respect, this study begins with a review of mainly the concepts of ‘quality of urban and community life’ and ‘urban transformation’. Accordingly, a well-known example for urban regeneration in the international context is also introduced. Examining a good example from international context and a good example of a parallel study from one of the world cities thought to provide opportunities for comparative analyses across cultures and places, and for satisfying the informational needs of local decision-makers (Muoghalu, 1991). Then the evolution of squatter settlements in Ankara is examined briefly. Subsequent to the theoretical research and a good example of urban regeneration implementation, the study suggests some both objective and subjective measurements considering physical, environmental, economic, and social aspects in order to evaluate the achievement, failures, and neglects of Şentepe Urban Transformation Project. Furthermore, the study discusses the case study conducted recently in Ankara, Şentepe Urban Transformation Project as a field survey and examines the planning process of the project in detail. Şentepe Urban Transformation Project is selected as an example as it is one of the most recently conducted projects in Ankara. Finally, the study concludes with revealing up the achievement, failures, and neglects of Şentepe Urban Transformation Project according to the measurements that suggested in the context of this thesis which involves both objective and subjective measurements considering physical, environmental, economic, and social aspects.

Şentepe district is a settlement which was inhabited in 1950s by the effects of industrialization and some other city development strategies in Ankara. Şentepe region was established by resident most of whom came from nearby rural areas such as Kızılcahamam, Çamlıdere, and Yozgat. The site was invaded by poor migrants. In 1986 an Urban Improvement Plan was implemented in order to provide legal and regular structuring and infrastructure in the site. However, during the period of 1986 and 2004 the ratio of restructuring was approximately

%15 at the whole site. This slow development in the site was related to the deficiencies of the Urban Improvement Plan. Although there were some attempts to rehabilitate the condition in Şentepe Region such as YEŞ-KEP Project, there is no any implementation in the site. Şentepe Urban Transformation Project was launched in September 2004 in Şentepe Region, including eleven Quarters which consist 425 hectares, by Yenimahalle Municipality as an intervention to eradicate the problems that were brought by the previous Urban Improvement Plan and to increase the livability of the site. The project was put into practice in six consecutive stages and the last one was to be completed in September 2005, in twelve months. However, the question of ‘to what degree Şentepe Urban Transformation Project is successful?’ remains uncertain. Therefore, the key question of the thesis is ‘to what degree Şentepe Urban Transformation Project has met the expectations in terms of physical, environmental, social and economic aspects of urban regeneration and how this can be measured?’

According to the evidence of this research, this study supports the contention that a better understanding of the meaning of the concept of quality of urban and community life and urban regeneration requires a study of the interrelationships between objective measures of quality of urban life and people’s responses to them.

At this point, the hypothesis of this research is ‘The success level of an urban regeneration project depends on how far it fulfills both objective and subjective aspects of quality of urban and community life by considering the four dimensions of urban regeneration; physical, environmental, economic, and social.’

### **1.3. The Research**

Şentepe region, involving eleven quarters, where an urban regeneration project has been conducted recently, was selected as a case study for this thesis. Various aspects and implementations of this project were examined both from literature

and from the field survey. Residential density, residential Quarters and urban design, new types of housing, environmental conditions, technical and social infrastructures, economic liveliness, were the main issues in examining Şentepe Urban Transformation Project.

The data was collected on the concept of urban regeneration both in international context and in Turkey to reflect the core issues in the evolution of the concept of urban regeneration in the world and in Turkey and to reveal up the deficiencies of the urban regeneration projects that conducted in Turkey. The data was also collected on the concept of quality of urban and community life and on its two-dimensional approach to evaluate the real well-being and satisfaction of local community; objective and subjective approaches. In this respect, the data was collected to reflect the definition and scope of quality of urban and community life including the total environment, including natural resources, natural environment, built environment, housing, public services and accessibility, economy, health, demographic characteristics, lifestyle, culture, community, social relations, and safety and security in common.

In this context, Şentepe Urban Transformation Project was evaluated to answer the question ‘whether it achieved to provide the necessities of the quality of urban and community life and the multi-dimensional characteristic of urban regeneration?’ according to the theoretical framework of this research. This evaluation made it clear whether Şentepe Urban Transformation Project is a successful implementation or not.

In order to be able to measure the achievements, failures, and neglects of Şentepe Urban Transformation Project through the theoretical framework on urban regeneration in residential areas and quality of urban and community life, the research develops both objective and subjective determinants considering the provision of quality of urban and community life and the necessities of the comprehensive transformation model; urban regeneration comprises mainly physical, environmental, social and economic issues. Here, objective reality is



compared with subjective responses of local people that results in and outcomes with whether the real needs and expectations of local people have been accommodated.

Before conducting a research on the scope of Şentepe Urban Transformation Project, the strengths, weaknesses, opportunities, potentials, expectations, and threats of Şentepe District is briefly determined through the field survey which includes questionnaires and spontaneous interviews. Then, this thesis reveals the aim, strategies and policies of the Şentepe Urban Transformation Project and continuously the project is evaluated regarding the success determinants that are identified in the context of this study. In this respect, the research seeks to reveal that ‘to what degree Şentepe Urban Transformation Project has found solutions to the problems of the site and responded to the real needs of the district?’

A multi-method approach to the research was employed by collection of information firstly from documents which constitute written reports, books, articles, researches, formal studies or evaluations of the same site under study, articles appearing in the media and websites related to the project and the survey report of Şentepe Urban Transformation Project prepared by Yenimahalle Municipality focusing on the eleven Quarters involved in the project and six stages of implementation. This survey report is utilized to analyze the current problems, priorities, opportunities and needs of the inhabitants of the Şentepe district. Secondly, questionnaire, face to face interviews with a number of dwellings involved in the Şentepe Urban Transformation Project. Finally, other secondary of data about the respondent’ community life in Şentepe Region and physical surroundings collected by direct observation, walking around the site, spending weekends on the site, and taking photos. Moreover, taking role as a team member of a few city planners in Şentepe Urban Transformation Project in a squatter settlement and working in Yenimahalle Municipality as an active city planner with the aim to improve the quality of squatter’s lives and obtaining real life experience which consists field survey, planning, redesign the settlement, developing the aim, objectives, strategies and principles of the urban regeneration

project, paying attention to listen to the dwellers of Şentepe and dealing with their problems, going to the district provided an inestimable and comprehensive vision, experience, and knowledge which can be put on as a considerable source of evidence for this study. All of these sources of information were collected by considering both objective (quantitative) and subjective (qualitative) approaches to the concepts of quality of urban and community life and urban regeneration. As a consequence, this two-dimensional approach to the evaluation of urban regeneration projects compared with each other to assess the satisfaction level of local community for whom the urban regeneration project was conducted.

The requirement to study on such a thesis arises from the absence of any success determinants to assess the achievements, failures, and neglects of urban regeneration projects in squatter settlements thoroughly. In this sense, this study explores some criteria, both referring to theoretical framework and some successful experiences of urban regeneration projects implemented in residential areas and squatter settlements to reveal up a set of determinants which can be utilized to evaluate the success level of urban regeneration projects in residential areas as a whole.

#### **1.4. Structure of the Thesis**

This study consists of seven chapters. Chapter 2 aims to define urban regeneration thought in the international context. Firstly, it examines the theories of urban change and processes of urban formation. This urban formation points the motions of centralization and decentralization, succession and invasion, dominance and gradience, and segregation and integration. Secondly, this chapter explores evolution of urban policies and types of reproduction of urban space which ends with the term of urban regeneration. Finally, the concept of urban regeneration, the last intervention type in such comprehensive urban areas is examined in detail. This chapter seeks to define what is meant by ‘urban regeneration’ in international context by its entire dimensions and evolution and what can be achieved by such a

comprehensive action tool to solve the urban problems in terms of physical, environmental, economic, and social aspects. In this context, a good example of community based urban regeneration project of Newcastle upon Tyne is also examined in detail.

Chapter 3 looks at the concepts of quality of life, quality of urban and community life and livability which have both objective and subjective dimensions. The two-dimensional characteristic of the concept of quality of any entity showed to be necessary in assessing housing quality on the urbanites' quality of life. In this respect, this chapter involves three sub title examining the concepts of 'quality of life (QoL)', 'objective and subjective; two-dimensional feature of quality of life', and 'quality of urban and community life'. It then suggests comprehensive success determinants of urban regeneration projects in squatter settlements though physical, environmental, social, and economic aspects. In addition, this chapter shows the close relationship between the phenomenon of "quality of urban and community life" and 'urban regeneration'.

Chapter 4 aims to define urban regeneration thought in Turkish context and the evolution of the concept of 'squatter settlements' Ankara. Since there is a rise in conducting urban regeneration projects especially in squatter settlements in Ankara in previous years, this chapter provides information about how the concept of urban regeneration came into agenda in Turkey, what is the background of this concept, and how it contribute to squatter settlements and urban life. In addition, the historical development of the city Ankara, the capital city of Turkey is also evaluated in this chapter to understand the policies in terms of accommodation in Turkey and evaluate the recommended solutions to the problem of squatter housing.

Chapter 5 asserts the methodology of this research. It identifies the multi-method approach that employed in this research. Firstly, the quality of life perspective to urban regeneration and its theoretical framework that followed in this research are introduced. Secondly, how the evaluation of harmony of these theoretical

frameworks are associated and resulted in success determinants of urban regeneration projects in squatter settlements is represented within four components of urban regeneration; physical, environmental, economic, and social. Finally, the sources of information that collected and brought out in this study are pointed out. In this context, the methodology that followed in searching the theoretical framework and conceptual background of related concepts are explained. Then, the structure of face to face questionnaire and interviews asserted in detail. As a result, the systematic study conducted in developing interrelationships between objective measures and subjective responses are attempted to be worded. Furthermore, the evaluation process of these entire objective and subjective data are revealed up under the sub title of analysis, feedback, and association of each data.

Chapter 6 focuses on the case study of Şentepe Urban Transformation Project. Firstly, the location of the site in Ankara and socio-demographic structure of Şentepe are presented briefly in this chapter. Secondly, it examines the characteristics of the site in terms of physical, environmental, social and economic aspects of Şentepe district. Thirdly, problems of the site and constraints leading to urban decline and potentials and strengths of Şentepe are determined. Fourthly, this chapter explains the aim, strategies and policies of Şentepe Urban Transformation Project and examines the project in detail considering six stages of the project. Finally, the strategies and policies and outcomes of Şentepe Urban Transformation Project are associated with the success determinants that identified in the context of this study. Moreover, this chapter provides information about the advantages and disadvantages of Şentepe Urban Transformation project to the site considering the questionnaires, and interviews with residents and according to the quantitative results of the project.

Chapter 7 associates all of the study and presents a comprehensive perspective to the study on quality of urban and community life and urban regeneration. It concludes with an overview to the research as a whole, briefly rewords the aim, proposition, hypothesis of the research, and research methodology, and goes over

the flow of the thesis. Then, it summarizes the outcomes of the researches and the results of the evaluation of Şentepe Urban Transformation Project. As a result, this thesis examines the conceptual definitions of quality of urban and community life and urban transformation, compares the well known example of urban regeneration project, Cruddas Park with one of the urban transformation projects implemented in Ankara, Şentepe Urban Transformation Project, and discusses comprehensively the overall achievements, failures, and neglects of Şentepe Urban Transformation project.

## **CHAPTER 2**

### **THE PROCESS OF URBAN CHANGE: EVOLUTION OF URBAN POLICIES AND THE CONCEPT OF URBAN REGENERATION IN 1990's**

A successful city must balance social, economic and environmental needs: it has to respond to pressure from all sides. A successful city should offer investors security, infrastructure and efficiency. It should also put the needs of its citizens at the forefront of all its planning activities. A successful city recognizes its natural assets, its citizens and its environment and builds on these to ensure the best possible returns (The Cities Alliance, 2007).

Urban areas are living and developing organisms and there are many links between many variables in such a complex and dynamic system. Such an organism necessitates a comprehensive and integrated management to its problems, strengths, weaknesses, opportunities, threats and other changes. Moreover, the management of urban areas should be reshaped, varied and transformed by the time, related to the expectations of urban areas. These requirements of urban areas revealed up many urban transformation models and intervention types for years. In this context, this chapter will explore the historical evolution of urban policies and transformation models from the 19<sup>th</sup> century to the 21<sup>th</sup> century and finally the term of urban regeneration, the last intervention type in urban areas, will be examined in detail. This chapter seeks to define what is meant by 'urban regeneration' in international context by its entire dimensions and evolution and what can be achieved by such a comprehensive action tool to solve the urban problems in terms of physical, environmental, economic, and social aspects. In this sense, a good example of community based urban regeneration project of Newcastle upon Tyne examined in detail.

The aim of researching the evolution of urban policies, intervention types and urban regeneration in international context is to provide a point of view and an approach to the concept of urban regeneration in 1990's and to adapt this point of view to urban regeneration projects made in squatter settlements in Turkey. Furthermore, as stated above, this chapter also aims to represent a well known case of community based urban regeneration project to concretize the given theoretical framework.

## **2.1. Urban Change and Processes of Urban Transformation**

In the process of community growth there have been many changes and developments from the simple to the complex and from the general to the specialized (Park and Burgess, 1967: 73). This development and evolution of community structure shaped cities in the course of time.

Although there is an absence of a single accepted theory that is capable of explaining the entire range of issues related to the occurrence and outcomes of urban change and although most theories of urban change provide only a partial insight into what is a complex process (Roberts, 2000: 20-21), these theories provide us a point of view of the developments of cities and the problems that were come across. In this respect, since urban spaces are living organisms, the Chicago School of Sociology provides four theories for formation and development of cities by considering the urban transformation process as dual and interactive phenomenon (Günay, 2001). These urban ecology theories are Centralization – Decentralization, Succession – Invasion, Dominance – Gradience, and Segregation – Integration. These dualities in urban formation and transformation affect each other in course of time and these simultaneous reciprocal influences led to the reproduction of urban space again and again in various forms.

- Centralization – Decentralization

Cities first formed and designed in the central area and all activities located and concentrated in this area. However, later when there became pressure to this centralization, cities went to decentralization process. In other words, as cities concentrated firstly in appropriate empty places, they were forced to increase their density by time, in terms of population, buildings and other physical stocks. When this density began to create extra pressure and led to many urban problems as pollution, crowd, physical density, high-income classes and industrial uses, cities chose going away from center to the urban fringe. Therefore, instead of continuing to expand, cities found the solution in **decentralization** and they jumped to the fringe of cities. This action caused decline in land rent and tax revenues of inner city zones which made low-income groups prefer these slum areas. The Decentralization-Centralization process necessitated some urban policies against the negative effects of decentralization. Although the first settlement was still important, the unhealthy conditions and timeworn physical stock and decline in activities of built-up urban areas shifted the interests to new implementations to renew deteriorated urban areas and consequently to increase the price of land and gain again and integrate slum areas to the whole city. Therefore, as urban growth recessed and public policies turned their focus back to the built-up areas, the tax revenues of which had declined due to slum formations started to change and these interventions such as slum clearance made cities gain identity and it provided significant improvements in terms of their urban space qualities (Günay, 1991).

- Succession – Invasion

Another source of regeneration is “Invasion”. The changing conditions in the urban environment and by the effect of the roads and opportunity of travelling led to “Succession” of communities. As the meanings of succession and invasion make it clear, this action occurs when certain uses or social groups success to another location. This successive sequence in structural growth of communities



leads to the invasion of other social groups and generally more inferior uses again causing decline of inner urban area. Therefore, it can be said that the successions of communities are the products of invasions. These invasions of successively abandoned areas which were formerly prestigious urban areas cause declines and deteriorations in urban areas. This movement occurs especially in the decentralization process. These dual movements create also a need for new and inventive urban policies in the course of time (Günay, 1991).

- Dominance – Gradiance

When some social organizations or other actions locate in a specific place, high classes prefer these urban areas. The movement of high classes attracts other functions in the urban area and this orients the city development. This type of formation shapes or reshapes and affects the attractiveness of urban sites. Therefore, the city begins to shape related to the attitude of high income classes in terms of settlement location. The dominance of such a distribution directs urban growth. Consequently, as urban growth is oriented where high income classes are concentrated and as business and many other functions prefer to locate towards this settlements, many kind of investments such as infrastructure also run to these regions which fascinates the attractiveness of the site (Günay, 1991) and reflects the land value all over the city.

- Segregation – Integration

“As the community grows there is not merely a multiplication of houses and roads but a process of differentiation and segregation takes place as well” (Park and Burgess, 1967: 73). Many land usages such as residences, institutions, industries, and other activities spread out and concentrated in specific locations. Each cyclic increase of population by the effect of this relocation and integration process accompanies by greater differentiation in both services and locations (Park and Burgess, 1967: 74). Such divisions, separations or integrations urged various

urban transformation strategies and policies to solve the comprehensive problems of such sites.

On the other hand, since urban space is a product, and an envelope within which production occurs, the second approach to the processes of urban transformation refers to the political issue which depends on the behavior patterns and conflicts between social classes and intervention by state apparatus (Günay, 2001). Hence Günay states that the urban processes are called Production and Reproduction of urban space. “In this case reproduction is a social product subsidized by the state, rather than some magical, organic initiative of place” (Gottdiener, 1988:64, cited in Günay, 2001).

Whilst changes in technical capability, economic opportunity and social awareness have been important factors in determining the pace and scale of urban progress, a number of other issues have exerted a significant influence over the form and functioning of cities (Roberts, 2000: 10). Urban areas accommodate various functions come from mainly four components; physical, environmental, economic and social factors. There is an interaction between each of these components which shapes the form of the urban area. The change in one of these components affects others in many ways, directly or indirectly. On the other hand, there are some other elements which lead to changes in urban areas such as globalization, technological developments and innovations. Therefore, as a living organism, urban areas can be thought as complex mechanisms which necessitate comprehensive solutions to its problems related to the characteristics of each era of policy and related to the political approaches of that period. According to this complexity, all of these different forms and functions necessitated complementary and multi-aspect planning tools over time.

Industrial Revolution had been an important turning point in transformation of cities. Industrial Revolution led to an important increase in cities' population As well as this the demand for diversity of land uses increased and the inner city of many 19<sup>th</sup> century industrial cities became over-crowded with low-quality living

and working conditions, insufficient infrastructure services and open spaces. This ended up with the deterioration of quality of living conditions and rise of slum areas where the problems of physical and social deprivation occurred. The first urban transformation strategies, namely 'slum clearance' and 'urban renewal' appeared in this period in order to prevent epidemics, to improve urban living conditions (especially by providing adequate housing) and to provide clean water, better sewage system and clean open space (Roberts, 2000: 12).

Following the period of industrial revolution renewal, clearance and redevelopment came into agenda in the 1940's. The urban renewal action included only a physical intervention in which buildings, roads, or urban fabrics are doomed either to be destroyed or to be repaired with the aim of constructing new ones or protecting and rehabilitating the existing ones. On the other hand, the abandoned areas which are generally in ruin or some other areas which are used inefficiently are subjected to be removed and used for some other purposes. The process of redevelopment follows this clearance act. Since the area to be redeveloped can no more provide opportunities to improve the existing economic activities or provide new ones, or offer some other satisfaction in living conditions, the action of 'Urban Redevelopment' removes and transforms both the existing urban fabrics and life patterns together. This action can redesign the landscape, rearrange the property boundaries, or relocate the land uses and change the general layout of an area. Furthermore, this type of urban reproduction both removes the existing physical structure and necessitates the re-use of this cleared land. This mode of action is a common tool for central and local administrations with the aim of regaining the declining property taxes. Since besides the removal of existing physical structure, this mode of urban reproduction entailed the re-use of cleared land, it became a major tool for central and local administrations to also regain declining property taxes. On the other hand, although redevelopment is an essential intervention to an area which provides great liveliness in terms of many living conditions, namely; physical, environmental, economic, and social, there is a concrete and eligible debate on the loss of cultural heritage, memory and identity of urban areas. The total removal of existing fabric and life patterns which

redevelopment causes brought many criticisms along with concerning the disappearance of local features (Günay, 2001).

The period of post-war was resolved by transferring location. However, there was dissatisfaction with slum clearance and it's resulting in transfer of population to peripheral estates, with a more participatory and decentralized approach to government. This shifted the attentions to inner city problems, which resulted in an increased emphasis on mainly three implementations 'Rehabilitation', 'Improvement', and 'Revitalization' (Roberts, 2000: 15). These three types of reproduction entail modest reproduction processes in which ownership patterns and residents are preserved (Günay, 2001). Furthermore, these modest implementations reproduce space both in terms of physical conditions and functions.

Reconstruction and reurbanization emerged as a result of the critique of modern space (Günay, 2001). After 1945's, towns and cities begun to be repaired or reconstructed in order to eradicate the damages of the Second World War. This type of urban transformation activities initially took priority to many of the fabrics that had been neglected for years (Roberts, 2000: 15).

Lichfield defines reconstruction as "rebuild a new in imitation of the old, as necessitated by disasters such as earthquake, fire or war. The reconstruction could take place on the same site or in extreme cases, another" (Lichfield, 1988: 269).

Reconstruction included especially the transformation of physical structure of inner areas of the city with the social concern of providing quality of housing and living standards (Roberts, 2000: 14). The priorities of slum clearance and reconstruction given by government, local authorities and private sector led to the embrace of high-rise housing and industrialized building techniques in this period (Couch, 1990, p.29, cited in Roberts, 2000: 15). This intervention type to cities widened the urban reconstruction implementations after 1950's when the emphasis was on reconstruction, replacement and the eradication of the physical

problems of the past (Roberts, 2000: 14-15). On the other hand, as cities as a whole became commercialized, they became included into the cycles of profit maximization. In this sense a functionally complex and visually simple spatial continuum has to replace the contemporary system of disintegrated functions and buildings; inside a precise relationship of building, typology and morphology of urban spaces leading to re-urbanization (Günay, 2001).

## **2.2 Urban Regeneration**

Following various types of reproduction of urban space, transformation tools in the 1990's necessitated a more comprehensive and integrated treatment to the complexity and multi-dimension structure of urban areas (Roberts, 2000: 14). Consequently, urban regeneration, the final illustration, was shaped by the inheritance of the past and the challenges of the present. In the 1990s there was a gradual move back to a more consensual style of politics and recognition of a series of new problems of urban policy which has influenced the form and content of urban policy (Roberts, 2000: 16). This new policy formulation of the 1990s, named 'Urban Regeneration', has accepted the need to work in accord with the environmental objectives of sustainable development. The difference of urban regeneration is that it cannot be defined only by economic, social and physical changes it also requires to identify emerging areas of concern and likely future challenges (Roberts, 2000: 17).

As it is apparent that past solutions and intervention types cannot be expected to address the full range of economic, social and environmental problems that are encountered in urban areas and that is the reason of the existence of urban regeneration and that is why urban regeneration is a difficult task, generating integrated and comprehensive solutions to the challenges of urban areas. In this context, Roberts developed the pattern of evolution of urban regeneration with the characteristics of each era of policy after Stöhr (1989) and Lichfield (1992) as in Table 1.

**Table 1** *The Evolution of Urban Transformation (Source 1: Table of Roberts and Sykes (2000) modified by Kamacı, 2008).*

Period	Industrial Revolution - 1940s	1950s	1960s	1970s	1980s	1990s-present
<b>Major Intervention Types</b>	Clearance	Reconstruction	Revitalization	Renewal	Redevelopment	Regeneration and gentrification
<b>Major Strategies</b>	Slum clearance and removal of the deleterious effects of Ind. City.	Reconstruction and extension of older areas of towns and cities often based on a “master plan”; suburban growth	Continuation of 1950s theme, suburban and peripheral growth, some early attempts at rehabilitation.	Focus on <i>in-situ</i> renewal and neighborhood schemes, still development at periphery	Many major schemes of development and redevelopment, flagship projects, out of town projects.	Move towards a more comprehensive form of policy and practice, more emphasis on integrated treatments.
<b>Planning Approach</b>	Comprehensive planning	Comprehensive planning, master plan	Comprehensive planning,	Incremental Planning	Structure planning	Strategic Planning, , Participatory Approach
<b>Public Participation</b>	Information	Information	Consultation	Decision-making	Do-it-yourself	Citizen power
<b>Key Actors and Stakeholders</b>	National Government and local authorities.	National and local government, private sector developers and contractors.	Move toward a greater balance between public and private sectors.	Growing role of private sector and decentralization in	Emphasis on private sector and special agencies, growth of partnership.	Partnership the dominant approach.
<b>Spatial level of Activity</b>	Emphasis on local and site levels.	Emphasis on local and site levels.	Regional level of activity emerged.	Regional and local levels initially, after more local emphasis	In early 1980s focus on site, later emphasis on local level.	Reintroduction of strategic perspective, growth of regional activity, city-region getting more attention.
<b>Economic Focus</b>	Private sector initially dominant but after public sector dominant figure.	Public sector investment with some private sector involvement.	Continuing from 1950s with growing influence of private investments.	Resource contains in public sector and growth of private investment	Private sector dominant with selective public funds.	Greater balance between public, private, and voluntary funding.

*Table 1 Continued.*

Period	Industrial Revolution - 1940s	1950s	1960s	1970s	1980s	1990s-present
<b>Social Content</b>	Improvement of housing and living standards	Improvement of housing and living standards.	Social and welfare improvement.	Community-based action and greater empowerment. Participation getting more attention.	Community self-help with very selective state support.	Emphasis on the role of community, participatory approach is the dominant figure.
<b>Physical Emphasis</b>	Replacement of inner areas and peripheral development.	Replacement of inner areas and peripheral development.	Some continuation from 1950s with parallel rehabilitation of existing areas.	More extensive renewal of older urban areas.	Major schemes of replacement and new development, flagship schemes.	More modest than 1980s, heritage and conservation.
<b>Environmental Approach</b>	No concern on the environmental issues	Landscaping and some greening.	Selective improvements.	Environmental improvement with some innovations.	Growth of concern for wider approach to environment.	Sustainability the dominant approach.

Urban Policies and intervention types that have occurred in each era have influenced the current theory and practice of urban regeneration. Urban regeneration is an approach that handles various issues about urban areas and offers comprehensive solutions to urban problems. Urban regeneration, by its nature has a vast span of issues and it is a continuous process and a dynamic phenomenon. Urban areas are also complex and dynamic systems reflecting many processes in terms of physical, environmental, economic, and social dimensions. Moreover, urban areas have both external and internal forces that require the need to be adapted. Therefore, it is not easy to tackle with these complexities and it is not easy to define urban regeneration.

“Urban regeneration is an issue which will vary both over time and between places and scales. The spectrum of regeneration activity varies from the individual site to the nation-state; there is no single or fixed field of action that represents the ideal spatial level for the practice of regeneration over time” (Roberts, 2000: 6). So, there is no definite prescribed form of urban regeneration and definite authoritative source of information. However, this is an issue which has been worked on very widely and there are various definitions of urban regeneration.

The number of definitions of urban regeneration have reached and probably passed a hundred till now. Roberts (2000: 9) summarizes the birth of urban regeneration as “when many cities were facing long-term decline, there has been a need for urban regeneration”. This decline was characterized particularly by population and employment loss with a net out-migration of population, firms and activities. Linked to these two major factors has been physical and social decline (Roberts, 2000: 11). Then, he defines urban regeneration as “a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change.” (Roberts, 2000: 17). Roberts also considers urban regeneration as a response to the opportunities and challenges presented by urban degeneration in a particular place at a specific moment in time (Roberts, 2000: 9). On the other hand, Couch (1990: 2) comment on urban regeneration as a process, in which the state or local community is seeking to bring back investment and consumption and enhance the quality of life within an urban area. He claims that urban regeneration moves beyond the aims, aspirations and achievements of urban renewal, a process of essentially physical change (Couch, 1990: 2, cited in Roberts, 2000: 18). Consequently, Couch (1990: 75) propound his approach of “Urban Regeneration” by defining the meaning of generate and regenerate. Since the mean of “generate” is, according to The Concise Oxford Dictionary, to bring into existence, produce, evolve and “regenerate” is to generate again, bring or come into renewed existence, he emphasizes that Urban Regeneration cannot be seen as other interventions such as urban renewal, it is more than urban renewal. It is more comprehensive and it is wider in terms of its scope.

According to Lichfield (1992: 19, cited in Roberts, 2000: 17), urban regeneration means the need for ‘a better understanding of the processes of decline’ and an ‘agreement on what one is trying to achieve and how’. In addition, Donnison (1993: 18) suggests that urban regeneration includes ‘new ways of tackling our problems which focus in a coordinated way on problems and on the areas where



those problems are concentrated' (Donnison, 1993: 18, cited in Roberts, 2000: 17-18).

Accordingly, as urban regeneration is an outcome of the interplay between these many sources of influence, it has to encompass a comprehensive vision, strategy and action to provide better economic, social, physical and environmental conditions and to eradicate the factors leading to decline in the site. Consequently, urban regeneration can be able to improve job opportunities, reduce crime rates, increase cultural and education opportunities, decrease social exclusion and remove social tensions, and eradicate disease to provide betterness in social structure and integration in the site, or in terms of physical conditions, it can change intensity and create open space, improve poor housing conditions, improve infrastructure facilities, and solve traffic problems and increase accessibility. Moreover, it is able to strengthen economic structure by loading new functions or changing functions, building new economic relations and creating attractive cities and regions. Therefore, urban regeneration comprises various strategies, policies and actions to tackle with any type of decline or deprivation of urban areas. Urban regeneration makes urban areas more livable, rather than create new urban areas which is easier.

Beyond the sophistication of urban regeneration in terms of its vastly large interventions, the success of urban regeneration implementations cannot be sustained unless some necessities in urban regeneration projects are met. Roberts (2000: 22) claims that urban regeneration is an activity which straddles the public, private, voluntary and community sectors. He means that urban regeneration activity should not be carried out monopoly, contrarily it should be cooperated. While in the 1980s central state was thought to be able to provide enough satisfaction by itself and it is the only one to provide all of the necessities to support policy interventions, today 'Partnership' is the most required imperative for the success of urban regeneration implementations. Therefore, by this new collaborative approach to urban regeneration, collaborative planning gain importance and urban policy led to a greater emphasis on the possible role of

various private, local, voluntary institutions or individuals and these actors, organizations or stakeholders handled urban regeneration process and interventions as a matter of consensus among each of them. Urban regeneration creates recognition that without of the consensus of each actor, organizations and stakeholders, it is impossible to provide comprehensive solutions to urban problems and to sustain the success of urban regeneration projects. Moreover, bringing these actors all together requires strategic management of urban regeneration process and this strategic management should determine the common needs and specific problems of the site, regarding the intended outcomes of regeneration and focus on generating a sense of common purpose to meet its gaps and declines. In this term, it is important to identify the roles and responsibilities of each actors and organizations involved in regeneration process, and to establish and maintain links between the policy systems involved (Roberts, 1990). As a consequence, co-operation and strategic management are also important issues in terms of creating sustainable solutions, instead of short-term ones in urban regeneration projects.

As a result, each urban regeneration projects constitutes its own particular problems and opportunities, has its own priorities and related strategies and intervention types to a specific area. However, it does not mean that there are no lessons from good practices to be considered. On the contrary, there have occurred successive changes in the practice of urban regeneration in time by evaluating previous experiences. Therefore, although each generation faces its own particular set of problems, none of these practices can be denied.

There are various aims that urban regeneration serves for. Roberts (2000: 10-17) explains these aims as:

- establishing a relation between the physical conditions of urban space and social problems;
- responding to the needs of urban space which continuously changes;

- improving the quality of urban life and social welfare by achieving and maintaining economic regeneration;
- providing strategies in order to contain urban sprawl and to ensure the maximum beneficial and effective use of land already within the urban area;
- Enabling urban policy to be shaped through the collaborative planning process pursued by a multi-agency approach.

Building on the definition provided above, a number of principles can be identified that are the hallmarks of urban regeneration. Reflecting the challenges of urban change and their outcomes, which were discussed in the previous section of this chapter, urban regeneration should:

- be based upon a detailed analysis of the condition of an urban area;
- be aimed at the simultaneous adaptation of the physical fabric, social structures, economic base and environmental condition of an urban area;
- attempt to achieve this task of simultaneous adaptation through the generation and implementation of a comprehensive and integrated strategy that deals with the resolution of problems in a balanced, ordered and positive manner;
- ensure that a strategy and the resulting programmes of implementation are developed in a accord with the aims of sustainable development;
- set clear operational objectives which should, wherever possible, be quantified;
- make the best possible use of natural, economic, human and other resources, including land and existing features of the built environment;
- seek to ensure consensus through the fullest possible participation and co-operation of all stakeholders with a legitimate interest in the

regeneration of an urban area; this may be achieved through partnership or other modes of working;

- recognize the importance of measuring the progress of strategy towards the achievement of specified objectives and monitoring the changing nature and influence of the internal and external forces which forces which act upon urban areas;
- accept the likelihood that initial programmes of implementation will need to be revised in-line with such changes as occur;
- recognize the reality that the various elements of a strategy are likely to make progress at different speeds; this may require the redirection of resources or the provision of additional resources in order to maintain a broad balance between the aims encompassed in a scheme of urban regeneration and to allow for the achievement of all of the strategic objectives (Roberts, 2000: 18-19).

These principles put substance behind the definitions of urban regeneration and make it easier to adapt the process. However, although there are many designated principles for urban regeneration, there is also a need to understand the importance of ‘the uniqueness of place’ (Roberts, 2000: 19). The problems of urban areas seem to be the same at first sight. However, since the problems and possible solutions of each place depend on and are the consequences of many different physical, environmental, economic and social reasons, each urban area should be handled with its specific strengths, weaknesses, opportunities and threats. It should be one of the most important issues in urban regeneration approach to search the potential of the concerned area.

### **2.2.1. Housing and Housing-Led/Community-Led Urban Regeneration**

“Housing has been shown to have tremendous effect on human well-being” (Muoghalu, 1991). ILO (1957, p.26) stated that adequate housing is very essential for good life and for the foundation of satisfactory community life and “the U.N.

Committee in 1970 stressed that housing necessarily shapes up and supports the life of individuals and primary social groups; organizes and distributes amenities of basic value to the individual and the group” (Burns and Grebbler, 1977, p.10, cited in Muoghalu, 1991).

There is an unexpected increase in population other than rapid population increase due to the urbanization which affected the quality of urban housing. Such an increase in urban areas derived from high natural growth rate and urban-directed migration and this posed great problems for urban management, employment, social infrastructural provision and livability (Mabogunje, 1985, cited in Muoghalu, 1991). In addition, Muoghalu (1991) states that this process also made it very difficult or impossible to provide adequate quantity and quality of urban housing. Therefore, since the mid 1990s there has been international recognition that poor housing is a major challenge that faces many countries and cities, and that this problem needs international attention to be dealt with. In this respect, Habitat Agenda, Local Agenda 21, and other supports such as World Bank-Cities Alliance/ Cities Without Slums arose out emphasizing a broad-based partnership approach to a global problem of housing and providing sustainable human settlements, giving poor people better access to resources in the cause of promoting sustainable development, and tackling urban poor themselves and upgrading slums (Hague, 2005).

Housing is far more than somewhere to live (Edgar and Taylor, 2000: 153). Therefore, housing renewal is not enough on its own to solve the problems facing low income households (Bailey, 2005). Since these deprived Quarters frequently have problems with the poor quality of public services in an area, notably education and health services and unemployment, high levels of crime and inadequate levels of policing and many other, it cannot be a panacea to renew the housing only in such residential areas. On the contrary, housing may offer an important starting point and a focus around which communities can be mobilized (Bailey, 2005). Further, developments may necessitate actions to be wider in range of issues in the course of time and they may not encounter the local

problems and there may be need to some actions and solutions to inequalities between different social groups in deprived Quarters (Bailey, 2005). According to this natural environment of housing and residential areas it is important to reorganize housing focus around the theme of 'sustainable communities' as it is implemented by the government in England (Hague, 2005). The skills needed to deliver 'sustainable communities' are determined by the Egan Report in 2004 by an expert group set by the UK's Office of the Deputy Prime Minister and the components of 'Sustainable Communities' comprises seven provisions:

- **Social and Cultural** - Vibrant, harmonious and inclusive communities providing; a sense of community identity and belonging, tolerance, respect and engagement with people from different cultures, background and beliefs, friendly, co-operative and helpful behavior in Quarters, opportunities for cultural, leisure, community, sport and other activities, low levels of crime and anti-social behavior with visible, effective and community-friendly policing, and all people are socially included and have similar life opportunities.
- **Governance** - Effective and inclusive participation, representation and leadership providing; strategic, visionary, representative, accountable governance systems that enable inclusive, active and effective participation by individuals and organizations, strong, informed and effective leadership and partnerships that lead by example (e.g. government, business, community), strong, inclusive, community and voluntary sector (e.g. resident's associations, Quarter watch), a sense of civic values, responsibility and pride, and finally continuous improvement through effective delivery, monitoring and feedback at all levels.
- **Environmental** - Providing places for people to live in an environmentally-friendly way, efficient use of resources now and in the future in the built environment and service provision (energy efficiency, land, water resources, flood defense, waste minimization etc.), living in a way that minimizes the negative environmental impact and enhances the

positive impact (e.g. recycling, walking, cycling), protecting and improving natural resources and biodiversity (e.g. air quality, noise, water quality), having due regard for the needs of future generations in current decisions and actions.

- **Housing and the Built Environment** – a quality built and natural environment creating; a sense of place (e.g. a place with a positive ‘feeling’ for people, and local distinctiveness), well-maintained, local, user-friendly public and green spaces with facilities for everyone including children and older people, sufficient range, diversity and affordability of housing within a balanced housing market, a high quality, well-designed built environment of appropriate size, scale, density, design and layout that complements the distinctive local character of the community, high quality, mixed-use, durable, flexible and adaptable buildings.
- **Transport and Connectivity** - Good transport services and communication linking people to jobs, schools, health and other services enhancing transport facilities, including public transport, that help people travel within and between communities, facilities to encourage safe local walking and cycling, accessible and appropriate local parking facilities, widely available and effective telecommunications and internet access.
- **Economy** - A flourishing and diverse local economy providing; a wide range of jobs and training opportunities, sufficient land and buildings to support economic prosperity and change, dynamic job and business creation, a strong business community with links into the wider economy.
- **Services** - A full range of appropriate, accessible public, private, community and voluntary services ensuring; well-educated people from well-performing local schools, further and higher education and training for lifelong learning, high quality, local health care and social services, provision of range of accessible, affordable public, community, voluntary and private services (e.g. retail, food, commercial, utilities), service providers who think and act long term and beyond their own immediate geographical and interest boundaries (Hague, 2005).

These statements are reproduced as a means to prompt thinking about what qualities are being sought when housing renewal and regeneration is undertaken (Hague, 2005). Searching the urban regeneration projects in squatter settlement, beyond these statements, multi-aspect planning tools and integrated approach of urban regeneration are also important means to increase the success level of urban regeneration in squatter settlement.

#### **2.4. The Multi-dimensional Fabric of Urban Regeneration.**

Today, it is recognized that social, economic and environmental considerations are completely interconnected. In the city context, this means that sustainable urban development is not a choice but a necessity if cities are to meet the needs of their citizens. Urban centers must be socially equitable, economically successful and environmentally sustainable if cities are indeed to be the home of humanity's future (The Cities Alliance, 2007).

Different from other intervention types, today there is a growing awareness that spatial planning has shifted from a concern for purely physical planning and land use matters to a wider concern for social, economic, environmental and political issues in urban regeneration. Further, a need to multi-aspect planning tools has been raised in urban regeneration projects since urban decline is resulted by various reasons which includes many indicators both directly and indirectly influence the conditions of urban life such as income, housing, labor market, economic activity, education, environment, culture, leisure, etc. This integrated approach has become a central feature of urban regeneration and this feature helps to distinguish urban regeneration from earlier partial attempts to manage change in urban areas (Lichfield, 1992, cited in Roberts, 2000: 22).

This thesis deals with the multi-dimensional character of urban regeneration referring to the aim, objectives, strategies, and policies of urban regeneration in order to achieve the regeneration of squatter settlements in terms of physical,



environmental, economic, and social dimensions. In this sense, this section examines the concepts of physical and environment regeneration, economic regeneration, and social regeneration.

## **2.5. Physical and Environmental Regeneration**

Physical obsolescence is one of the most obvious manifestations of the ‘urban problem’ of many parts of our towns and cities. The functional obsolescence of buildings, derelict sites, outdated infrastructure and the changed accessibility requirements of the users of urban areas present and necessitate crucial responsibilities for regeneration interventions (Roberts, 2000: 27).

Since the physical appearance and environmental quality of cities and Quarters are the main visual indicators of their prosperity and of the quality of life and confidence of their enterprises and citizens, the physical and environmental regeneration is an important visible sign of commitment to change and improvement. Moreover, in some circumstances these changes in cities may be the main engines of regeneration (Jeffrey and Pounder, 2000: 86).

Run-down housing estates, inefficient and inappropriate infrastructure or worn-out and obsolescent buildings, the decaying some parts of the city, and slums and squatter settlements are the most important visible faces of poverty and economic declines in that city which necessitates physical renewal for successful regeneration. Therefore, understanding the constraints and the potential of the existing physical stock at regional, urban or Quarter level and considering the change under way in economic and social activity, funding regimes, ownership, institutional arrangements, policy and emerging visions of urban life, and the roles of cities is the key approach to achieve successful physical regeneration (Jeffrey and Pounder, 2000: 86).

In addition, not only building and infrastructure compose the physical side of regeneration or decline in urban areas, but also land and sites, urban spaces, open spaces and water, transport infrastructure, mass transport systems and environmental quality are the issues of physical regeneration, waiting to find solution. In terms of these issues, the quality, accessibility, suitability and sustainability may be relevant considerations, depending upon the spatial scale of the area being addressed for regeneration and the possible future economic structure envisioned in the programme (Jeffrey and Pounder, 2000: 88). In this term, Jeffrey and Pounder states that the appraisal of physical stock may be comprised assessments of:

- The ‘office product’ currently being offered:
  - Available space
  - Amount of quality space
  - Flexibility/ functionality of space
  - Age of buildings
  - Occupancy levels;
- Urban design and urban environment:
  - Building design
  - Character of conservation area(s) and listed buildings
  - Function of the area
  - Identification of weaknesses;
- Transport infrastructure and services:
  - Road network and external access
  - Traffic flows
  - Public transport capacity
  - Parking provision.

By these assessments, physical regeneration may play at least five different roles in the full regeneration of an area:

- removing constraints;
- leading the change;

- building on opportunities;
- supply side investments;
- integrated socio-economic and physical renewal (Jeffrey and Pounder, 2000: 91).

However, the criteria used for an initial assessment of the stock will depend not only upon current standards and obvious measures, but also to some degree upon an appreciation of the future uses of and vision for the area. In other words, Since the rate of socio-economic change is much more rapid than that of the physical stock and since it is sometimes indeed this which causes the problems of decline and certainly adds to the cost of regeneration, the assessment should be based upon an understanding of the way in which changing economic and social demands require different standards in the future (Jeffrey and Pounder, 2000: 89).

Beside the physical conditions, since in many senses urban areas can be seen to generate environmental costs such as excessive consumption of energy, the inefficient use of raw materials, the neglect of open space, and the pollution of land, water and the atmosphere which can not matched by benefits, environmental quality and environmental regeneration should also be recognized as a key and necessary component in urban regeneration (Roberts, 2000: 28). Environmental quality is important both in terms of economic development and perspective of giving residents a good quality of life and expressing confidence in their area. The integral features of the new and old buildings of the urban and natural spaces compose the environmental quality of an area (Jeffrey and Pounder, 2000: 88). As Ache, Bremm and Kunzmann (1990) stated a successful town of the future is increasingly likely to be judged on its environmental performance and appearance (Ache, Bremm and Kunzmann, 1990, cited in Roberts, 2000, 28).

Consequently, many problems may cause physical decline in urban areas such economic, social and institutional factors and when these physical declines can not serve the needs of enterprises in new and growing sectors and impose extra costs in use and repair, they also lead to economic, social and environmental

declines of the city. However, these factors can also be redirected in many cases in order to provide the foundation for regeneration. This approach is able to provide revitalization in physical condition in order to ensure that it is appropriate and is likely to initiate area-wide physical, economic, social and environmental restructuring. In this term Turok (1992) states that “the establishment of a wider mandate for property-led regeneration would help to ensure that physical action for towns and cities also made a greater contribution to the economic and social well-being of such areas” (Turok, 1992, cited in Roberts, 2000: 27).

## **2.6. Economic Regeneration**

The economy is now changing rapidly and the cities need to react and plan for the future (Noon, et al, 2000: 62). Structural change in the global economy and rise of new economies which caused urban decline differentiated the requirements of spatial and locational relations (Noon, et al, 2000: 64). Cities, to ensure their future role in the changing economic condition, need to be improved in terms of various aspects, adjusted to each change in labor market and integrated to world economy which requires excellent economic regeneration.

Since the economic fortunes of cities and regions depend increasingly on the success of local activities, economic regeneration has become a vital part of the process of urban regeneration which can readjust various economic structures to the sites related to the residents’ potential and interest, provide commercial liveliness and various new economical perspective to cities (Noon, et al, 2000: 61). However, as cities have become bigger and more complex and interrelated, it has become more difficult to control economic improvements, decisions and supply advantageous sectors or activities to local people for their well-being. In this sense, a comprehensive approach to economic regeneration serves to bring together a number of separate initiatives together. There are mainly two sides of a successful economic regeneration of a city, both demand and supply processes at work (Noon, et al, 2000: 61). The ability of the city to retain local expenditure and

to attract more spending from outside determine the demand side of the city (Noon, et al, 2000: 62). The city may be attracted by industrial production, tourism, finance, or service sector. To promote the city aim, new sources of expenditure should be attracted. Such promotion can be over developing a new conference saloons or tourism markets which are pursued as part of strategies to sustain new types of economic activity in the city (Noon, et al, 2000: 62).

On the other hand, supply side of economic regeneration can be evaluated by the ability of the city to attract investment and for indigenous development to be promoted through new firm formation and through the growth of existing businesses. Therefore, the supply side of economic regeneration should contain investments on basically three areas:

- **Improvement of infrastructure**<sup>1</sup> such as building of new roads or improving existing ones and other communication links;
- **Redevelopment of land** and make it available to both existing industries in urban area, keen to expand or relocate, and also for the development of new industries;
- **Investment in people** with increased and appropriate training and support to provide educated, trained, skilled, and well-qualified workforce (Noon, et al, 2000: 62-63). This qualification will increase their ability of readjustment to the changing in labor market and for creating economic advantage in locality. Moreover, there are important links between education and research institutions which have a role to play in the development and operation of science, technology and business parks (Noon, et al, 2000: 62).

As a consequence, economic regeneration is able to both affect and be influenced by the interrelation among many other factors such as social, physical,

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<sup>1</sup> There is little point in providing major new infrastructure without sufficient demand to sustain its use, whilst the promotion of a town and city in the absence of adequate infrastructure and facilities is destined for failure (Noon, et al, 2000: 63).

environmental and also economic. If economic conditions worsen, this decline would probably lead to deprivation in other urban aspects; physical, social and environmental and the reverse. Therefore, policy initiatives should develop out of a strong economic rationale related to the potential of the locality and emphasis on the importance of public expenditure to provide ‘accessibility, environmental quality and the relative cost of land development compared with Greenfield Sites.’ (Noon, et al, 2000: 83). In this respect, economic aspect of urban regeneration should aim to attract and stimulate investment, improve the environment of cities, create employment opportunities, provide education and training programmes and design all of these initiatives comprehensively.

#### **2.6.1. Employment and Job Creation for Local Communities**

“The problem of unemployment ‘occupies a central role in the “urban crisis” because it is both a symptom of the processes which have undermined the urban economies and an immediate cause of poverty, poor housing and other aspects of social deprivation” (Hasluck, 1987, p.2, cited in Hart and Johnston, 2000: 137). Therefore, jobs for local people are the lifeblood if we want people sustains their livings in desirable urban areas (Hart and Johnston, 2000: 129). Job creation is a subsidiary objective for most regeneration activity which has the potential for synergy (Hart and Johnston, 2000: 146) and one of the leading initiatives and policies of economic regeneration and the creation of employment is at the top of the list of priorities of many community-based regeneration schemes (Jacobs and Dutton, 2000: 109).

Job creation is an essential research area of a locality both to provide refreshment for economic condition of a site and succeed in economic regeneration of disadvantaged areas and to reduce the informal sector in certain urban areas and decrease revenue losses of the country caused by informal sector. It is an evident that many unemployed people, having informal skills, work in the informal sector. “This presents opportunities for local agencies both to convert some informal

activity into self-employment in the recognized economy, and to enhance the real wealth of poor Quarters by deliberately raising skill levels in occupations useful for survival in the informal economy” (Hart and Johnston, 2000: 141).

At local level job creation is best defined as the net jobs added in that particular area over time and there are mainly two key measures to succeed in creating job in local area. One of them is attracting the jobs from more prosperous or naturally attractive areas into less advantaged areas and the second is reduction in unemployment at local level (Hart and Johnston, 2000: 137).

In addition, Hart and Johnston (2000: 137) state that in principle there are two aspects of job creation which comes from the increasing demand for labor by attracting or creating jobs and/or by improving the supply of labor. The demand side can be enhanced by mainly six precautions; ‘

- attracting inward investment,
- growing existing businesses, especially firms in the 10-100 employee size range,
- creating micro-businesses through encouraging self-employment,
- temporary job creation through publicly funded schemes<sup>2</sup>,
- expanding the public sector, and reducing labor costs (both wage and non wage) and various forms of labor market regulation to increase the employment intensity of growth’ (Hart and Johnston, 2000: 137-138).

On the other hand, since the longer people remain unemployed and the less educational and skill qualifications they have, the lower their chances of getting a

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<sup>2</sup> Although temporary jobs are clearly not as valuable as permanent jobs sustainable after the project has finished, providing such jobs in the context of the regeneration project such as construction, environmental improvements, housing maintenance, thermal insulation; care and mentoring ‘give local people the opportunity to regain confidence, to break out of benefit dependency’ (Hart and Johnston, 2000: 146), bring wealth into the area and do offer long-term unemployed people a stepping stone back into the labor market. Moreover, it is also considerable that many people with part-time jobs want to work part time, rather than full time (Hart and Johnston, 2000: 140).

job become, it is also important to ensure the supply side of job creation especially for those that really need help in terms of;

- providing information to make the labor, education and training markets work better,
  - improving basic education including English as a second language,
  - developing vocational skills,
  - enhancing confidence, motivation and job search, creating flexible labor for market,
  - changing unemployment or other benefit to increase incentives to work'
- (Hart and Johnston, 2000: 138).

In designing job creation it is not only the demand and supply sides of job creation is important but also; keeping in mind the objectives of other partners, tailoring the skill requirements to the experience and skills of local residents, putting the concept of 'sustainability' in terms of commercial viability in the corner of job creation attempts, and seeking wide community support from local residents (Hart and Johnston, 2000: 141) are very critical issues in generating new jobs and establishing job creation and local employment policies.

Consequently, attracting jobs into urban centers or near the residential areas and equipping local people to compete for them through education, training, re-motivation and job search skills (Hart and Johnston, 2000: 130) very likely would bring many other positive effects together. All of these economic regeneration interventions and strategies basically in local level can not be implemented without a collaborative work and partnership. In improving job creation policies there are mainly three significant players beyond education and training providers; local authorities, Training and Enterprise Councils, and the Employment Services<sup>3</sup> which should work collaboratively and integrate their visions.

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<sup>3</sup> Although it is a very crucial aspect of economic regeneration to improve partnership principles and determine the key actors and agencies and assign the role and responsibility of each actor in regeneration process for the sustainability of urban regeneration projects, here the issue is restricted



### **2.6.2. Capacity Building; Education and Training**

Increasingly, urban societies are becoming knowledge-based and urban economies require innovative solutions to meet market demands. Furthermore, there is a strong relationship between knowledge and skills and education and achievement of a person. It is unhesitant that the attractiveness of a city and region depend mostly on its human resources. “In the national labor market there is a persistent trend away from unskilled and craft jobs towards professional, managerial and technician posts” (Hart and Johnston, 2000: 149) and people’s ability to up-skill and re-skill before and during their working lives is important if they are to keep pace with rapidly changing work environments and to adapt to economic conditions and the changes in labor market. Therefore, the vocational skills of the potential workforce and their motivation should be very critical issues for urban regeneration projects. In this sense, education and training are key components of regeneration (Hart and Johnston, 2000: 129).

The unemployment problems in housing-led regeneration generally depend on few skilled people and poor education in local area. Therefore, although the nature of urban areas makes it more difficult and complex to create job and employ unemployed people, public authorities should put higher value on job creation through some precautions such as long and short-term training courses, workshops, vocational job educations for both employed and unemployed people in urban areas to develop their occupational skills. Such training programmes, continuing investment in education, skills (based with the needs of the modern economy) development and other initiatives would provide people find new opportunities in the growing and changing characteristics of urban labor market. The less educational and skill qualifications local people have and the longer people remain unemployed, the lower their chances to integrate in labor market and get job become (Hart and Johnston, 2000: 138).

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due to the scope of this research). For expanded perfect discussion on the concept of ‘Partnership’ look at 11<sup>th</sup> references.

In local labor markets where jobs are scarce it is important to provide secondary education particularly in English and mathematics (Hart and Johnston, 2000: 141). Further, a full range of work-based apprenticeships and youth training offering full vocational qualifications should be available for local communities (Hart and Johnston, 2000: 142). If the vital role of regeneration in terms of business community, in providing better education and breaking the vicious circle of 'failing schools' and convincing pupils in deprived areas that there is some link between education and jobs that they can succeed and persuading them to stay on in education and training as long as possible to progress as far as their personal potential allows, realized in urban regeneration projects, it would be indisputable that business community support through active education-business partnership and contribute to other issues such as improving strategies and analysis, management of schools, providing modern examples for the curriculum, modern materials and machines, continuing learning opportunities for teachers, particularly about the world of work, providing work experience for pupils and students, compacts to set goals and reward pupils, and mentoring to support at-risk pupils/students (Hart and Johnston, 2000: 142).

In addition, since especially young people who reach the age of sixteen doomed to choose and determine their line in their work life; full-time or part-time study, education or training, academic qualification, or in-school, college, private training provider or from an employer which is an important milestone in an individual's life, it is also very crucial to provide local careers services and adult guidance services (Hart and Johnston, 2000: 142). Consequently, no matter how much or how long does it take, many unemployed people and especially the more young ones can be persuaded to stay in education or training programmes. While it may not be possible for people in the short term to compete for full-time jobs during the studying, in the long term they are inevitably helping to raise the nation's skill base which will improve competitiveness and help gain jobs in the future (Hart and Johnston, 2000: 142-143).

Beyond these rich varieties of approaches in urban policies to tackling the problems of urban labor market and to improve the economic aspects of urban regeneration, the case studies and practices also give an indication of what is possible in localities. In the 'Action for Cities' Programme (HMSO, 1988), the central government policy measures categorized in four intervention groups:

- **Helping Business Succeed** concerned with '*encouraging enterprise and new business and helping existing businesses grow stronger*'. A range of agencies are involved from public, private and voluntary sector and education and training are seen as important elements for competitiveness.
- **Preparing for Work** focused on the aim of '*improving people's job prospects, motivation and skills*' by focusing on school leavers, identifying school-industry links and establishing youth training among its main areas of action. Further, dealt with the skills of those in work, with the objective of '*maintaining and developing appropriate skills to ensure continued employment and competitiveness in the labor market*'.
- **Developing Cities** included the aims of '*making areas attractive to residents and businesses*' by tackling dereliction, bringing buildings into use and preparing sites and encouraging development. Overcoming the adverse impact on local competitiveness associated with dereliction continues to be an important part of job creation.
- **Better Homes and Attractive Cities** concerned with '*improving the quality of housing and making inner city areas attractive places to live*'. It is important for labor market policy to retain or attract high skilled and better paid employment to inner city areas" (HMSO, 1988, cited in Hart and Johnston, 2000: 148).

Despite the numerable principles, developed urban policy interventions and successful experiences of some implementations in terms of job creation, the

concept of ‘good practice’ should be evaluated in terms of whether it is applied in a way which respects local needs, expectations and circumstances.

## **2.7. Social Regeneration**

The reason of the moves to urban areas are many and complex but, in summary, they include the availability of cheaper and more attractive housing, the search for an improved quality of life and the desire to gain access to a better range of services. However, the disappearance of traditional sources of employment, the effects of policies aimed at re-housing urban residents, the impact of infrastructure and commercial property development, the decay of the environment, and the absence of adequate social facilities, have combined to erode the cohesion of many urban communities which led urban areas no longer attractive places that can provide all the requirements necessary for a civilized way of life (Roberts, 2000: 25-26). In this sense, the answer and the remedy can be found in social and community regeneration that aims ‘breaking out of this stultifying trap’ (Robson and Robson, 1994, p.91, cited in Roberts, 2000: 27).

On the other hand, social regeneration requires the consideration of the characteristics of local people which depends on various variables and covers some important interrelated concerns. Such a sensitive and critical issue of the characteristics of local people can be affected by numerable variables and “such influences reflect the evolution of socio-demographic trends, the adjustment and breakdown of traditional family and community structures, the changing nature and outcomes of urban policy, and the consequences of changing social perceptions and values” (Roberts, 2000: 26). Therefore, such a very complicated issue can only be achieved if policies of urban regeneration cater for the ‘real needs of communities’ (Jacobs and Dutton, 2000: 113).

The role of local communities in urban regeneration gained importance to provide sustainable urban regeneration projects. As it is stated (Jacobs and Dutton, 2000: 124) ‘... true regeneration, which is to be long-lasting, must involve local people

from the start in an area's regeneration. They must be assisted before, during and after the particular initiative. The investment in preparing communities to be full, responsible and accountable contributors is extremely important'. Although there are some basic problems of communities, it is impossible to identify the most common felt problems of people and generalize them to each community. Such a view to social issues can be very restrictive. Therefore, community issues should be expanded and examined in depth for each community.

### **2.7.1. Community and Community Needs**

The concept of 'community' is very hard to be defined. It is an issue which can be affected easily and which can respond to each change in terms of various aspects. It can be described according to various variables. There are some characteristics of communities which may be defined by reference to their:

- Personal attributes (such as age, gender, ethnicity, kinship);
- Beliefs (stemming from religious, cultural or political values);
- Economic position (occupational or employment status, income or wealth, housing tenure);
- Skills (educational experience, professional qualifications);
- Relationship to local services (tenants, patients, carers, providers);
- Place (attachments to Quarter, village, city or nation) (Source: Department of the Environment, Transport, and the Regions (DETR), 1997a, quoting the Local Government Management Board, cited in Jacobs and Dutton, 2000: 110).

This approach allows for widely different 'communities' based on a rich variety of local experiences and perceptions and combine to create particular community identities and attitudes (Jacobs and Dutton, 2000: 110).

The notions of solidarity, pride and identity tend to bind people together (Tilly, 1974, cited in Jacobs and Dutton, 2000: 110) and when people engender powerful emotive connotations that derive from a sense of togetherness and social identity, they form a basis for partnership and innovation which then support economic activities that benefit local people (Burns, Hambleton and Hoggett, 1994, cited in Jacobs and Dutton, 2000: 110). All of these interrelated and complex structures of social regeneration can only be succeeded by providing a sense of belonging, trust, and partnership between people to reveal up the real needs of each community and to achieve local welfare and successful communities (Jacobs and Dutton, 2000: 110-111).

In addition, coming out from the question of ‘cities are for whom?’ the policies of urban regeneration projects should cover the communities and local people and meet their needs and expectations and improve their quality of life. Geddes (1995) argues that in meeting local needs for communities, the challenge is to improve their access, extend social and economic opportunities and develop local services to become more effective (Geddes, 1995, cited in Jacobs and Dutton, 2000: 111). In the same vein, in practice, various urban regeneration projects have been implemented in Europe to reveal up the real needs and expectations of communities and meet them. The Single Regeneration Budget Challenge Fund (SRBCF), a comprehensive community regeneration programme in the United Kingdom, deals with complex and interrelated problems to identify the major problems of communities especially in poor and declining urban areas, reveals up eight main problems of communities. These are:

- **Welfare to work.** Improves new measures to tackle unemployment, educational attainment and social deprivation.
- **Education Action Zones.** Supplies further information to partnership.
- **Capital Receipts.** Improves measures to tackle housing need or promote housing-related regeneration.

- **Crime.** Intends to give local authorities and the police a joint responsibility to develop local partnership to tackle and prevent crime in consultation with the local community and establishes a sense of community and builds capacity in the voluntary sector.
- **Drugs.** Co-ordinates action at every level; nationally, regionally and locally and provides an opportunity for local services and local people to work together through Drug Action Teams.
- **Ethnic minorities.** Includes specific offences to tackle racial violence and harassment, develops a sense of community and builds capacity in the voluntary sector and targets economic development and training initiatives on such communities.
- **Public Health.** Contributes to improvements in public health through developing a new health strategy related to social conditions such as poverty, poor housing, unemployment and a polluted environment as well as by developing partnership with local health bodies to promote healthier lifestyles and improve access to community-based health facilities.
- **Vulnerable Groups.** Deals with vulnerable groups in the community such as homeless people, frail elderly people and those with mental illness and develops targeted housing projects to promote community-based care and greater quality of life for these groups (DETR, 1997b, cited in Jacobs and Dutton, 2000: 112).

Capital receipts, one of the eight main problems of communities, which are defined as improving the measures to tackle housing need or promote housing-related regeneration, should also be dealt with the concept of gentrification. Since such improvements in housing lead also an increase in the price of the property or land, this may cause a displacement among different income groups. While low-income groups leave to more affordable residential areas, middle or high-income groups prefer to live in newly regenerated area. Therefore, although improving the quality of living standards and housing is a fundamental issue in social

regeneration, this may and probably brings many unpredictable solutions and result in loss, gentrification.

In addition to the public health, good health depends upon good housing, adequate social provisions, a pleasant environment and leisure, sport and recreation opportunities and adequate health facilities in an urban area. The good health of communities improves the quality of life of local people and develops a greater pride in localities (DETR, 1997c, cited in Jacobs and Dutton, 2000: 111). Public health has recently received much more attention than others policy areas of social regeneration since it emphasizes the 'interconnections between different policy areas' (DETR, 1997, cited in Jacobs and Dutton, 2000: 111). Health care policies are also interested in special needs of disadvantaged groups and provide them appropriate consultation service by identifying specific groups in the community such as the elderly and women and bringing them together to work, share and solve their problems effectively together (Jacobs and Dutton, 2000: 113). Improvement in the issues related to the health of urban life provides people enjoy their lives and this gives them the confidence to plan their future lives more freely. Health initiatives can also significantly enhance the capacity of localities to provide locally responsive services through the extension of relevant skills and capabilities (Jacobs and Dutton, 2000: 111).

Moreover, the issue of crime prevention is an important issue which social regeneration projects considerably focus on. Since some crime such as theft, drugs, vandalism, harassment, and noise represents many problems and generates anxiety in residential areas and throughout the country, "the causes of crime must be tackled through social and educational programmes, but the effects must also be addressed to create greater feelings of security" (Edgar and Taylor, 2000: 159). Furthermore, since most of the crime takes place in the vicinity of the home, it is important also to provide security by physical regeneration and by planning tools such as urban design measures and improved physical security and improved surveillance in residential area to reduce very considerably the opportunities for crime in residential areas rather than Quarter watch schemes and community



safety strategies (Edgar and Taylor, 2000: 160). It is also important to design urban area by proposing mixed-use planning, bringing together different usages such as cultural events, art exhibitions, restaurants, shops etc. that encourage pedestrian life in urban area in order to keep the site alive in any time of the day and especially the nights and thus reduce the crime rate of the site.

As it is seen from the combination of these eight main problems of communities which stated by The Single Regeneration Budget Challenge Fund, social and community issues are related with various aspects of life. Especially in residential areas it is a very complex and interrelated task to achieve social cohesion and satisfaction in terms of all of these components. However, the concepts of “partnership and creating a shared vision” are the only approaches that can achieve such a formidable task.

### **2.7.2. Partnership, Representativeness and Achieving a Shared Vision**

The partnership<sup>4</sup> approach only really developed significantly during the late 1980s (Carter, 2000: 43). “It is now accepted that a fundamental precondition of sustainability in regeneration is to establish closer community involvement” (Fordham, 1995, cited in Edgar and Taylor, 2000: 162). Partnerships are the organizational vehicles of community regeneration and empowerment (Jacobs and Dutton, 2000: 115). According to Single Regeneration Budget Challenge Fund (SRBCF) community partnership provides harnessing the talents and resources of communities and localities in urban regeneration (Jacobs and Dutton, 2000: 116). To achieve community partnership there are mainly three broadly defined groups of organization:

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<sup>4</sup> The concept of ‘Partnership’ is a comprehensive issue which has the ability to unite different levels of government and other public, private and community actors and agencies to integrate the actions of national and local, of public, private and community institutions and agencies (Carter, 2000: 43). In this research it is mentioned only the partnership of local community to urban regeneration projects, since the concept of ‘partnership’ can be extended to many aspects of urban regeneration, which are not in the scope of this thesis. In order to find extended information about ‘partnership’ there is a perfect discussion in the 12<sup>th</sup> reference.

- **Public organizations** involved in urban regeneration include local authorities, central government departments, the Government Offices for the Regions, National Health Service Trusts, and the Police. There are also other agencies such as the business-led Training and Enterprise Councils that play a prominent part in urban regeneration.
- **For-profit private sector organizations**, such as companies and financial institutions, play an increasing role in communities through corporate social responsibility programmes and sponsorship.
- Non for profit private sector organizations

Educational achievement is essential for effective participation in society. This necessitates conducting periodical meetings to inform local people about the body of the documents related to the urban regeneration process of the local area. Moreover, various approaches should be shared at that platform which led to create a shared vision among each participant.

### **2.7.3. Empowerment and Capacity Building in Local Communities**

“Empowerment requires policies that enable citizens to gain greater access to services and to have more say on the use of community resources such as housing” (Jacobs and Dutton, 2000: 115). Skills and capabilities of local people is a very important issue in empowerment and in urban regeneration. Therefore, urban regeneration should be a means to a greater goal of community regeneration by establishing empowerment and capacity building programmes. These programmes would not only provide progress in that community but also give local people the confidence to be included in and support the project which easy the integration of rural poor to the city life. These programmes also extend the ‘ownership’ of programmes and projects to communities, and provide local people with responsibilities for influencing and taking decisions on management boards, the environment they live in and so on (Jacobs and Dutton, 2000: 115). It is indisputable that this responsibility given to local people would contribute to the

success of urban regeneration projects. In this sense, local authorities and the private sector can play an important role in assisting people to empower themselves and to make informed choices concerning their futures (Jacobs and Dutton, 2000: 115). Another well-known way for empowerment is through the development of local enterprises that employ people so that they gain from their participation in the economy and develop skills for the future (Jacobs and Dutton, 2000: 115). In this context, while many programmes in the United States, have included community enterprise as a fundamental strategy for neighbourhood regeneration and empowerment (Taub, 1994, cited in Jacobs and Dutton, 2000: 115), in Britain, all politicians support market solutions in urban regeneration and embrace private initiative, public-private partnerships, small businesses and entrepreneurship (Jacobs and Dutton, 2000: 115).

#### **2.7.4. Other Issues in Social Regeneration**

Above, the problems of communities determined in eight main items by The Single Regeneration Budget Challenge Fund such as; welfare to work, education action zones, capital receipts, crime, drugs, ethnic minorities, public health, vulnerable groups. However, there are numerous issues which can also be tackled with by dealing with the social and community issues in urban regeneration projects. Here it is emphasized particularly on the issues leisure and social activities for local people.

In order to preserve the viability of residential quarters it is also necessary to support objective living conditions like social infrastructure facilities in urban areas. In this sense, in regeneration of cities it is crucial to spend effort and focus on providing leisure-oriented facilities or public spaces such as sport and cultural facilities, city squares and urban parks (Lloyd and Auld, 2003) and strengthening the social networks in the quarters. Since, nowadays urban leisure environments have come to make up a special sort of commodity characterized more often by economic potential than the potential to contribute to life quality (Logan and

Molotch, 1987, cited in Lloyd and Auld, 2003) the concept of 'leisure' has gained more importance in urban area than before. In view of the fact that, the effects of visiting and using leisure shopping and entertainment centers, amusement centers, and playground are largely short term and superficial, they have been shown to be of only peripheral importance in contrast to the significance of the social outcomes of leisure (Bubolz et al., 1980; Lloyd and Auld, 2002, cited in Lloyd and Auld, 2003). In addition, since such spaces reduce the likelihood for the equally important social response of enhancing quality of life for residents in urban area and lead to inequality in utilizing leisure and social activities which will be available for anyone with adequate financial resources and inaccessible for poor, it is also necessary to offer urban area with leisure activities and public spaces where everyone can spend time equally.

In the view of all of these theoretical researches beginning with the urban trends and urban transformation process and strategies and continuing with the evolution of urban policies and intervention types, then the definitions, purposes, and principles of urban regeneration in detail linking with the concept of housing and community led urban regeneration and ending with the multi-aspect planning tools and integrated approach of urban regeneration which consists physical and environmental, economic, and social aspects within it, necessitate to carry these theoretical framework to a concrete implementation. In this respect, the next section examines one of the best community based urban regeneration experiences in the world conducted in Newcastle Upon Tyne in United Kingdom which considers all dimensions of urban regeneration in terms of physical, environmental, economic, and social aspects. It is thought that examining such a good example from U.K. may probably present opportunities for comparative analyses across cultures and places, also for satisfying the informational needs of local decision-makers (Muoghalu, 1991). This is the reason to carry out this case study.

## **2.8. Experience of Cruddas Park Community Development Trust/ Community-Based Regeneration, Newcastle upon Tyne/ U.K.**

One of the most successful urban regeneration experiences in U.K., Experience of Cruddas Park Community Development Trust provides various inferences and good lessons related to urban regeneration projects. This project constitutes community-based regeneration and conducted in a residential area and tries to integrate the site to the city by enhancing the environment in terms of many aspects, including human flourishing, crime prevention, urban design, economic support, social cohesion etc.

### **2.8.1. General Information about the Site.**

Cruddas Park is a landmark in the West End of the City of Newcastle that has the potential to become an iconic scheme at the leading edge of regeneration, market renewal and innovation.



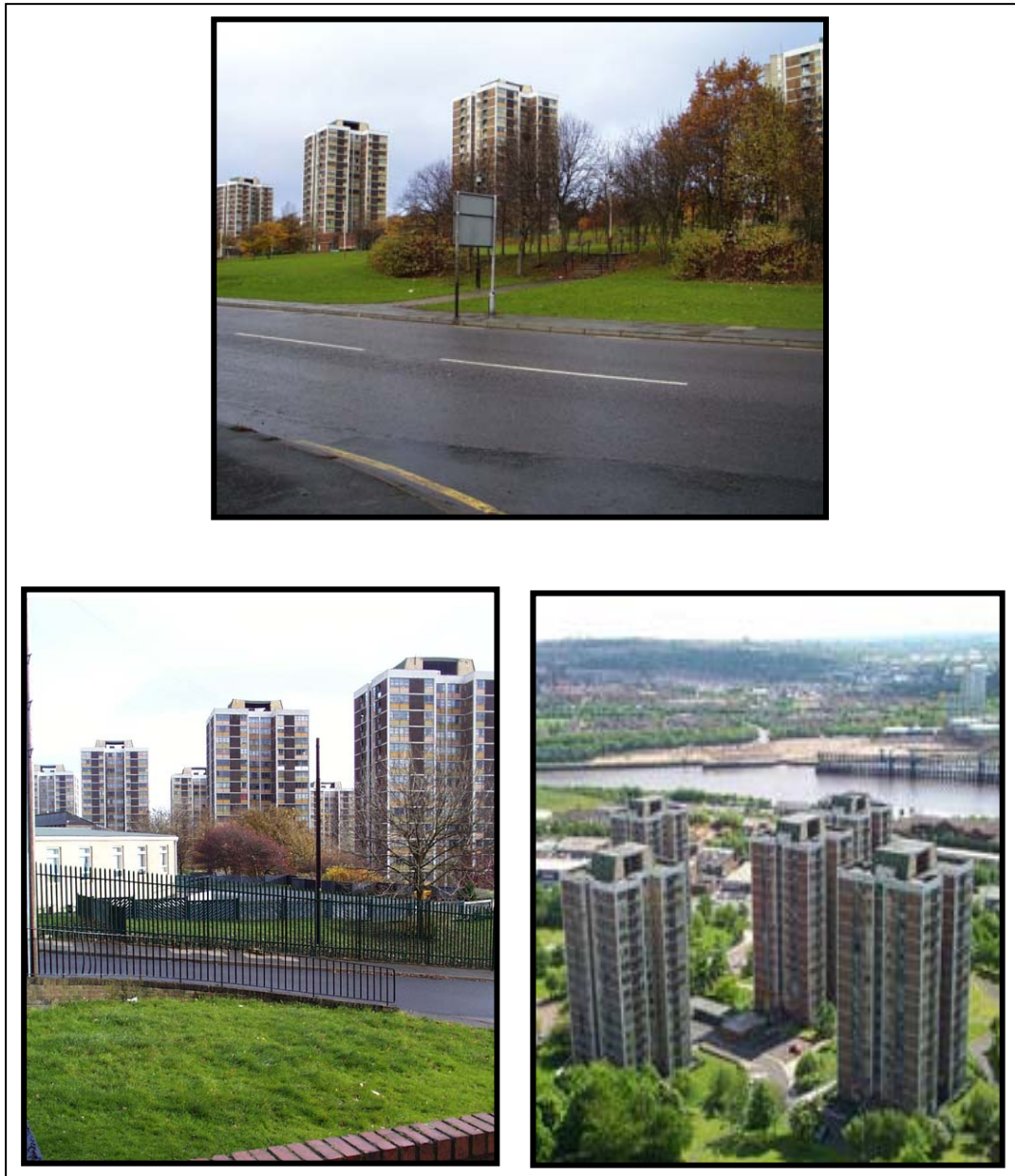
*Figure 1 Location Of Newcastle upon Tyne.*



**Figure 2** *The Location of Cruddas Park Urban Regeneration Project.*

The Cruddas Park Estate was built in the 1960's and consists of ten tower-blocks, eight of 15 floors and two of 12 floors, set in open parkland. To the north of the estate is the Cruddas Park Shopping Centre, above which stands a further 20 storey tower-block. Cruddas Park almost works in any time of the day, it is generally busy. It is close to the City Centre, has spectacular views of the Tyne Valley and a mature urban park. But challenges include ageing building fabric and systems, poor environmental performance, concerns about security and a hostile micro-climate due to the wind effect on the tower blocks. At the heart of Cruddas Park is the Shopping Centre, which has the potential to be a powerful social and commercial focus. But it is inward looking; it connects poorly to its surroundings and is commercially unsuccessful. Scotswood Road to the south of the site

generates noise and pollution problem that must be addressed. The park itself and the surrounding streets are poorly defined and the estate lacks a cohesive urban identity.



**Figure 3** Views From Newcastle upon Tyne. (Source: [http://www.tim.jones7.freeuk.com/cruddas/images/Cruddas\\_Flats\\_From\\_Haughton.jpg](http://www.tim.jones7.freeuk.com/cruddas/images/Cruddas_Flats_From_Haughton.jpg))

The Cruddas Park Estate is a low demand area with infrastructure requiring investment, low educational achievement, high unemployment rate very low family income, fuel poverty, high crime rates, rising cost of home ownership, rising demand for rented family housing. Further, incomes are very low and a one of fifth families feel in need of a loan. There are paid works which tend to be routine jobs in nearby factories or shops. Car ownership is very low and travel to work is on foot or by public transport. There is little money for fashion shopping; cheaper clothing is bought from discount stores and supermarkets. The estate has enjoyed a varying level of success as a community, initially proving popular with tenants but in recent years falling into considerable decline. Many families have three or more children, and half of all families are headed by a single parent. Housing is generally two or three bedroom council semis and terraces. Leisure activities include fishing, betting, listening to music and cookery, although take-away and fast food are consumed more than average. Finally, probably the biggest issue is the lack of family accommodation, which has resulted in a serious social imbalance in the community.

### **2.8.2. Problems of the Site**

There is a significantly higher than average number of empty apartments in high rise flats in the city, and within the Cruddas Park this rate has increased from 6.7% in the mid 1990s to around 10% in June 2004. There is a concentration of Your Homes Newcastle flat accommodation in this area accounting for nearly 60% of the properties, in comparison to 10% at Walkergate and 9% at Blakelaw. There is also serious concern over the current levels of demand for this type of accommodation in this area, and there has been a significant depopulation of the West End, in particular the area south of the West Road. Although there have been contributory factors including the closure and refurbishment of the local housing office, the turnover rate for these properties is also higher than average equalling 25% due to the impact on ongoing appraisals on the blocks, the introduction of Your Choice Homes and low levels of physical investment. The



Stock Condition Survey that conducted has confirmed the need for investment in relation to the decent homes standard, with the need for improvements to wiring, ventilation and heating being the main issues identified. The blocks have concierge services within them providing security and support services, and there has been some recent modernization work within some of the blocks.

### **2.8.3. Opportunities and Requirements for the Change of Cruddas Park**

There are many opportunities and requirements for the change of Cruddas Park estate. These can mainly be defined by twelve milestones. Namely;

- Having a permanent gateway position to city centre,
- Good accessibility (Scotswood Road, Redheugh Bridge and the A1),
- Need and justification for major investment in housing stock and environment to achieve Decent Homes Standard,
- Long-term viability of existing stock,
- Need to address Quarter relationship with City Centre and Riverside Developments,
- Potential for major redevelopment of council housing stock to create a new high-profile mixed-use project which would help to provide a more sustainable community,
- Urgent need for public realm and environmental improvements,
- Need to address relationship of housing with industrial/commercial uses to south of Scotswood Road, Need to tackle long-term sustainability of existing community and retail facilities (schools, shops, open space and pubs),
- Requirement to consider long-term future of housing in this location,
- Potential for suitable complementary uses,
- Need to respond to changing demand for land use and market condition

#### **2.8.4. The Key Aims and Objectives of the Project**

The aim of the Cruddas Park Development Plan is to produce options for the refurbishment and redevelopment of the multi-storey blocks at Cruddas Park using a design consortium consisting of three well established partners. The project will identify ways of achieving Decent Home Standard, tenure diversification and ascertain the potential for new development.

According to the opportunities and requirements of the site some objectives are determined. These are increasing home ownership to reflect housing aspirations and to help reduce concentrations of the unemployed, providing improved choice of good quality housing through new development, investment in sustainable homes and replacing obsolete housing, working with partners to improve Quarters to provide a good quality of life, creating sustainable communities, contributing to sustainable environments, promoting energy and new technologies, planning the intelligent and green regeneration, building an active community, based on social justice and mutual respect, changing power structures to remove the barriers that prevent people from participating in the issues that affect their lives.

#### **2.8.5. Social and Community Issues.**

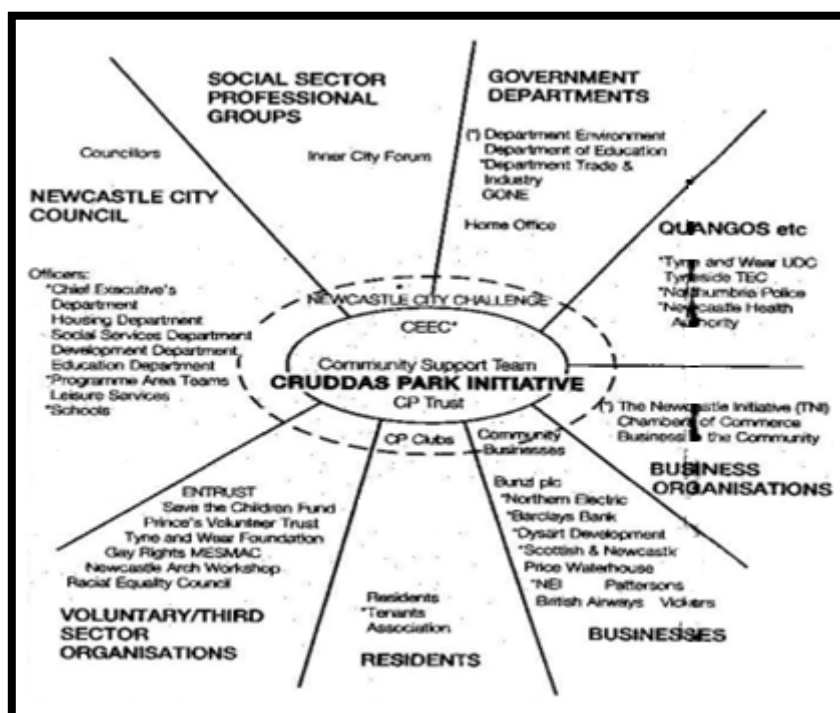
Through community development the trust actively seeks to enable its residents to increase its level of participation, decision making and local ownership to build a safe and secure environment and to generate and maintain jobs, local services and wealth through its own businesses; help people into work and provide young people with opportunities to develop their skills and abilities and to contribute to their community.

Since Cruddas Park Community Development Trust is a *community-led* regeneration which means that *community-controlled* regeneration, this project and approach considers the community as the leaders of the regeneration process.

It explains that Local residents will control all aspects of this project, including planning, delivery and finance. This plan is placing the community 'at the heart' of the process and it ensure the participation of local people to all aspects of the Project. Through Cruddas Park Community Development Trust, residents of Cruddas Park have forged a partnership with the public and private sectors to work towards making the area one in which people want to live.

### 2.8.6. Management and Financing Issues.

In Cruddas Park, the Trust brought together a wide range of players from a range of sectoral interests. Organization and Partnership is very complex and various in Cruddas Park Project. There are numerous stakeholders in the regeneration process whom are from both government and private, voluntary and residents. The Cruddas Park Initiatives and major stakeholders are shown in the figure below.



**Figure 4** Cruddas Park Initiative: 1988-95 Major Active Stakeholders.

(Source: Gilroy, R. 1996).

There are numerous private and public sectors, voluntary groups which afford and fund the Cruddas Park Project. The financial organization is numerous and detailed.

**The key funding partners are;**

- HMR Pathfinder,
- New Deal for Communities,
- Newcastle City Council,
- Your Homes Newcastle.

**Financial Profile:**

- **Housing**
  - Wates Construction
  - The Legendary Property Company (LPC)
  - Ryder HKS
  - INTEGER
- Capital – HMRF
- New Homes Social Housing Partner
- Private sector
- Total Revenue
- Revenue – HMRF (Gilroy, R., 1996).



*Figure 5 Urban Design of Cruddas Park Urban Regeneration Plan.*

### **2.8.7. Outcomes and Lessons from Cruddas Park.**

The Initiative and the trust made an impact on the lives of residents in many ways such as; a community Employment and Enterprise Centre was established and over 350 people found jobs, a wide range of social and community issues was addressed by groups of local people in the community. Then, publications were produced about some of this work and important links made with other organizations. Four community businesses were established through one of these has subsequently been closed, and a community company was registered with a board of directors elected from the local community.

The Cruddas Park Community Development Trust achieved a measure of success but, with its roots in the private sector and with limited involvement from the local authority, there was little institutional support for grass roots actions. The

first lesson is, therefore, that the local authority, as the accountable body, needs to play a central role in building individuals and communities to the point where they can exercise choice. Although all political parties talk about widening democracy and see partnerships with the community as a means of creating more sustainable solutions to urban problems, this approach could not be achieved completely in this project. Although it demands a considerable investment of time, it is worth to work with communities. A real commitment to empowerment of residents and “maximizing citizenship and rights” requires a transfer of power and a fundamental change in the relationship between local authorities and the communities they serve (Gilroy, R., 1996).

## **2.9. Conclusion**

All of these theoretical frameworks and concretized case study to establish a good understanding of the concept of urban regeneration brings the concept of urban quality of life to our mind. Especially the case study of Cruddas Park community-based urban regeneration project provides a comprehensive understanding of the dimensions and the main tools of urban regeneration. It shows that the success of an urban regeneration project really depends on how far it provides an urban quality of life with its all dimensions physical, environmental, social and economical aspects. In this sense, the next chapter focuses on the concepts quality of life, and quality of urban and community life. Since the concepts of quality of urban and community life refers to both quantitative (objective) which depends on numeral inputs and qualitative (subjective) which constitutes the satisfaction level of inhabitants, these concepts will make it easy to develop the success criteria to assess the success level of urban regeneration projects in squatter settlements. Further, they provides more comprehensive approach to evaluate all dimensions of an urban regeneration project includes physical, environmental, economic, and social aspects each of which should be considered both by quantitative and qualitative indicators.

## **CHAPTER 3**

### **QUALITY OF LIFE, QUALITY OF URBAN AND COMMUNITY LIFE AND LIVABILITY**

“As urban areas continue to grow throughout the world, it is likely that the quality of cities and their suburbs and the quality of ambient environment will become even more important in defining quality of life” (Marans, 2003: 82).

‘Quality of life’ comprises both objective and subjective aspects which make up the well being of individuals. Therefore, it is indisputable that there are very close relations between the concepts of quality of life and urban regeneration in various aspects. However, since the concept of ‘Quality of life’ is a very complex and a vague concept which covers various disciplines, meanings and aspects this chapter focuses on two related issues ‘Quality of Urban and Community life’ and ‘Livability’. Then, this chapter aims to explore the meaning of quality of life basically in terms of environmental, social and economic dimensions of quality of urban and community life. Furthermore, this chapter develops and determines the indicators of the quality of urban and community life from this perspective and reveals up the measurement criteria for field survey of this thesis to assess the physical and environmental, economic, and social well-being and satisfaction level of local community. With this approach it is aimed to evaluate the quality of urban and community life in a systematic sense and highlight some indicators that would increase the success level of urban regeneration projects.

### **3.1. Quality of Life**

There are numerous studies focused on the concept of quality of life and it is agreed that the concept of quality of life is too broad to describe. Since the concept of quality of life may mean different things to different people and since the concept varies in time, it is impossible to develop a universally acceptable definition of the phenomenon of quality of life. Nevertheless Kamp et al. (2003: 7) state that there are a broad variety of definitions of the concept of 'Quality of Life' that encountered in the literature. These definitions can be cited as follow;

Szalai (1980): life quality refers to the degree of excellence or satisfactory character of life. A person's existential state, well-being, satisfaction with life is determined on the one hand by exogenous ('objective') facts and factors of his life and on the other hand by the endogenous ('subjective') perception and assessment he has of these facts and factors, of life and of himself.

WHO-QOL Group (1993): an individual's perception of his/her position in life in the context of the culture and value systems in which he/she lives and in relation to his/her goals, expectations, standards and concerns.

Diener and Suh (1997): life satisfaction

Raphael et al. (1996): the degree to which a person enjoys the important possibilities of his/her life.

Veenhoven (1996): happy life expectancy is equal to product score of life expectancy (in years) and the mean 'happiness'.

Musschenga (1997): the good life is a combination of enjoyment: positive mental states (the hedonic component), satisfaction: evaluation of success in realizing a



life-plan or personal conception of the good life (the cognitive-evaluative component) and excellence: the virtuousness or value of a person's activities.

Cheung (1997) 'the good life' is a combination of: the hedonist good life (life satisfaction, positive/negative affect; depression) the dialectical good life (mutual interpersonal concern, understanding of others) the humanist good life (the realisation of human potential, self actualising value, autonomy) the formalist good life (according to what is right: conformity with moral conventions, religious commitment)

RIVM (2000): quality of life is the factual material and immaterial equipment of life and its perception characterised by health, living environment and legal and equity, work, family, etc (Kamp et al., 2003: 7).

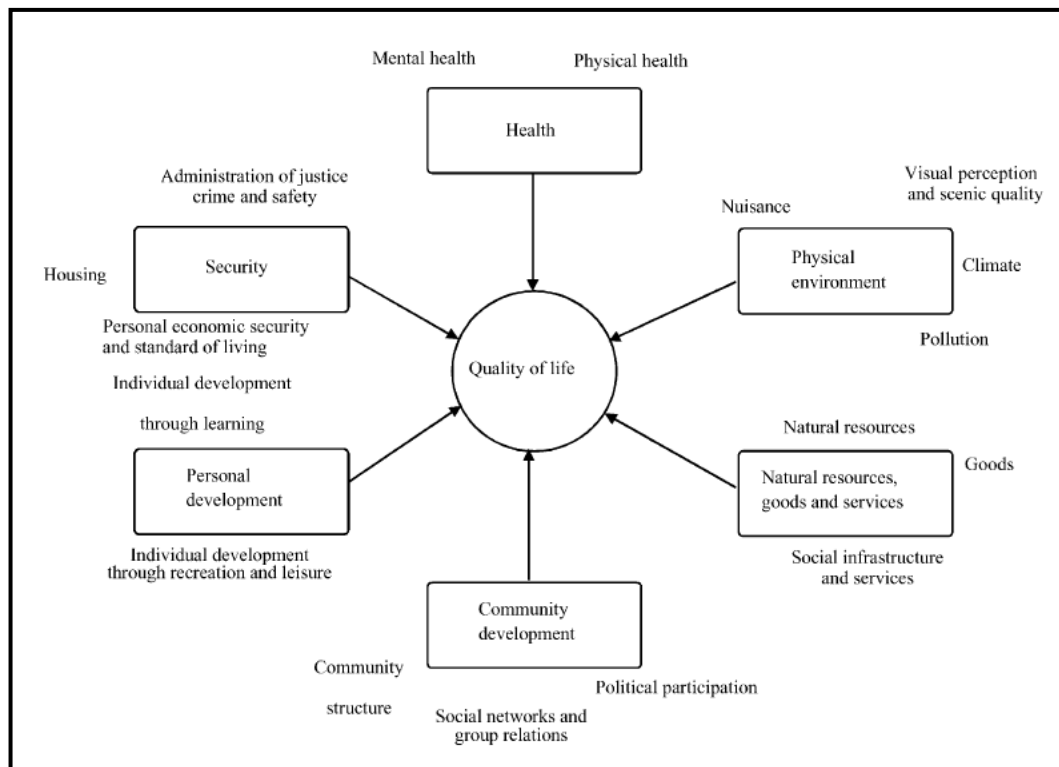
Other from these definitions "Quality of life" is defined as the degree of well-being felt by an individual or group of people. Unlike standard of living, quality of life is not a tangible concept, and therefore cannot be measured directly ([http://en.wikipedia.org/wiki/Quality\\_of\\_life](http://en.wikipedia.org/wiki/Quality_of_life)).

Das states that "'Quality of life' refers to the well being or ill being of people and the environment in which they live" (Das, 2007: 3). Here, environment has been viewed as the sum total of physical, economic and social attributed of urban areas where people are living. Das considers environment with its physical, biological, psychological, economic and social aspects and needs in a man's life (Das, 2007: 3).

All of these notions and approaches that have been encountered in the literature concern the concept of quality of life from different disciplines perspective. Therefore, these definitions are related to an individual from whom the subject is approached. The differences and divides between these notions and definitions of quality of life are generally related to the differences in domains, scale-level, indicators, context, and time-frame (Kamp et al., 2003: 16).

As a consequence, 'Quality of Life' is an abstract concept which encompasses an individual's perceived level of physical, psychological, and social well-being. It is a highly subjective phenomenon, mediated by one's personal and cultural values and beliefs, self-concept, goals, and life experiences (Breslin, S., 1991: 248). The main aim of quality of life measurements is to reveal whether each individual is satisfied with his/her physical, environmental, psychological, economic, and social conditions of his/her life and to what degree. Whether they are aware of the conditions they are in and they are worry about this or not.

According to these definitions in the literature it can be stated that the lack of clear conceptualization of quality of life leads to a hindrance to its implementation in decision-making process (Rogerson, 1995, cited in Das, 2007: 3). In addition, Kamp et al. (2003) in their study on the concepts of quality of life and livability state that the review reveals that neither a generally accepted framework, nor a coherent system to evaluate aspects of and trends in environmental quality in relation to well-being, has been developed (Kamp et al., 2003: 6). On the other hand, Mitchell et al. (2001) state that although there is no agreement yet on quality of life, in terminology nor in construction methods or the criteria that comprise quality of life, some different components of the concept of quality of life such as health, physical environment, natural resources, personal development and security can be used to evaluate the sense of good life and quality of life (Mitchell et al., 2001, cited in Kamp et al., 2003: 9). While the domain of economy is one of the major components of quality of life, Mitchell's et al. (2001) approach quality of life it is notably lacking (Figure 7) (Kamp et al., 2003: 12). While various domains such health, security, personal development, community development, natural resources, goods and services, and physical environment exist in his model of quality of life components, economic aspect is not involved in this model.



**Figure 6** *Quality of Life Components* (Source: Mitchell, 2000, cited in Kamp et al., 2003:12)

Mitchell in his model states that in principle, all attributes of the environment and all characteristics of people are relevant domains in the person-environment relationship (Mitchell et al., 2001, cited in Kamp et al., 2003: 11).

Quality of life concept has multi-dimensional character and the evolutionary nature of quality of life raise significant difficulties to its evaluation and monitoring which is very important to assess the success of urban regeneration projects (Dissart and Deller, 2000; Massam, 2002, cited in Santos and Martins, 2006: 411). In this respect it is important to develop the measurement criteria to evaluate quality of life in terms of related aspects.

In this context, according to the work that carried out by the Quality of Life Research Unit, developed at the Centre for Health Promotion, University of Toronto, The Quality of Life Research Units' conceptual framework has three life

domains 'Being, Belonging, and Becoming (BBB)', each of which has three sub-domains.

- **Being (the basic needs of an individual)**

- Physical being: contains physical health, personal hygiene, nutrition, exercise, grooming and clothing, general physical appearance
- Psychological being: psychological health and adjustment, cognitions, feelings, self-esteem, self-concept and self-control.
- Spiritual being: personal values, personal standards of conduct, spiritual beliefs.

- **Belonging (connections with one's environments)**

- Physical belonging: home, workplace/school, Quarter, community.
- Social belonging: intimate others, family, friends, co-workers, Quarter and community.
- Community belonging: adequate income, health and social services, employment, educational programs, recreational programs, community events and activities.

- **Becoming (achieving personal goals, hopes, and aspirations)**

- Practical becoming: domestic activities, paid work, school or volunteer activities, seeing to health or social needs.
- Leisure becoming: activities that promote relaxation and stress reduction.
- Growth becoming: activities that promote the maintenance or improvement of knowledge and skills, adapting to change (<http://www.utoronto.ca/qol/concepts.htm>).

As stated above the extent of a person's quality of life is determined in three areas of Being, Belonging, and Becoming and their sub-domains. This research focuses mainly on belonging which is related to "connections with one's environments" and becoming which deals with "achieving personal goals, hopes, and aspirations" sides of a person's quality of life. These dimensions can be adapted with respect to each dimension of a person's quality of life approach. In this way quality of life is adapted to the lives of all humans, at any time, and from their individual perspectives.

Since there is no universally agreed-upon instrument to measure quality of life, it would be very considerable to conduct some interviews and questionnaires which provide to comment on the development in the quality of life of person's or people's quality of life. Being in a relationship with local people can make it easy to determine the changes in quality of their lives.

It is obvious that such sensitivity to the specific life situations of individual people also presents a limitation, namely that people may be highly satisfied with the important possibilities of their lives within an environment that is of poor quality. This may result from people being unaware that better quality is possible, or from people being consciously aware that they have to suppress the importance of some possibilities because of their present circumstances. Therefore, to address this, quantitative measurements and some determined standards also keep its importance.

'Quality of life' should never be a mere slogan, but should be the focus for planners and decision makers and residents of interdisciplinary research. Furthermore, since the demand for environment (physical, social, and economic) resources is always growing, it has become necessary to conduct urban regeneration projects to meet the new needs of human life.

As stated above, all dimensions of urban regeneration projects including physical, environmental, economic, and social rely on the concept of 'quality of urban life'.

Each of these dimensions aim to provide or improve the urban and community quality of life. In this sense, it is very important to measure the changes in the quality of urban life of local people after the implementation of the urban regeneration project. Moreover, especially evaluating the satisfaction level of residents and looking for the well-being indices, regarding the outcome of the urban regeneration project and indicator of its efficacy are indisputably necessary to provide successful urban regeneration implementations which this thesis aims.

### **3.1.1. Objective (Quantitative) and Subjective (Qualitative) Quality of Life**

According to the researches in the literature on the concepts of quality of life and livability there is a general consensus that objective as well as subjective measurements or indicators are necessary in evaluating the success level of urban developments, quality of life.

There appears to have an agreement in defining Quality of Life (QoL), there are two fundamental sets of component and process operating. First, those related to an internal psychological – physiological mechanism producing a sense of satisfaction or gratification with life either at an individual level or collectively for communities and other social groups. Second, those external conditions which trigger the internal mechanism (Rogerson, 1995, cited in Das, 2007: 3) which mean the quantitative indicators are used to measure concrete aspects that relate to environment, economic or social conditions of a specific urban area which bases on statistical data. On the other hand, qualitative ones which depend on empirical studies such as field surveys, questionnaire which contains questions related to inhabitants' subjective point of view, 'interpretation' of the various fields of quality of life (Santos and Martins, 2006: 413). So, while objective conditions refer to objective quality of life represent the external conditions of life which allow national and international comparisons, satisfaction refers to subjective quality of life which comprises indicators that represent the individual's appraisal of objective conditions of life. Therefore, to achieve a comprehensive evaluation of the quality of life both objective and subjective aspects should be included.

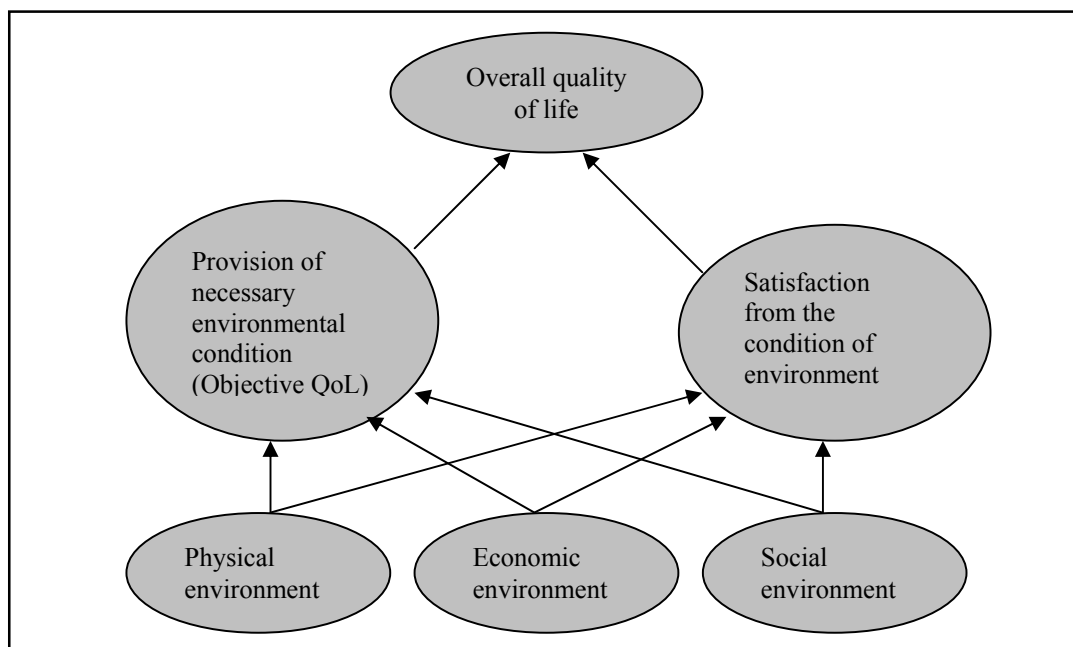
The concept of quality of life is context dependent; it is related to its own conditions. "Quality of life relates to description and evaluation of the nature or conditions of life of people in a certain country or region" (Das, 2007: 2). Although objective measurements provide some standards in quality of life of people, it may be imperfect related to under or over reporting of some indicators. Further, objective indicators may involve subjective decision making and orient objective indicators subjectively. Since objective indicators may not accurately reflect people's experience of well-being, it is important to deal with subjective well being of people.

Subjective assessments of quality of life provide an understanding in well being of an individual and how he/she satisfied with his/her living conditions. Therefore, it is important to directly deal with individual's expectations and reflections to his/her whole life. The level of satisfaction of people reveals the quality of their lives clearly and this provides some idea about the livability of an urban area. Psychological responses, such as life satisfaction, personal happiness, and pleasant affect, unpleasant affect and other related intangible issues comprise the subjective dimensions of quality of life. On the other hand, when objective indicators are used, respondents are not asked to evaluate whether their living conditions are good or bad. "They are simply asked to report their living conditions according to some given measures" (Matikka, 2001, cited in Das, 2007: 3).

As a consequence, while the objective conditions do not convey the true quality and thinking about quality is not determined by the objective environment, the perception of people reflects the real quality of urban and community life and the environment of the area (Kamp et al., 2003: 11). In other words, while subjective indicators allow us to gain insight into the well-being/ satisfaction of a person, and insight into what people consider important, and reveal up the commitment of people to their environment, objective indicators are necessary for aspects of the environment that are hard to evaluate and enable the validation of subjective

measures (Kamp et al., 2003: 14). Therefore, the relation between objective environmental characteristics and the perception of community should be considered important. In the same vein, the combination of both objective and subjective indicators should be considered as preferable in the study of the concept of quality of life.

Objective indicators can be used to make reasonable inferences of environmental condition but it is also important to be aware of using them to comment on subjective issues of quality of life.



**Figure 7** Conceptual Framework Showing Relation Between Environment and QoL (Source: Das, 2007: 5).

‘Quality of life’ contains a variety of objective features as well as subjective reflections of living conditions in concrete residential areas. Although both kinds of measurements are useful and complement each other, according to the work conducted by Das, the hypothesis which states that objective and subjective dimension of quality of life can be accepted to correlate poorly (Das, 2007: 12). Therefore, it is not sufficient to measure only objective condition alone in such



complicated urban system since quality is a subjective phenomenon. Consequently, all of these definitions and relations between objective and subjective quality of life requires both objective and subjective indicators to be incorporated in quality of life measurements. This integrated approach to assessment of quality of life increase the possibility of achieving more reliable and valid solutions about the level of quality of life of related site. Objective indicators and subjective satisfaction level together comprise the comprehensive dimensions of quality of life.

### **3.2. Quality of Urban and Community Life**

“We are at the beginning of a new millennium, where the majority of the world’s population now resides in urban areas. Under the circumstances, now is an opportune time to document quality of life in world cities by measuring the environment objectively and as it is experienced by residents” (Marans, 2003: 82). Since residential land accounts for the largest proportion of total urban land uses, it is very crucial to provide livable and attractive residential areas to individuals and families. The quality of the residential area not only mirrors the city’s development but also shows the quality of life of the urbanites (Muoghalu, 1991: 63-64).

A specific form of quality, quality of urban life, can be defined as the performance level of urban life towards the needs of communities or societies. In other words, quality of urban life refers to the degree of excellence or satisfactory character of urban life. In this context, it is important to study and reveal up the interrelationships between objective measurements of urban life phenomena and people’s responses to them to be able to discuss the concept of quality of urban or community life.

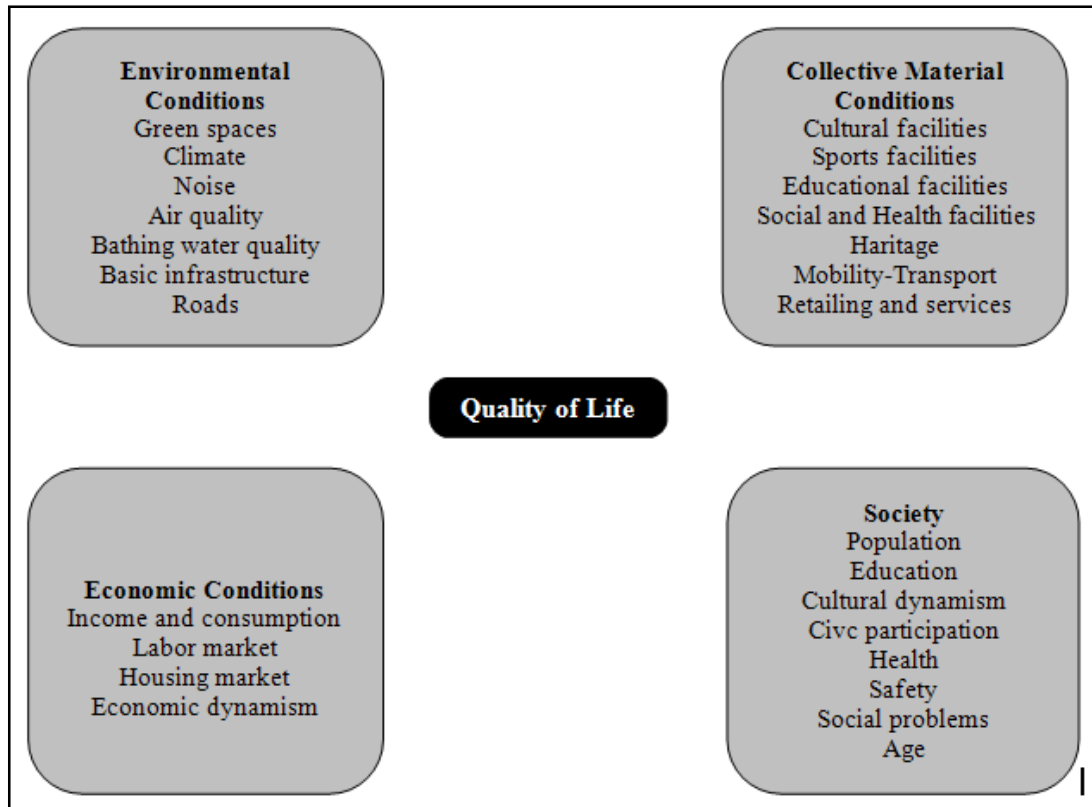
It is essential to identify the most adequate indicators to assess quality of life in urban contexts which contains the welfare of local community. Since inhabitants

value their quality of life according to their experiences, knowledge, and existing conditions of their living area and since they decide whether to stay or to leave a quarter as a result, urban regeneration projects need both objective (quantitative) and subjective (qualitative) information about the priorities of different social groups regarding to their residential wishes (<http://www.ufz.de/index.php?en=14359>).

Kahneman et al. (1999) conduct an overview of the literature to present the global evaluations of quality of life and they state that the quality of life experience is embedded in the cultural and social context of both the subject and the evaluator and it is also affected from the objective characteristics of a society like poverty, crime rates, and pollution which essentially contribute to the judgments of people about their lives (Marans, 2003: 73). Therefore, the study on quality of life experience should be measured over perceptions, evaluations, and satisfactions of local people. Marans (2003) in his study considers some domains that he determined to be related to the environmental quality of life as a whole which are health, marriage, housing, family, friendships, financial situation, leisure, and community or place of residence (Marans, 2003: 74).

Santos and Martins developed a model for analysis in their research which is based on four main fields (Figure 9). The first field contains natural and physical aspects such as air, water, green space, waste, etc. which form the Environmental Conditions of an area. The second field, related to the Collective Material Conditions which refers to facilities and infrastructure that are used by the local community. Such activities constitute culture, sports, education, health, social welfare, transport, trade and services which are common to all. The third field deals with the individual conditions of life in the site in terms of Economic Conditions which refer to an individuals' income and consumption pattern, labor market, housing, economic dynamism of the site. Lastly, social dimensions and socio-demographic indicators of the site and the relationship between people are explored under the title of Society. According to these quantitative criteria, which are developed not only by traditional approaches to the definition and assessment

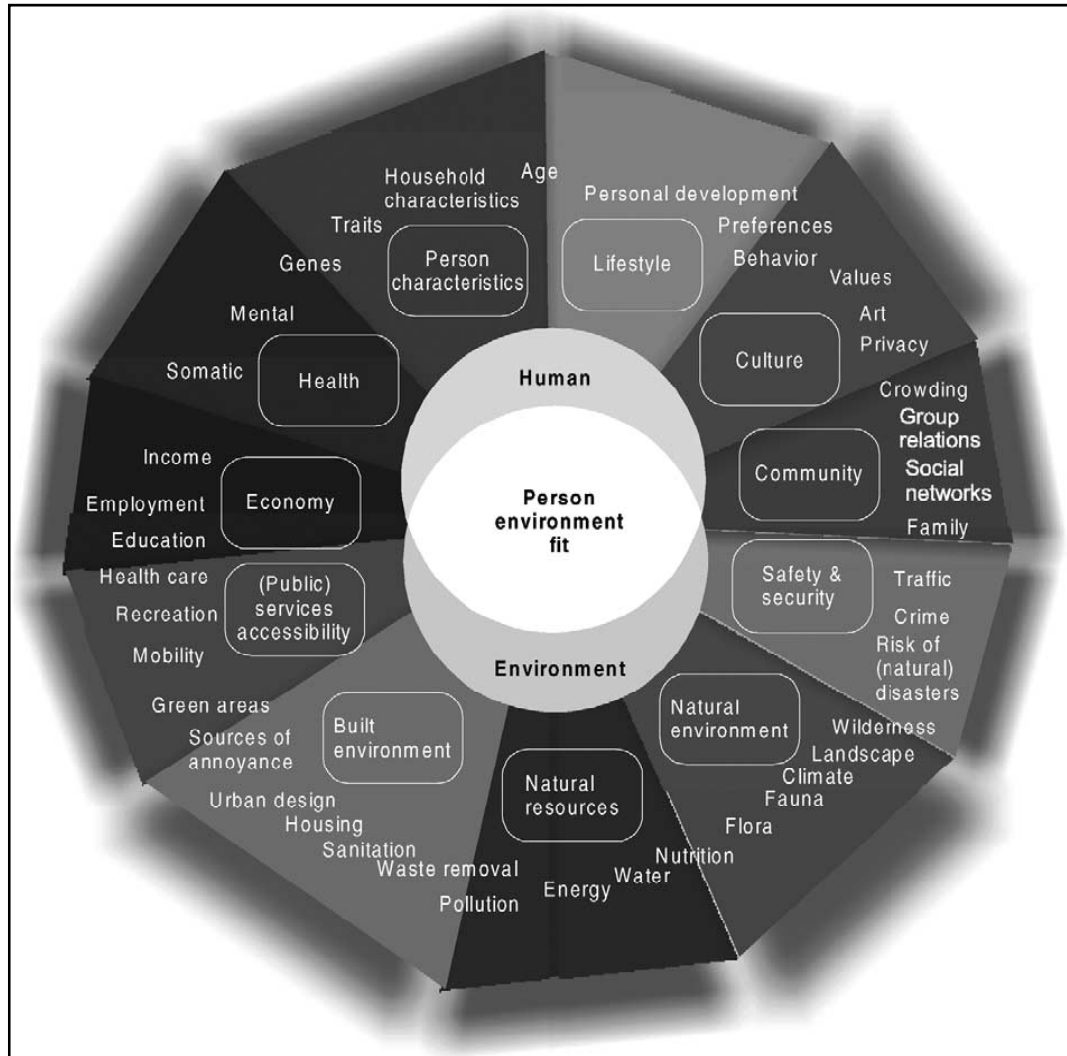
of quality of life but also related to new point of views that try to redefine the concept of quality of urban life and adapt it to the transformation of society after exploring the previous experiences and current implementations, a model was schematized by the research of Santos and Martins (Santos and Martins, 2006: 415).



**Figure 8** *Fields and Thematic Areas* (Source: Modified by Santos and Martins, 2006: 415).

Furthermore, Kamp et al. (2003) gives an overview of all domains that were encountered in the literature. They state that while the total domain is not too strictly defined, a model which shows the domains of human livability and environmental quality of life can be shaped as follow. Kamp et al. (2003) claims that the differences in the choice of domains is related to the discipline (perspective) from which the subject is approached and the central theme in the

different approaches is the interaction between environmental conditions and human responses (Kamp et al., 2003: 11).

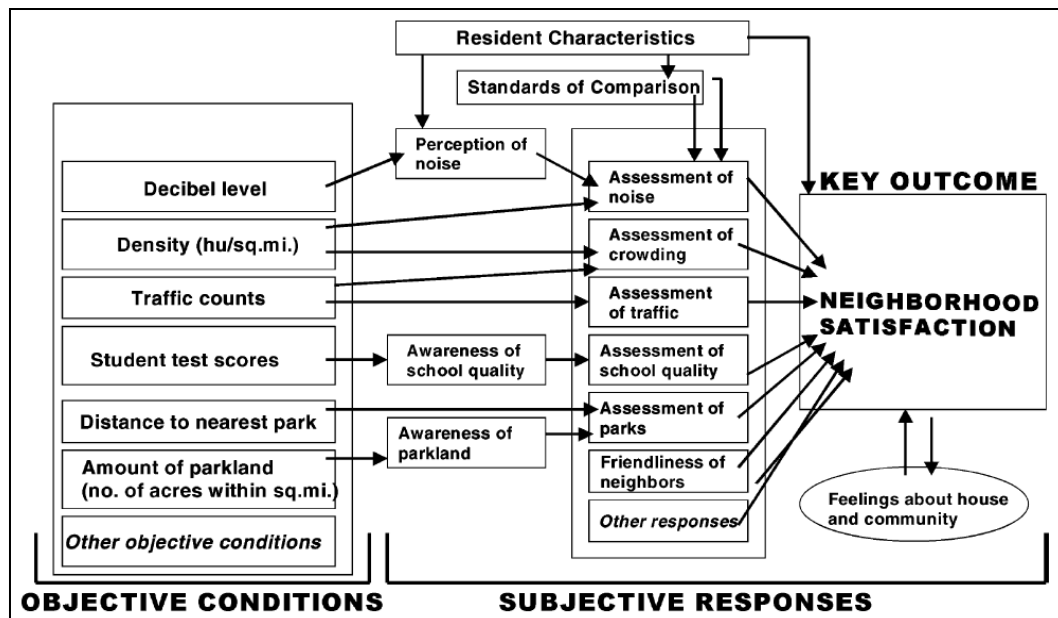


**Figure 9** Domains of (Human) Livability and (Environmental) Quality of Life  
(Source: Kamp et al., 2003: 13).

Objective data is crucial in terms of obtaining a number of indicators which gives an opportunity to characterize some aspects considered. It is inevitable that objective data is more relevant and more preferable in terms of its reliability. This type of data makes it possible to interpret and have point of view about the area. Further, comparability within and between the chosen criteria and statistical

information is also possible in the evaluation of objective data. In this respect, objective (quantitative) issues are obviously very demanding in urban regeneration projects and in assessment of quality of life.

On the other hand, Marans and his coworkers built on the working of Campbell et al. and they asserted that the quality of a place or geographic setting such as city, Quarter, or dwelling was a subjective phenomenon and each person's approach about that setting may differ in his/her point of view (Figure 11) (Marans, 2003: 74).

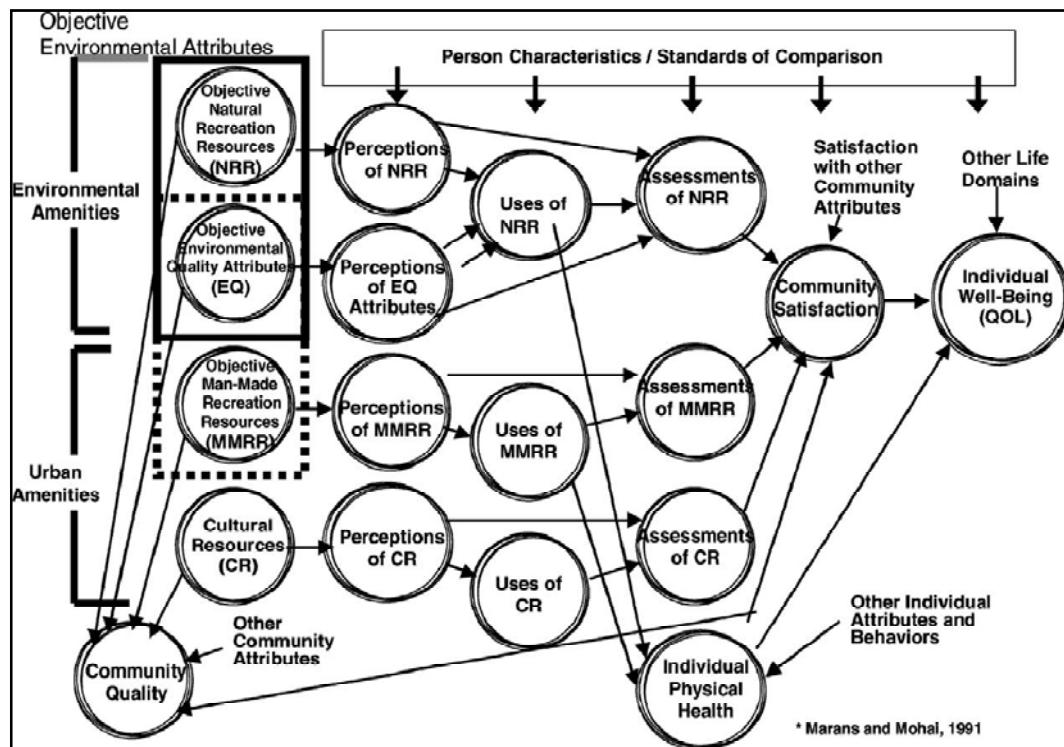


*Figure 10 Model Showing Relationships Between Objective Conditions, Subjective Responses, and Quarter Satisfaction (Source: Marans, 2003: 76).*

This model shows that the quality of any geographic setting cannot be evaluated with a single measure. It is the measurement and the combination of the multiple attributes of the setting which is needed to develop an approach and which reflect the overall quality of life (Marans, 2003: 75). As it is seen in Figure 11 the objective conditions themselves do not convey the true quality of related setting. The meaning of these conditions to occupants and the responses due to

satisfaction from various objective conditions explain the quality of a place and community life. This outcome is considered important in quality of life studies. In addition, Marans (2003: 75) claims that there are some other indicators of individual well being other from the outcomes of satisfaction. It is the awareness and perception of occupants about their overall well being. In this sense, occupants should be aware of what conditions provide them well being as a whole. In this context, Marans and Mohai (1991) associate physical health of individuals with the amount and type of physical activity they engage in to illustrate the other dimension of well being. They suggest a model linking objective conditions (environmental and urban amenities) with a set of leisure resources that would provide community quality, individual activities, satisfactions, health and well being to occupants in terms of quality of a place (Figure 12) (Marans, 2003: 75).

The model includes two objective environmental attributes; environmental amenities and urban amenities. While environmental amenities include natural recreation resources (NRR) such as lakes, rivers, wetlands forests and park land and quality of the ambient environment (EQ) including air and water, noise, and solid and hazardous waste, urban amenities include both man-made recreational resources (MMRR) such as swimming pools, bicycle trails, golf courses, etc. and cultural resources (CR) such theaters, libraries, orchestra, sports teams, etc (Marans, 2003: 77). The hypothesis of this model is ‘the perceptions or awareness of these environmental and urban amenities will influence people’s evaluation and use of them’ (Marans, 2003: 77). Furthermore, this model suggests that there is a very close linkage between physical health and the usages or not usages of man-made recreational resources and natural recreational resources (Marans, 2003: 77).



**Figure 11** Model Linking Recreation Resources and Activities to Individual Well-being, Health, and Community Quality (Source: Marans and Mohal, 1991, cited in Marans, 2003: 77).

Consequently, subjective (qualitative) data has indispensable character in terms of obtaining the perception of local people related to quantitative indicators and evaluating the satisfaction level of citizens. This second component of evaluation of quality of life includes individual analysis and subjective approach of an individual regarding his/her urban life. Subjective data tries to collect each person's experience, perception, and expectation to identify whether people satisfied with their conditions in terms of related issues considered. This way of collecting data can be realized by interviews, surveys or questionnaires conducted by people.

As a consequence, as Santos and Martins argue that to be able to obtain the most promising perspective for a more complete evaluation of urban and community quality of life, it is crucial to combine both approaches objective and subjective

information. Thus, it can be concluded that the evaluation of the success of urban regeneration projects should constitute both objective and subjective data and these data should be matched to reveal up the concrete and true effects of these projects to the quality of urban and community life. This approach would also maximize the success level of coming project in course of time.

### **3.3. Success Criteria to Assess the Success Level of Urban Regeneration Projects in Squatter Settlements**

As the result of the research on the concept of quality of urban and community life it be can state that the quality of communities and Quarters and their attributes, together with the quality of the ambient environment reflect actions taken by urban regeneration projects which is very crucial for the well being of individuals, families, and community as a whole. However, since each place has its own characteristics, problems, opportunities, strengths, weaknesses which require different approaches to each one, it is not easy to develop some common measurements, criteria, and indicators which can be used as a determinant of success and achievement of urban regeneration projects in squatter settlements. In this respect, here I try to reveal up some criteria in general according to the four components of urban regeneration; physical, environmental, economic, and social by utilizing the necessities of providing the quality of urban and community life that are discussed in the previous sections. These criteria will also be examined in terms of both objective and subjective aspects to reveal up the subjective responses to objective data. This approach to the assessment of the success level of urban regeneration projects in residential areas indisputably would be very useful in providing well being, livability, and quality of urban and community life. It is apparent that this work necessitates the construction of a multidisciplinary conceptual framework and indicators of quality of life to advance the fields of urban regeneration, urban development, and human well-being. This approach is essential to achieve successful outcomes from the implementations of urban regeneration projects.



As a consequence, although there may be some differences in the theme and structure, as Mitchell states in his model in principle, all attributes of the environment and all characteristics of people are relevant domains in the person-environment relationship (Mitchell et al., 2001, cited in Kamp et al., 2003: 11). This common relationship helped us in determining the criteria and determinants of achievement of urban regeneration projects in residential areas.

### **3.3.1. Physical (Built Environment) Determinants of Achievement of Urban Regeneration Projects in Residential Areas.**

Existing buildings, physical conditions of building, space standard (housing intensity), density, housing standard and comfort, quality of construction, urban design, visual scenic quality, landscaping, transport infrastructure, technical infrastructure, open public spaces are the main components to evaluate the built environment and the physical regeneration of a residential area.

#### **OBJECTIVE DETERMINANTS**

- Increasing the quality of physical conditions of houses, flats in the site.
- Considering the existing physical stock in the residential area.
- Improving the urban design and the distribution of amenities in the site.
- Providing space standard which mean number and density of buildings per unit area of land.
- Improving the visual perception

#### **SUBJECTIVE DETERMINANT**

- The satisfaction level of dwellers from the new type of housing.
- The evaluation of residents of protecting some physical stocks in the site.
- The assessment of residents about the redesigning of their residential area and new landscape.
- The satisfaction of dwellers from the new housing intensity and density of buildings in the site.
- The assessment of dwellers of

and scenic quality of the site.

- Enhancing the mobility, accessibility, and transport infrastructure in the site.
- Providing new alternative transportation types in the district (pedestrian roads, bicycle trails, teleferic, etc.).
- Considering the problems related to transportation such as traffic accident, traffic jam, existing roads, and networks.
- Enhancing the technical infrastructure (sewerage, telecommunication, electricity, natural gas, etc.) in the site.

new visual appearance and scenic quality of the site.

- The evaluation of the accessibility both inside and outside the residential area.
- The satisfaction level of residents from the alternative transportation systems.
- The evaluation of dwellers about the existing problems of transportation in the district.
- The assessment of local people of technical infrastructure and problems in their residence.

### **3.3.2. Environmental Determinants of Achievement of Urban Regeneration Projects in Residential Areas.**

Natural resources, the ambient environment, geographical features, open spaces, natural or man-made disasters are the main components of environmental regeneration considered in this research. These components are also evaluated both in objective perspective and in subjective value.

#### **OBJECTIVE DETERMINANTS**

- Utilizing the existing important geographical features of the site (heights, hills, valleys, views,

#### **SUBJECTIVE DETERMINANT**

- The satisfaction of residents from the natural environment and access to it in their

weather, etc.)

- Providing and protecting natural recreation resources such as lakes, rivers, wetlands, forests, park lands, and the flora and fauna in the district.
- Considering the quality of the ambient environment including air, water, noise, solid and hazardous waste.
- Providing open public spaces such as squares, parks, playgrounds, and sports area and increasing their quality.
- Eradicating the risk of existing natural or man-made disasters in the district.
- residence.
- The assessment of local community about protecting the natural environment of their residence and the satisfaction level of the provision of natural recreation resources.
- The awareness and evaluation of residents of the quality of air, water and the perception and assessment of noise and hazardous waste in the site.
- The satisfaction level of dwellers from the existing open collective public spaces and the frequency of the usages of them.
- Awareness and perception of dwellers of any natural or man-made disaster in their surroundings.

### **3.3.3. Economic Determinants of Achievement of Urban Regeneration Projects in Residential Areas.**

Economic determinants are examined due to the related concepts such as commercial liveliness, employment, education, and training. More specifically, there are mainly four sub titles, namely; the liveliness of the site in terms of trade and shopping centers and providing new opportunities for economic dynamism, the unemployment rate in the site, its reasons and some precautions, the existing employment profile, its problems and its precautions, and job creation for local communities.

### **OBJECTIVE DETERMINANTS**

- Developing the existing economic activities and providing new shopping, trade centers or some other facilities to increase the commercial liveliness in the site.
- Utilizing the potential of the site related to its strategic location in the city and in the Quarter.
- Considering the unemployment rate and prosperity in the site, its reasons and motivating the unemployed people for searching new jobs.
- Developing training courses in the site (computer, language, etc.) to promote the maintenance or improvement of knowledge and skills and adapting to change.
- Considering the existing employment profile (the level of work skills, vocational and professional qualifications of local employees in general) and the average income level and providing vocational education opportunities.

### **SUBJECTIVE DETERMINANT**

- The satisfaction level of local people from the sufficiency and accessibility of shopping centers in the site.
- The opinion and assessment of dwellers about strategic location of the site.
- The evaluation of residents of the unemployment rate in the site and their willingness to find a job.
- The satisfaction level of dwellers from the provision of capacity building courses in the site that would provide adapting to change and lifelong learning.
- The satisfaction level of employee living in the site from their level of work skills, vocational and professional qualification, efficiency in their jobs, and educational experiences.

- Considering the relationship between educational experience and occupation in the site and executing some training programmes and orienting local people to these programmes to specialize in their jobs.
- Providing both part and full time paid work to those people who attended to capacity building courses or training programmes.
- Considering the average income level and economic dynamism in the site and providing micro credit to entrepreneurs that would establish his/her own work.
- The willingness and desire to increase their knowledge and skills in their jobs and to become more qualified and eligible.
- The willingness of dwellers to attend to such programmes and courses and their desire to find a job and earn money.
- The perception and willingness of local people to create and establish their own work.

#### **3.3.4. Social Determinants of Achievement of Urban Regeneration Projects in Residential Areas.**

The determinant that evaluate the success of social aspect of urban regeneration projects would reveal up the level of improvement in social infrastructure, activities, and services considering the local community, population, age, gender, education, cultural background and dynamism, and civic participation and social integration of community in the site and many other conditions of collective facilities such as health, safety, and other social problems in the site.

## **OBJECTIVE DETERMINANTS**

- Keeping local community in the site and preventing gentrification while transforming the district.
- Increasing the attractiveness of the site to newcomers coming from other quarters
- Providing cultural facilities and resources such theaters, libraries, orchestra, cinema, art galleries, etc.
- Improving the social activities and the integration of local people to urban and community life and create the feeling of social belonging to family, friends, co-workers, Quarter, community, and intimate others.
- Considering the lifestyle, behavior, household characteristics, and tendency of local people and contributing to their personal and community development.
- Considering the participation of local community to the decision making process about their living area and quality of urban

## **SUBJECTIVE DETERMINANT**

- The satisfaction level of dwellers due to the regeneration of their site and their opinion about the risk of gentrification.
- The satisfaction of newcomers from living in Şentepe in their new flats
- The satisfaction from the cultural resources and the accessibility of them and the frequency of their usage in the site.
- The satisfaction level of local people (children, students, housewives, retired, and employed and unemployed) from their social life and existing recreation and leisure time activities, hobby courses, etc.
- The awareness of dwellers from their lifestyles which they are doomed to by their residence and the satisfaction level from the activities that promote relaxation and stress reduction.
- The satisfaction level of local people from their political participation, social networks in their residence and sharing

and community life.

- Considering the quantity and quality of existing schools in the site.
- Considering the average age and gender distribution in the site, providing some opportunities to these classes and taking the advantages of it.
- Considering the education level of dwellers and providing some opportunities to them such as reading-writing courses.
- Providing sports facilities to all dwellers in the site which also facilitates the social integration of community.
- Improving both the quantity and quality of health facilities in the site.
- Providing security to local community and reducing the rate and types of crime, anti-social behaviors, and violence in the site.
- Searching for some existing social problems in the community and taking some precautions.

needs with local authority and creating a shared vision.

- The awareness and assessment of dwellers of the quantity and quality of existing schools.
- The willingness of these groups to attend such activities.
- The interest of local people to attend such classes.
- The satisfaction level and demand of dwellers to increase sports fields in the site.
- The opinion of dwellers about the existence and quality of health services in their residence and their accessibility.
- The satisfaction level of residents in terms of feeling safe and secure in their residence.
- The perception and opinion of local people of any social problems that exist in their community.

In the light of all of these theoretical frameworks and concrete experience on or related to the concept of urban regeneration in the international context, it is crucial to focus on the local ones. In this respect, the next chapter deals with the evolution of the concept of urban transformation and an urban transformation experience in Ankara. At this point it is important to note that the literature on urban transformation processes focus on urban regeneration extensively. However it is not possible to name the Turkish cases as urban regeneration examples especially the examples from the squatter settlements. Therefore from this point forward, “urban transformation” will be used in order to define the regeneration processes for the Turkish cases.

Further, the success criteria proposed by this thesis will be utilized in the next chapter to consider the on goings in Turkish context from this international point of view and evaluate the urban transformation implementations in squatter settlements from a more comprehensive approach. Accordingly, in the next chapter, the concept of ‘urban transformation projects in squatter settlements’ includes these two main dimension; Quantitative and Qualitative which will provide information both in terms of the objective standards and subjective perceptions of local people.



## **CHAPTER 4**

### **RESEARCH METHODOLOGY**

The aim of this chapter is to reveal the methodology used in the formulation of the case study. Therefore this chapter points out the sources of information that are utilized and conducted while collecting data.

A multi-method approach to the research was employed by collection of information from various types of sources. The sources of information were tried to be used not only to collect objective data but also subjective ones in order to reach the real outcomes. In this context, the research follows mainly three steps in gathering data. These are field survey, analysis, feedback, and association of each data, and quality of life perspective to urban regeneration. In addition, data about the respondents' community life in Şentepe Region and physical surroundings is collected by direct observation in the site. Moreover, taking role as a team member of a few city planners in Şentepe Urban Transformation Project in Yenimahalle Municipality provided direct information for the case study. Taking part in the project as a city planner through obtaining real life experience consisting of field survey, planning, redesign the settlement, developing the aim, objectives, strategies and principles of the urban regeneration project, direct communication with the dwellers of Şentepe and dealing with their problems, going to the district provided an inestimable and comprehensive vision, experience, and knowledge. This provides a considerable source of evidence for this study.

#### **4.1. The Field Survey**

To form the basis of the field survey this study collects information from written documents which constitute written reports, books, articles and researches, related to the project. The survey report of Şentepe Urban Transformation Project prepared by Yenimahalle Municipality focusing on the eleven Quarters involved in the project and six stages of implementation is also used. While books, articles, and researches are utilized in collecting conceptual background of the concepts and their definitions, formal studies or evaluations on Şentepe Region, articles appearing in the media, related websites, and the survey report on Şentepe and the project of urban regeneration are followed in order to obtain objective data on problems, potentials, and priorities of Şentepe. In addition to these questionnaires survey and face to face interviews are also made in the site.

The main reason to conduct questionnaires and interviews is to obtain subjective responses from local community who are involved in and affected by urban regeneration project. In other words, it is to be able to evaluate Şentepe Urban Transformation Project more comprehensively that this research collected information from inhabitants of Şentepe Site through a structured questionnaire.

The contents and forming the shape of questionnaire were determined in the long term, both according to the theoretical research of this thesis and the context of Şentepe Urban Transformation Project. Before conducting the final output of the sample questionnaire, twenty questionnaires were made in Şentepe to be able to develop the questionnaire more specifically and to the point for the purpose of gathering information from respondents. According to these background studies on forming the questionnaire, some criteria were determined as a base to the questions of the questionnaire to be considered while constructing the questionnaire. In this respect, the criteria separated into two groups; those which are related to the physical and environmental aspects and those which are related to social and economic aspects. Namely, while physical and environmental ones are;

- Housing standards
- Open public spaces
- Socio-cultural areas
- Urban design
- City planning standards
- Distance and distribution of public places
- Infrastructure (clean water, sewerage, electricity, telecommunication)
- Environmental problems (air, water, sound pollution)
- Transportation and the integration with Quarters
- Parking lot

Social and economic ones are;

- Demographic Structure
- Gender
- Age
- Educational background
- Occupation
- Origin of local people
- Time of residence in the site
- Income level
- Unemployment rate
- Leisure activities of each age groups
- Living standards
- Safety
- Rate of knowing a foreign language
- Access of internet in the site
- Satisfaction from living in Şentepe

As it is clear from the determined criteria, the questionnaire constitutes both open ended and close ended questions with both objective (quantitative) and subjective (qualitative) aspects.

The questionnaire comprises both objective and subjective questions that reflect the real conditions of the site and perceptions, needs, and expectations of dwellers. Questions regarding objective issues mainly deal with demographic information, new housing conditions, attendance to social activities, income level of respondents, objective problems of the resident, etc., while questions of subjective part of the questionnaire deals with the evaluation of the perceived level of satisfaction from such condition of living environment, the sufficiency of local people from local services (education, health, social activities, etc.). Further, the questions pertain to both objective and subjective dimensions which are subdivided into physical, environmental, economic and social aspects. In addition, the questions that related to objective aspects are generally close ended questions having approximately five probable replies, while subjective ones were open ended which mainly try to capture the satisfaction level from the environment that they are living as a whole. In some questions, the respondents were asked on a five level of satisfaction, whether they are ‘very satisfied, satisfied, neutral, dissatisfied or very dissatisfied’ with various aspect of their residential area, Şentepe Site. Moreover, since satisfaction can be changeable, the most common question of “What do you feel about your overall quality of life in Şentepe?” was asked both at the beginning of the questionnaire and in the end to evaluate the differentiation between the reflection of people before conducting the questionnaire and asking question related to their environment and after asking and make them think about the conditions of their environment and the situation of them as an individual in terms of both social and economic side of their lives. This repetition of the question two times may also reveal whether responses about overall life satisfaction were consistent in that living environment or not.

In conducting the questionnaire in the site, firstly, the draft of the questionnaire was implemented to some people in some localities and then some ambiguities

were refined and the final was put into implementation. In this questionnaire quality of physical environment including infrastructure and urban amenities, socio economic conditions and satisfactions from such condition underlies dimensions of quality of urban and community life.

Beginning in mid-July 2008 and ending in mid-August, 80 questionnaires and 10 interviews were conducted in Şentepe. The number of questionnaires is determined related to the number of constructed apartments and housing estates and the number of flats that moved in after the implementation of the project. According to the fieldwork conducted in Şentepe before conducting the questionnaire, there are approximately 28 apartments and housing estate blocks and 830 flats that moved in Şentepe, constructed according to Şentepe Urban Transformation Project. In this context, the sample size is taken as 1/100 of the households who have already moved to their new flats constructed after Şentepe Urban Transformation Project. In the same vein, the questionnaires were conducted with 80 of these households. However, during conduction of the questionnaires it is recognized that there are some newcomers to the site from Yenimahalle, Batıkent, Etlik, Keçiören, and Anıttepe Quarters. Nevertheless, the questionnaires were conducted mixed, without considering the households being from outside or inside Şentepe<sup>5</sup>. The questionnaires were conducted mostly with the household heads. In the absence of the household head, his wife or an adult family member answered the questions. On the other hand, the interviews that conducted with 10 dwellers (respondents of questionnaire) were developed spontaneously while conducting the questionnaires. These interviews were generally about the respondent's dwelling and the area around it. Although these spontaneous interviews were conducted informally, the answers and the results have incredibly contributed to this study, caused this research to earn different aspects that have ever realized or thought about, both from the point of view of local dwellers of Şentepe and newcomers.

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<sup>5</sup> This approach contributed to the research in various aspect and helped in revealing some inexplicit background outcomes of Şentepe Urban Transformation Project that will be stated in the next chapter.

#### **4.2. Analysis, Feedback, and Association of Each Data**

Many and various data that collected both from conceptual definitions and questionnaires and interviews were tried to be associated while evaluating the success level of Şentepe Urban Transformation Project. It was not an easy task to make inference from such comprehensive and interrelated issues of urban and community life. Furthermore, these comprehensive issues are also tried to be separated in terms of two aspects; objective and subjective. Since this thesis cause the concept of urban regeneration to gain two-dimensional perspective by adding the entity of quality to this research, there ought to be to develop a linkage between objective realities and subjective responses to them. In other words, this thesis generally tried to answer the question of “how .... affects people’s responses to ....?” to achieve this point of view this thesis examines the relationships between contextual data and questionnaire responses using both frequency distribution and crosstabs. In this sense, this research focuses on the relationships between research, policy, planning, and satisfaction of urbanites.

#### **4.3. Quality of Life Perspective to Urban Transformation**

This study brought and developed a quality of life perspective to the concept of urban transformation in squatter settlements and tried to provide both objective and subjective point of view to urban transformation projects. This approach thought to be more rational in evaluating the success level of urban transformation projects. In this sense, some concepts related to the research question are examined and defined in detail to provide deep insight in items. These concepts are mainly, quality of life, two-dimensional characteristic of quality of life, quality of urban and community life, urban transformation, housing, and the conditions of squatter settlements in Ankara. Here, the evolution of the concept of urban transformation was examined both in international and Turkish contexts. This combination of theoretical framework led to a comprehensive association. However, since there is no any theory defining the urban transformation of

squatter settlement in Turkish literature and since international literature define “urban regeneration” as the last term of the evolution of urban transformation process, this study accept the concept of “urban regeneration”, that recently experienced in both Europe and America considering its four dimensional aspects; physical, environmental, economic, and social, as the most acceptable term to be utilized in defining the success determinants of urban transformation projects in squatter settlement. Moreover, examining some previously conducted examples of urban regeneration project which provide different aspects that can be encountered in real life also widened the issue broader. As a consequence, the success determinants for the evaluation of the success level of urban transformation projects in squatter settlements are revealed up comprehensively considering both multi-dimensional characteristic of urban regeneration; physical, environmental, economic, and social and two-dimensional feature of the concept of quality of life; objective and subjective.

The success level of urban transformation projects in squatter settlement, which nowadays extensively transform squatter settlements with the aim of increasing the density of buildings and gaining rent over these areas, depends on to what degree these projects provide ‘quality of urban and community life’ by the multi-dimensional characteristic of urban regeneration such as physical, environmental, social and economic aspects. Therefore the field survey is made in order to test the main hypothesis of this research which is: ‘The success level of an urban transformation project depends on how far it provides urban and community quality of life which contains mainly physical, environmental, economic, and social aspects.’

## **CHAPTER 5**

### **CASE STUDY: ŞENTEPE URBAN TRANSFORMATION PROJECT / ANKARA**

This chapter constitutes the main research of this thesis. The case study of Şentepe Urban Transformation Project and its outcomes are examined in detail by conducting 80 questionnaires and interviews in the field. In this context, this chapter would reveal up the success level of Şentepe Urban Transformation Project according to the determinant formed in accordance with the theoretical framework of this thesis.

In this chapter the general structure of Şentepe is examined, its location in Ankara, the general socio-demographic structure of the site, the existing conditions, namely; physical, environmental, economic, and social features of Şentepe. Second, problems and constraints leading to urban decline in Şentepe are focused on. Third, potentials and strengths of the site are examined with all its dimensions. Fourth, the process of Şentepe Urban Transformation Project, its aim, objectives, strategies, and policies are revealed up in detail. Fifth, this chapter reveals up the level of implementation of Şentepe Urban Transformation Project by July 2008. Sixth, the construction and the outcomes of the questionnaire and interviews conducted in Şentepe Site in July 2008 and comments on the results of the questionnaire are introduced comprehensively. Finally, the achievements and failures and possible constraints and risks of Şentepe Urban Transformation Project are searched out.



### **5.1. The Concept of Squatter Housing in Ankara**

Ankara was one of the small towns in Anatolia until its declaration as the capital of the Turkish Republic in 1923. With this declaration the construction project of a modern city that would represent the new republic started. In 1927 its population was 404,581 and this number reached to 4,007,860 in the year 2000 (TÜİK, 2007). Ankara grew rapidly especially after the 1950s parallel to the industrialization process in the country. As a result of rapid and unexpected population increase, inefficient supply in housing occurred. This led to the construction of squatter houses in the periphery. The squatter settlements reflected rural life in the urban area and squatter houses were regarded as a solution for the lack of adequate housing for the migrants. The increasing number of squatter settlements through time led to an irregular urbanization pattern in the city. As the city expanded rapidly the locations of squatter settlements were no more peripheral and they became central instead.

The increase in the number of squatter settlements, their physical domination and importance of squatters in economy made government find a solution to this problem which ends with a series of amnesty laws. The first amnesty law, enacted in 1966 aimed to legalize the squatter settlements. This amnesty law brought many laws along with it in the course of time to tackle with the squatting problem and to remedy the political concerns and economic deprivation. These laws led squatters own their houses. These amnesty laws provided many squatter settlements with services and infrastructure including roads and bus transportation to sites, city water, and electricity inside houses (Erman, 1997). While these amnesty laws were seen inevitable to deal with squatting problem and solve the property ownership problem in squatter settlements, it caused an increase in construction of new squatter settlements while legalizing existing ones. Further, these continuous amnesty laws grounded the emergence of ill-gotten gains in squatter settlements and the toleration of the government in terms of commercialization of squatter houses led to make of easy money out of squatter

houses. As a consequence, land speculation in squatter settlements became a significant issue in the 1970s.

In the 1980s, squatter houses turned out to be tools for investment and the squatter settlements became an important part of the whole redevelopment process in the city. Basically two streams of transformation have been observed. On one hand, transformation is achieved according to improvement plans made in the light of regulations and amnesty laws on the transformation of squatter housing. Beside the initiatives of individual contractors and small entrepreneurs, in 1980s, on the other hand, many municipalities also prepared development plans for squatter settlements to accelerate the transformation process. Many urban development plans led to an increase in population all of which were more than 100% and some of them caused an enormous increase like 810.76%. Moreover, according to this increase in population, the development plans did not realize adequate living space such as social services and green areas equal to the standards to obtain extra shares of the increasing rent of the area (Dündar, 2001).

There were different types of initiatives for the squatter settlements. First, there were the most advantageously located squatter settlements located in the central parts of the city that attracted attention of large firms, enabled the site to be transformed easily, and created high-rise prestigious residential Quarters. Second, there were some squatter settlements located not in or very near to the city centers, but relatively in advantageous sites such as near to access roads, prestigious residential Quarters, or urban recreation areas that created a focus for small-scale constructors. These constructors spread out the system of ‘build and sell’ and they built four to five-storey family houses in exchange for a few apartment houses which they obtained and eventually sold for profit. Third and the last, there were disadvantageously located squatter settlements which were not considered by any entrepreneurs as profitable. In such squatter settlements the owners attempted to transform their squatter houses into small-scale family apartment houses with their own savings or they preferred to wait for the land rent to increase to levels that would attract small-scale build-and-sellers (Şenyapılı and Türel, 1996: 16,19,

cited in Dündar, 2001). Therefore, while some central Quarters of squatter settlements were transformed fast, due to the attractiveness of the site and regular investments, some sites of the city of Ankara were not able to transform completely according to being in the periphery of the city and the low attractiveness of the region and deficiency in investment to the site by individual contractors and small entrepreneurs. By the effects of the squatting problem and the fast increase in structuring of multi-story buildings and apartments with scarcity in technical and social infrastructure directed high-income groups to the new suburbs. Moreover, such an apartment life and the increase in demand for the apartment houses by middle-income groups made some squatters leave their dwellings and move to other squatter settlements nearby the city.

The second stream of transformation is taking place through urban redevelopment projects. Metropolitan Municipality of Ankara and District Municipalities started to prepare local urban redevelopment projects for several squatter settlements in the city. Consequently, projects aiming transformation of squatter settlements to improved livable environments gained importance. The Dikmen Valley Housing and Environmental Development Project and the Project for ‘from squatter housing to contemporary housing’ (GEÇAK) are among the most important transformation projects as they are the two first implementations in Ankara.

In the beginning of 2000s, the concept of “Urban Transformation” has become in the top of agenda related to urban development phenomenon. Urban transformation projects have been seen as a tool to tackle with the squatter settlements which still exist. Şentepe Urban Transformation project is one of these projects and will be evaluated in this chapter in detail.

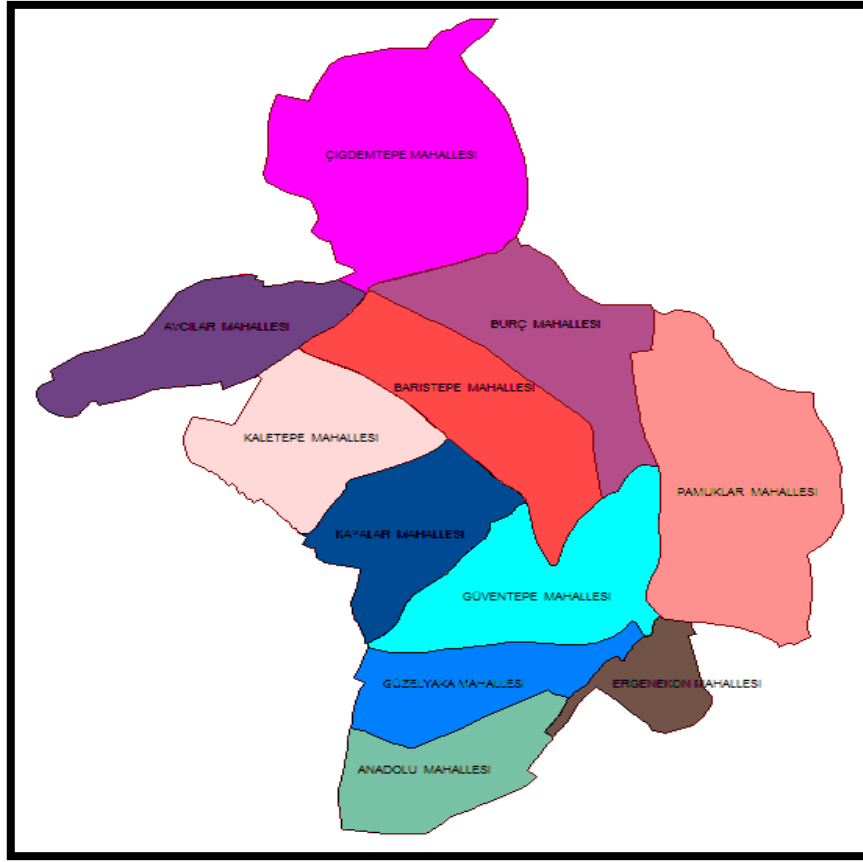
## **5.2. A Squatter Settlement in Ankara, Şentepe**

The Şentepe Site is one of the oldest squatter settlements in Ankara, within the borders of Yenimahalle Municipality established approximately in 1960’s. The site is located in the north of Ankara and the distance of Şentepe Site to City

Centre (Kızılay) is approximately 12 km. Şentepe comprises eleven quarters namely, Burç, Barıştepe, Çiğdemtepe, Kayalar, Kaletpe, Güventepe, Ergenekon, Avcılar, Güzelyaka, Anadolu, and Pamuklar (Figure 14) which is approximately 400 hectares with the population of approximately 87.000 according to the census of the year 2000. The area is surrounded by the graveyard of Karşıyaka in the north of the site, Yenimahalle in the south of the site, İvedik and Demetevler in the west and the boundary of Keçiören Municipality in the east surround the site.



**Figure 12** Location of Şentepe with respect to city center Kızılay (Source: [http://www.ims.metu.edu.tr/2002\\_Ankara\\_Conference/images/ankara-map.jpg](http://www.ims.metu.edu.tr/2002_Ankara_Conference/images/ankara-map.jpg)).



**Figure 13** *Eleven Quarters in Şentepe Site (Source: Personal Archive)*

The first plan for Şentepe Site, named “1/5000 scaled Development Plan for the Region of Şentepe Squatter Settlement”, was approved by Ankara Greater Municipality in 28.08.1984. Beginning from 1986, eleven 1/1000 scaled Development Plans were approved by Yenimahalle Municipality and began to be implemented in 1989. Yet by the year of 2004, only the 10-15 percent of the whole Şentepe District was implemented according to these eleven development plans made since 1989. The reason why the implementations were so slow was especially related to the size of the parcels which were too small to build healthy apartments. Besides, the unattractiveness of the site and the disinterestedness of entrepreneurs to the site led to an inconsiderable amount of constructions in the site.

**Table 2** *The Dates of Eleven 1/1000 scaled Development and Parcellation Plans Conducted in Şentepe District.*

PLAN STAGES	DEVELOPMENT PLAN DATE	PARCELLATION PLAN DATE
Çiğdemtepe 1.Stage (84008)	22.12.1986	19.11.1987
Çiğdemtepe 2.Stage (84060)	25.11.1988	18.02.1997
Çiğdemtepe 3.Stage (84048)	17.02.1989	02.03.1990
Güventepe 1.Stage (84004)	04.09.1987	17.11.1987
Güventepe 2.Stage (84019)	04.09.1987	16.08.1988
Burç-Kayalar (84045)	23.12.1988	07.06.1990
Kaletepe 1-2.Stage (84047)	17.03.1989	26.06.1990
Pamuklar 6.Stage (84059)	15.11.1989	12.08.1991
Güzelyaka 1.Stage (84014)	04.09.1987	26.04.1988
Güzelyaka 2.Stage (84050)	26.08.1988	22.03.1990
Avcılar 4.Stage (84046)	17.02.1989	06.03.1990





**Figure 14** *The Border of Şentepe Urban Transformation Project from space  
(Source: Google Earth, 2001).*

As stated above, Şentepe District is approximately 400 hectares with the population of 87.000 in 2000 (TUIK, 2000). However, according to the development plans the population is calculated to be approximately 160.000 by the implementation of these eleven development plans. Although Şentepe district was planned for 160.000 people by development plans conducted in the years of 1986's, there is very considerable deficiencies in the amount of socio-cultural activities, sanitations, green areas and playgrounds, sports fields, trade centers and many other urban land usages in Şentepe district. Moreover, the transportation and roads were not planned due to the expected population in the site by the end of the implementation of the developments plans. Not only the inefficiency of

transportation system but also the width and slope of some roads represent the inadequateness of the infrastructure in Şentepe district.

These deficiencies of the previous development plans and the expectations of local people necessitated the preparation of a new project, radical interventions to the district, enhancement of the quality of urban life, provision of sustainable solutions to the problems of the site, and finally provision of more attractive settlement with various land usages. In this respect, the works on “Şentepe Urban Transformation Project” was begun in August 2004 by Yenimahalle Municipality.

#### **5.2.1. The Analysis of the Present Structure in Şentepe District**

Here, the physical, environmental, economic and social aspects of the Şentepe Site before the implementation of the urban transformation project are presented.

##### **Physical Features of the District**

In history, Şentepe was settled down by squatters approximately in 1950s. After the establishment of thousands of squatter houses, the first plan was begun to be implemented in 1989, approximately after forty years. However, despite the development plans prepared for Şentepe, only 10-15% of the site was implemented according to this development plans in 2004, in fifteen years. In the year of 2004, the height of the buildings in the district was varying between one and four floors as can be seen in Figure 17. The remaining of the site still consists of squatter houses with the height of one or two and rarely three floors. There were various reasons behind this. However, the most common ones are related to the size of the parcels which are so small to build apartments with appropriate sizes and the others are related to unattractiveness of the site and scarcity in entrepreneurs to construct apartments in the site.

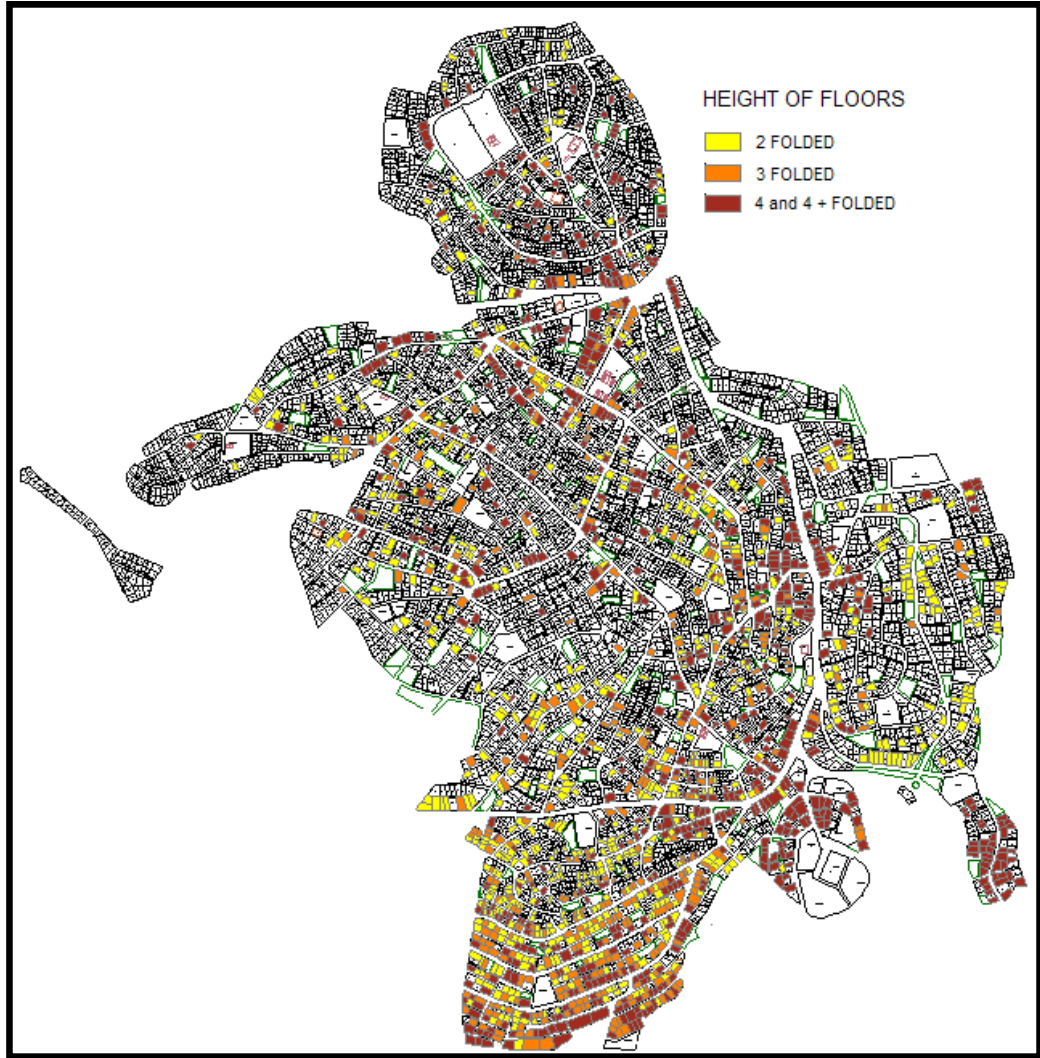


As a squatter settlement, Şentepe physically represents the worst living conditions for its dweller (Figure 16). Although almost all infrastructures were available in the site except natural gas, the conditions of houses were not healthy.

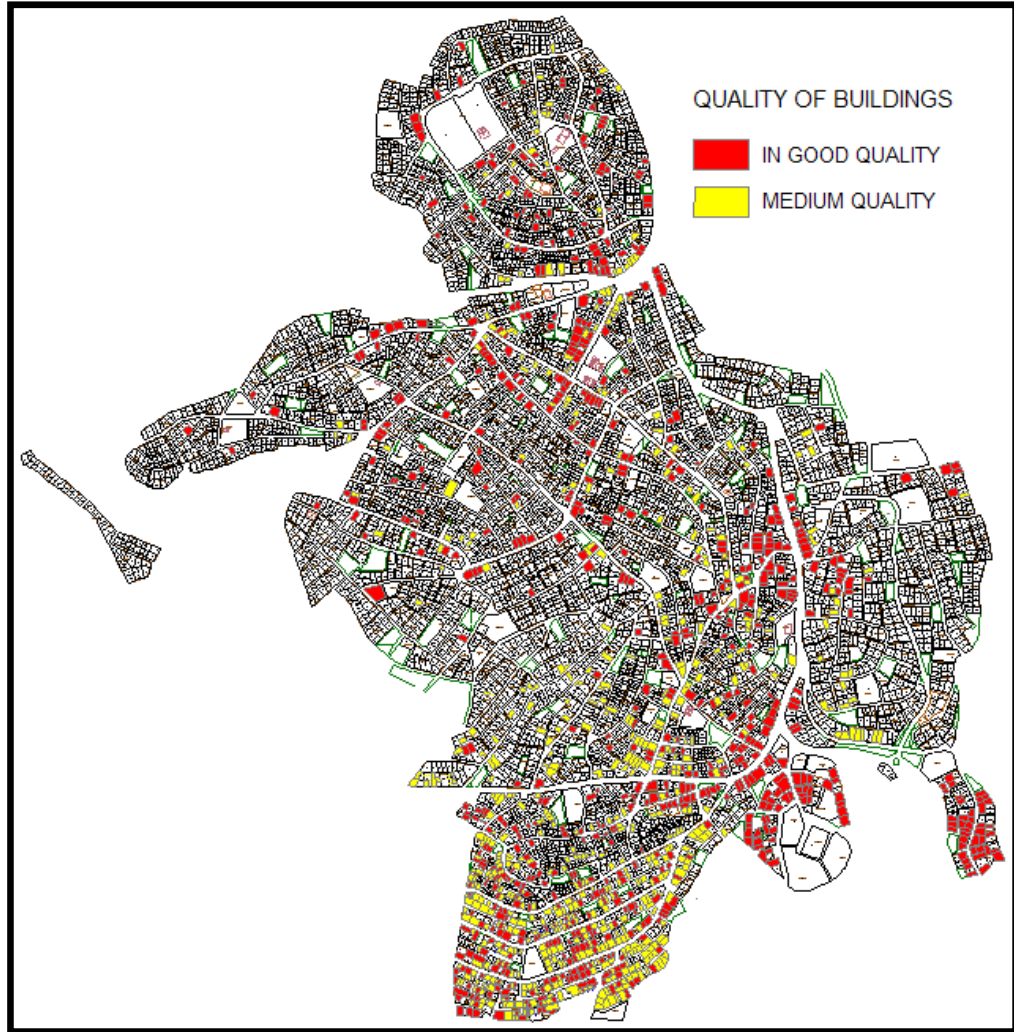


**Figure 15** *Physical condition of Şentepe Squatter Settlement (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*

As stated above, although the development plan made in 1986 was not implemented exactly, most of the infrastructure facilities were available in the site. Electricity, clean water, sewerage, telecommunication, most of the transportation, and partially natural gas facilities were available in 2004 in the site which are demonstrated in Figures 19-21. Although the main roads in the district increase the accessibility to the site (Figure 19), transportation was one of the big problems in the district. There were some roads that cannot be implemented according to the development plan due to the high slope problem in some lines.



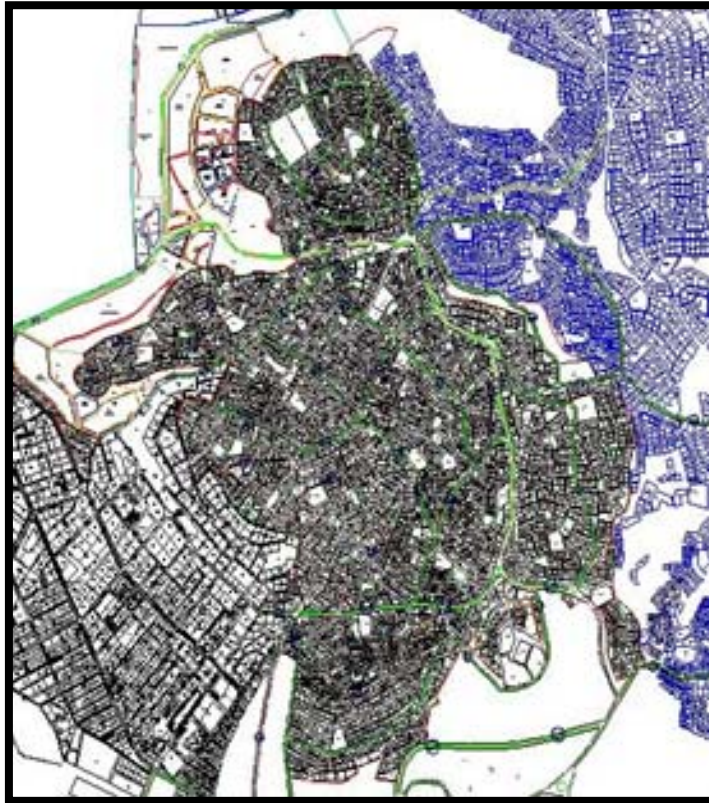
**Figure 16** The Height of Buildings in Şentepe (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).



**Figure 17** *The Quality of Buildings in Şentepe (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*



Moreover, the width of some roads was not appropriate and efficient to tackle with the traffic density in Şentepe. There is also parking lot problem in the whole of the district. Other from these man-made features, there are transmitters of television channels in Ergenekon Hill in Şentepe which worsen the appearance and the view of the site both from inside and outside the district. Figure 20 gives scenery from the area.



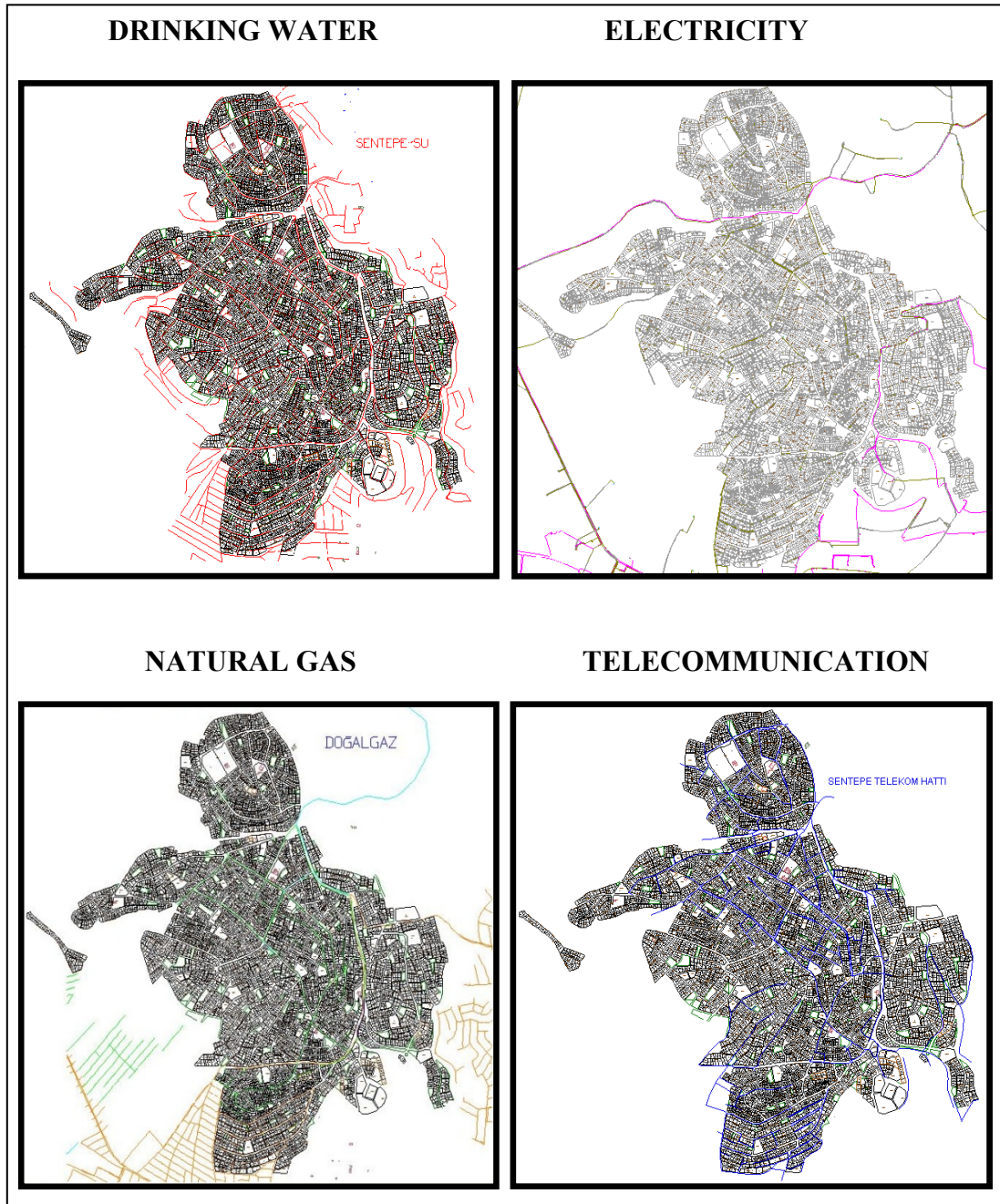
**Figure 18** *Transportation Networks in Şentepe and with Quarters of Şentepe*  
(Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

Analyzing the green areas, play grounds, and sport fields, it is seen that both the size and dispersion of green areas and sport fields are not convenient enough to meet the needs of local people. Green areas are too small (Figure 22) and most of them are not constructed yet in 2004, after 15 years from the implementation of

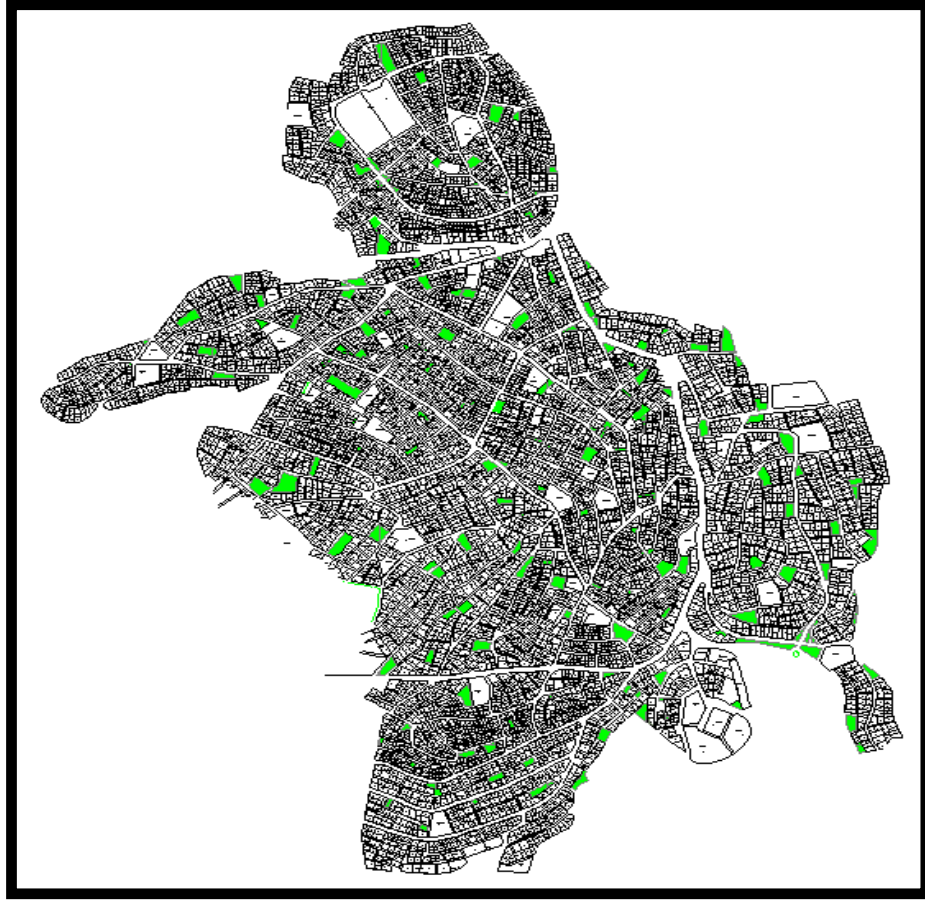
development plan of Şentepe. Because of the absence of green areas, playground, and sport fields, children are playing on streets.



**Figure 19** *The Television Transmitters in Dededoruk Hill in Ergenekon Quarter in Şentepe (Source: [http://www.medyakolik.org/content/images/Eylul/haber/sentepe\\_verici.jpg](http://www.medyakolik.org/content/images/Eylul/haber/sentepe_verici.jpg)).*



**Figure 20** Infrastructure Investments in Şentepe (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).



**Figure 21** Dispersion of Green Area, Sport Fields and Playgrounds (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

Finally, the land use of Şentepe which was shaped by the development plans in 1986 also was not appropriate to the city planning standards given in Table 3, which will make the urban design and relocation of the usages more difficult in urban transformation project.

**Table 3** The Percentage of Usages in Development Plan in 1986 (Source: Yenimahalle Municipality).

	PROPOSED IN DEVELOPMENT PLAN			PROPOSED BY REGULATION		DIFFERENCE
USAGE	NUMBER	SIZE (Ha)	RATIO %	M <sup>2</sup> / PERSON	SIZE (Ha)	SIZE (Ha)
HOUSING	685	242	57			
TRADE+HOUSING	20	4,9	1,12	1,1	18,7	9,4
TRADE	12	2,3	0,54			
TRADE+RECREATION	2	2,1	0,49			
PRIMARY SCHOOL	16	9,3	2,2	4,5	76,5	67,2
HIGH SCHOOL	3	6,2	1,45	3	51	44,8
NURSERY SCHOOL	4	1	0,24	1	17	16
SOCIO-CULTURAL FACILITY	1	0,1	0,02	2,5	42,5	42,4
HEALT FACILITY	5	1	0,24	4	68	67
RELIGIOUS FACILITY	23	2,3	0,54	0,5	8,5	5,9
COMMUNAL EDUCATION UNIT	1	0,09	0,02	0,4	6,8	6,71
GREEN AREA	408	19,8	4,66	10	170	134,9
SPORT FIELD	1	0,2	0,05			
MUNICIPALITY SERVICE AREA	7	1,4	0,33			
BAZAAR	3	0,7	0,16			
WATER DEPOT	1	0,1	0,02			
POLICE STATION	1	0,09	0,02			
TELECOMMUNICATION	1	0,5	0,12			
ROADS+SQUARES		130	30,6			
<b>TOTAL</b>	<b>1194</b>	<b>≅425</b>	<b>100</b>			



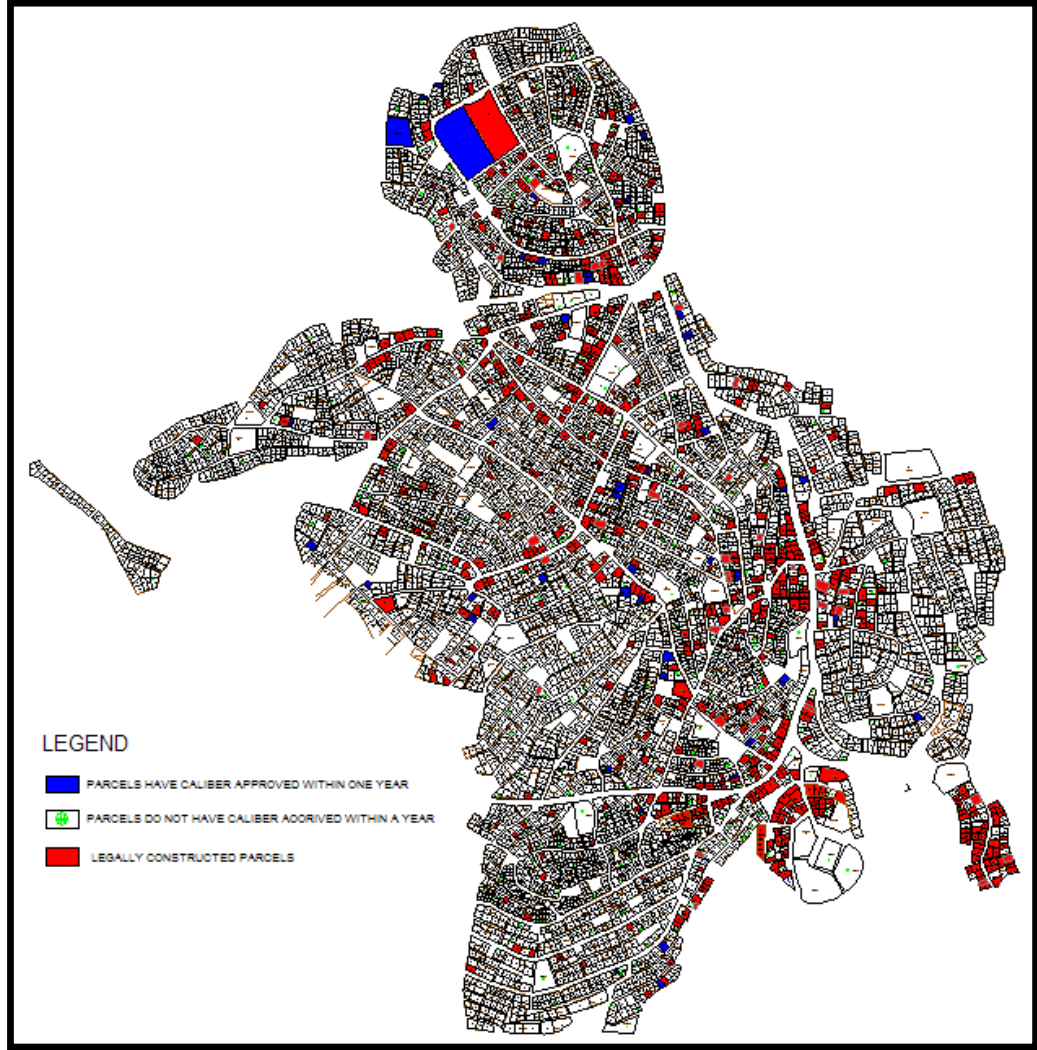
## **Property Ownership Analysis (Registration of Title Deeds) and Legislative Situation of Structures (Legal and Illegal Buildings) in Şentepe**

As it is crucial in all construction plans, the issues of ownership and legislation were considered and researched in the context of Şentepe Urban Transformation Project. Examining the ownership and title deeds is necessary in terms of providing the construction right of each title holder parallel to their share registered in their deeds. Moreover, it is also important to determine the share of the municipality in Şentepe area to meet some needs of the residents or to reserve these areas for people who do not have their deeds yet and have the right to take their title deed by amnesty law.

On the other hand, since only the 10-15 percent of the construction plan was implemented by the year 2004, it was crucial to determine which of these constructions are licensed, permitted and which ones are not. This research makes it easy to determine the intervention area in Şentepe Urban Transformation Project. In this respect, buildings that are constructed legally or have plan showing the size and boundaries of a plot approved between the August 2003 and August 2004 were decided to be left out of the borders of urban transformation project, which are depicted in Figure 23.

## **Environmental Features of the District**

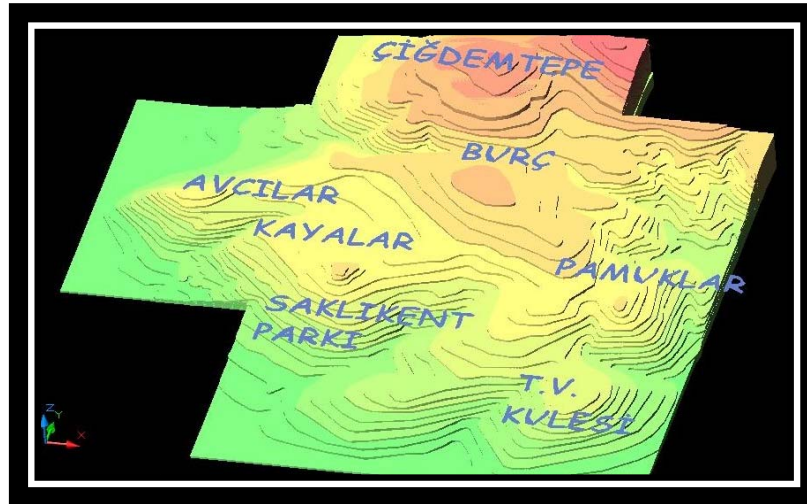
Environmentally, both natural and man-made features of Şentepe district should be considered. While natural features can be separated into two sub features; constraints and opportunities, man-made ones can only be considered to be a problem in the site. The high slope (Figure 24) and height in the site affects the site negatively in terms of transportation (accessibility), infrastructure, and construction. Due to the height of the site, it became very difficult to tackle with



**Figure 22** *Legal and Illegal Buildings in Şentepe 2004 (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*

snow especially in sloping roads. On the other hand, valleys and hills in the site represent many opportunities in the site. Although there are numerous squatter houses in the existing two valleys, it still provides the opportunity to eradicate the existing squatter houses and move them to more appropriate areas and redesign the valleys as recreational areas with many facilities and leisure time activities. In addition, hills also exhibit many opportunities for the site. Since some of the hills in Şentepe have wonderful scenery of the Ankara city, it would be very attractive to develop innovative proposals to these areas.

On the other hand, there is a man-made disaster which makes the district vulnerable by threatening the health of local people. Especially people who live close to the transmitters have many health problems related to these transmitters. This threat make the dwellers desire to leave their squatter houses and move to an area which provides healthier living conditions.



**Figure 23** Slope Analysis of Şentepe Site (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

### **Economic Features of the District**

Şentepe District does not have any traditional or any other specialized trade activity. The district has daily trade shops, markets which are located along the main roads and under the apartments. While these trade activities cannot meet the needs of local people which are 87.000 according to enumeration of the year of 2000 (TÜİK), they also do not represent any attractiveness to the district and do not attract both entrepreneurs and people living out of the district to come and shop in Şentepe. Although the district exhibits strategic, environmental, and population potential to generate new trade facilities and increase the attractiveness of the site, there were still no trade centers or attractive trade activities in Şentepe.

### **Socio-Demographic Features of the District**

According to the 2000 census, the total population of Şentepe Quarters is 87.093 as given in Table 4. Average number of the members in a family in Şentepe is 4.1 (TÜİK, 2000). The local people in Şentepe mostly migrated from rural areas near Ankara such as Kızılcahamam, Çamlıdere, and Yozgat. They generally settled down to Şentepe with the aim to work, have better life conditions, and provide education for their children. The biggest group had come from rural areas at the north of Ankara. Şentepe was firstly settled down by squatters approximately in 1950s (Şentepe Report/ Yenimahalle Municipality). Most of the residents in Şentepe had been living in the site for many years more than 20-30. This site became a permanent residence for squatters because of some main reasons such as good neighborhood ship among relatives, magnificent townscape, fresh air, relative closeness to both city center and to workplaces (This information is based on the interviews with local people).

According to the interviews, unemployment rate is high and income level is very low which is in accordance with the low education level and not being qualified. Most of the women in the site are housewives, they generally do not have a job. The children of these families are generally educated. However, most of these

young people are looking for jobs. In the field research, it is observed that the residents of Şentepe Site are not active enough in speaking authoritatively about their surroundings and they are not expectant enough about Şentepe.

**Table 4** Population and area of Quarters in Şentepe (Source: Yenimahalle Municipality and Institution of Statistic of Turkey (TÜİK)).

QUARTERS	TOTAL AREA (m <sup>2</sup> )	POPULATION (2000 TÜİK)	RESIDENTIAL AREA (m <sup>2</sup> )
<b>1. STAGE (BURÇ AND BARIŞTEPE)</b>	750.830	10.797	422.720
<b>2. STAGE (ERGENEKON, KAYALAR AND GÜVENTEPE)</b>	909.487	28.736	506.000
<b>3. STAGE (ÇİĞDEMTEPE )</b>	594.324	9.047	347.200
<b>4. STAGE (AVCILAR AND KALETEPE)</b>	634.513	13.440	392.283
<b>5. STAGE (ANADOLU AND GÜZELYAKA)</b>	561.734	13.563	323.274
<b>6. STAGE (PAMUKLAR)</b>	772.456	11.502	432.564
<b>TOTAL AREA</b>	4.252.344	87.093	2.424.041

Şentepe does not represent good quality and quantity of social facilities such as schools, sanitations, leisure time activities, sport fields and many other facilities that should be in an urban area. Education, one of the most important components of a residential area should be at least in the standards of city planning. However, there are 4 kindergartens, 16 primary schools, and 3 high schools in the site which is numerically under the city planning standards as given in Table 3. Sanitation is also considered to be one of the most important necessities in a residential area which determines the quality of life of that residence. In this respect, Şentepe

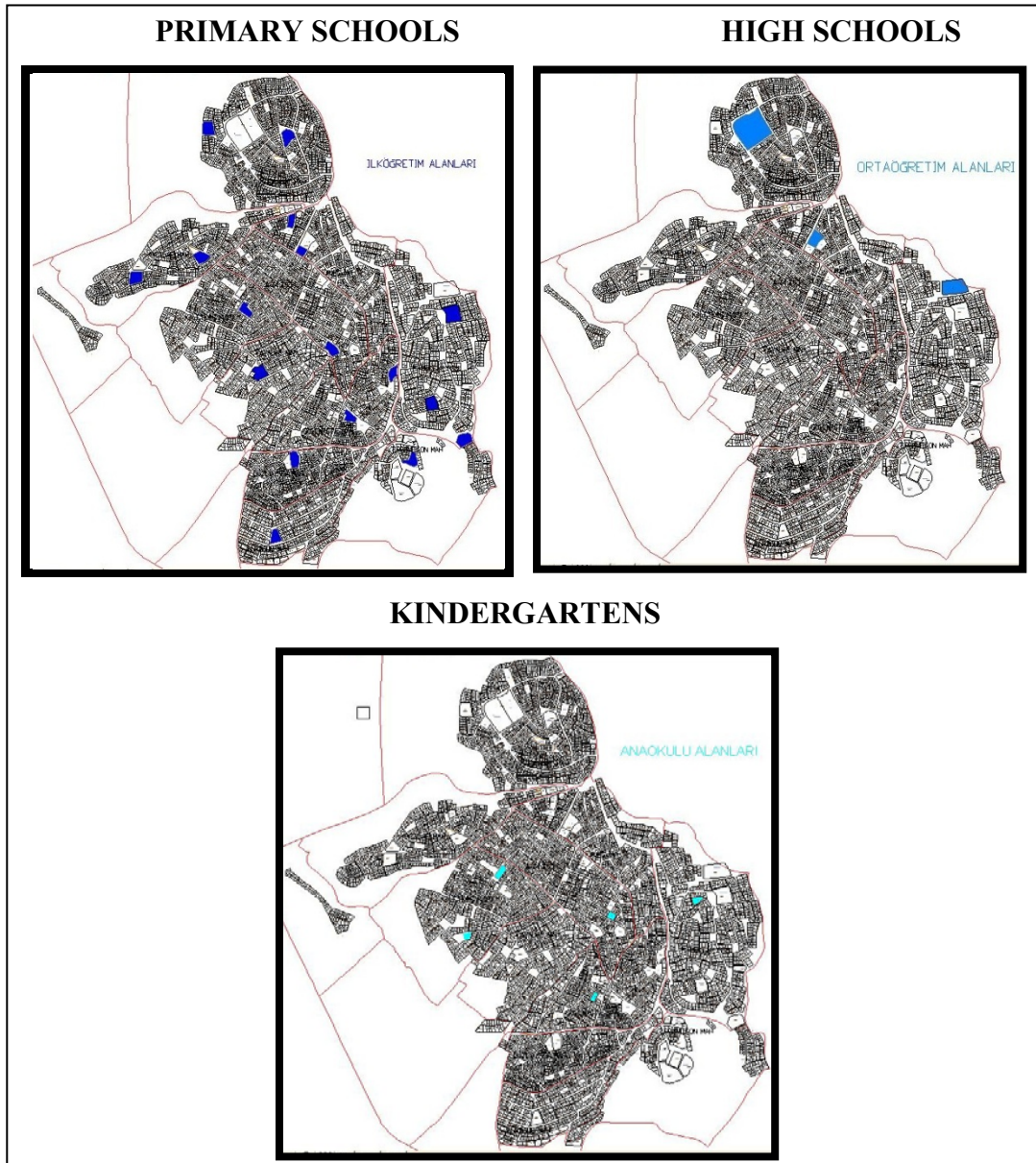
constitutes 5 health services which can cover 10.000 m<sup>2</sup> in total (Figure 26) while it should be 680.000 m<sup>2</sup> according to the city planning standards. In addition, socio-cultural activities are also scarce in the site. These activities may be basically defined as leisure time activities which consist of some activities such as training or hobby courses. Although there is a culture center which provides hobby courses, especially for women, it is not used effectively for the time being. The only social activity of women in the site is to gather in front of or in the garden of a squatter house and to talk to neighbors about the daily news. While children usually play on streets, which is very risky and dangerous, young ones and adults mostly spend their time at home either with their friends or alone or going out of Şentepe to enjoy in a hobby course or sports activity. According to these social features of the site, it can be said that the site is very poor in terms of social activities.

### **5.2.2. Problems of Şentepe District and Constraints Leading to Urban Decline**

There are various problems in the site in terms of physical structure, environmental threats, social disadvantages, and economic unattractiveness. These constraints leading to urban decline were very crucial in shaping the urban transformation projects and its intervention areas. Therefore, it was critical to reveal up each problem of the district in detail and find sustainable solutions for them.

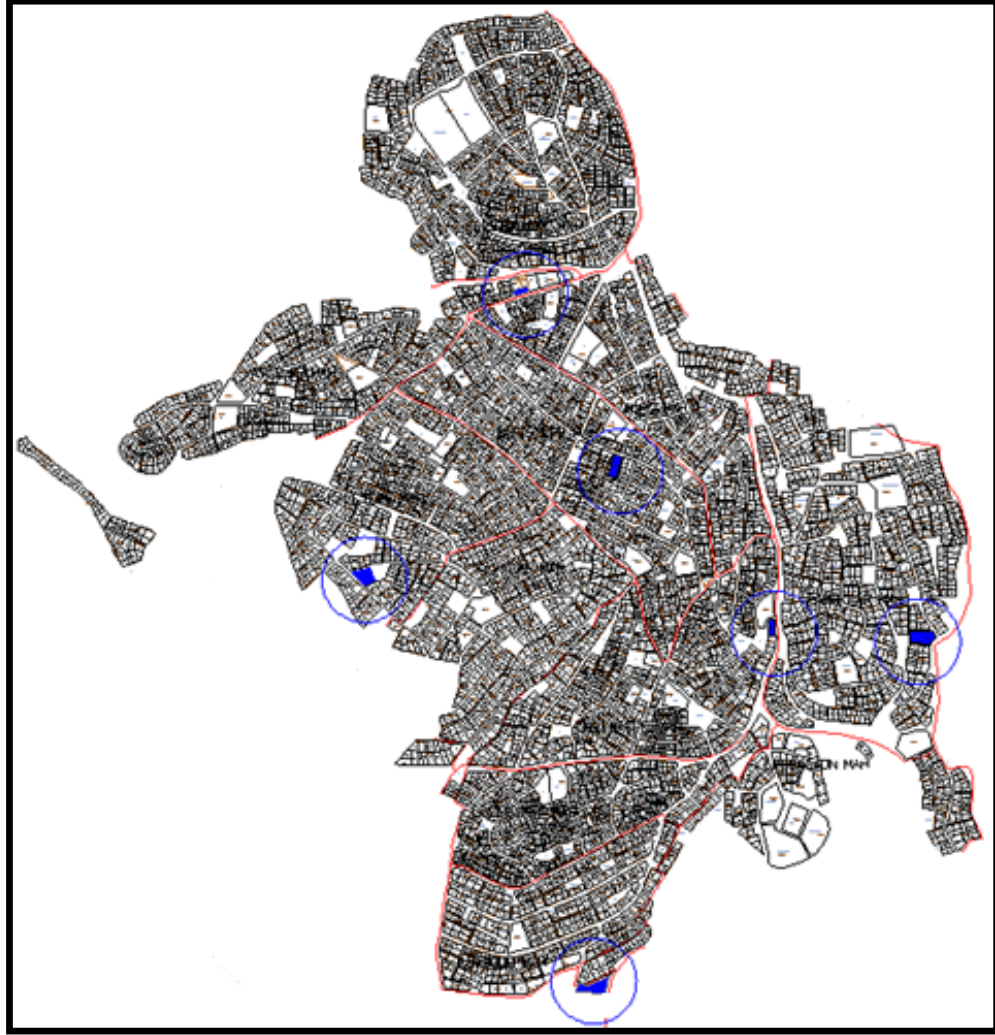
The main problems of the site can be summarized as follow;

- The smallness of parcels which are formed by past plans. These parcels are too small and not favorable for building.
- The insufficiency of green areas, parks and their being small and useless.
- The lack of social- cultural properties and public-open spaces.



**Figure 24** Existing Education Areas in Şentepe Site (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).





**Figure 25** Existing Health Facilities in Şentepe Site (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).



- The absence of a trade centre. Trade activities are located along the main roads in the site.
- The discordance of transportation plan and the slope of land.
- The inadequate infrastructure investments to the site because of the problems in construction plan.
- The insufficiency of high schools in the site.
- The existence of bad construction both in terms of quality and appearance which constitute %10-15 of the area. These buildings are considered to be a risk factor to affect the design process adversely.

### **Physical Problems and Constraints of Şentepe District**

The local community living in Şentepe Site has suffered from various physical problems. The presence of squatter houses in the site which were in poor conditions was considered to be the most urgent intervention area in the site. The majority of the local people were mostly complaining about the low quality of life in the district mainly caused by poor conditions of their squatter houses. The first desire of Şentepe dwellers was to leave their squatter houses as soon as possible and to live in more healthy conditions. Since only the 10-15 percent of the district was constructed in the period of fifteen years between the years 1989 and 2004, squatters were impatient and bored with these living conditions. Moreover, since Şentepe District was surrounded by well constructed housing areas such as Yenimahalle, Keçiören, and Demetevler Quarters, Şentepe quarter was attaching the attentions to be improved as soon as possible both by local people from inside and other people from outside Şentepe.

There are various reasons behind the 10-15 percent of housing construction in the site. However, as stated above the most important reason was the size of housing parcels in the site. The size of the parcels was too small and not favorable to build a healthy and appropriate apartment. Especially in some parcels it was impossible to construct an apartment. On the other hand, the 10-15 percent of housing construction was not good enough both in terms of quality and appearance.

Therefore, existing apartment houses were representing a constraint and risk factor for the implementation of the urban transformation project. These built areas were the most important physical constraints which will affect the urban design process of the urban transformation project adversely.

Second, the insufficiency of green areas, parks, sport fields, playgrounds and many other land usages was a big problem. A few present parks and playgrounds were too small, useless, and insufficient. Almost the whole of Şentepe residents such as children and their families, adults, and elders were very dissatisfied from the absence of these open public areas and they cannot spend their leisure times in these areas. Especially children in the site were in the worst position because they were spending most of their times out of their houses and had to play on street which is too dangerous for them. While children were playing on the streets, housewives generally sit together in front of their squatter houses, adults prefer to go to cafes or walking on street, and elders generally prefer to stay at home. Moreover, there was a scarcity of open and public spaces in Şentepe that provide local people meet and spend their leisure times there.

Third, the site suffered from streets which were in poor conditions and very sloping. Roads and streets were inadequate in terms of quality, width, and slope. It was impossible to use some streets in winter when it is snowing. In the same context, pedestrian roads were not available in the whole of Şentepe which offer walking from a place to another and provide a sport facility in the site. There was also parking lot problem in the site.

### **Environmental Problems and Constraints of Şentepe District**

Şentepe district is also vulnerable both in terms of natural and man-made environmental problems and constraints. Naturally, the high slope in the site affects the site negatively in terms of transportation (accessibility), infrastructure, and construction. Due to the height of the site, it became very difficult to tackle with snow especially in sloping roads. Some squatter houses built in very inclined

grounds which sometimes make it impossible to access to home when it rains or snows. Especially, squatter houses established in the valleys existing in Şentepe district have the worst conditions. They do not have roads to access their houses and they have to walk on mud to reach their homes as can be seen in Figure 27. There is a strong relationship between health, environment, and poverty which can be observed in the squatter houses in Şentepe.



**Figure 26** Squatter Houses in Şentepe 2004 (Source: Personal Archieve).

On the other hand, there is man-made disaster in Şentepe district which threatens the health of residents. Not only is the physical sight of these transmitters but also the negative effects of them to environment constitutes a big problem for the dwellers. The television transmitters in Şentepe district affect the health of local people adversely. Especially people who live close to the transmitters have many health problems related to these transmitters. Therefore, they desire to leave this area and live in healthy conditions without being affected from this man-made disaster.

In addition, the absence of natural gas system in the site as an infrastructure was an important deficiency in Şentepe. Although other infrastructures such as clean water, sewerage, electricity, and telecommunication were available in the site, it was not mean that they will be enough after the implementation of urban

transformation project. Therefore, the efficiency of the existing infrastructure was a risk and constraint for the implementation of the project.

### **Economic Problems and Constraints of Şentepe District**

As stated above, Şentepe district comprises eleven Quarters with the population of 160.000 and with the size of 400 hectares. However, there is an absence of trade centers and activities in the site. Shops and markets in the site exist along the main roads and generally under the housing apartments. Therefore, it is essential to provide innovative trade activities in the site to increase the attractiveness of Şentepe district. This will also attract entrepreneurs to the site and accelerate the process of transformation in Şentepe. Economic unattractiveness represents one of the most important deficiencies in the district.

### **Social problems and constraints**

Socially, the site suffers from various aspects such as education, health, leisure time activities, sport fields. To begin with, the adequate quantity and quality of education facilities can be considered to be one of the most important requirements of a residential area. There are 4 kindergarten, 16 primary schools, and 3 high schools in the site which cannot meet the need in the site both in terms of the increasing population and the city planning standards (Table 3).

Especially according to the city planning standards, there is an incredible gap between the existing land usages and the standards which are necessary (Table 3). Secondly, health service is also considered to be one of the most important necessities in a residential area which determine the quality of life of that residence. In this respect, Şentepe constitutes 5 health services as polyclinic or village clinic which cover 10.000 m<sup>2</sup> while it should be 680.000 m<sup>2</sup> according to the city standards. So, it can be seen that the needed space for the health institutions is very higher than the available ones with the 670.000 m<sup>2</sup> difference in size. Other from these main social facilities there is a need for other socio-cultural properties and public open spaces lack of which may cause many other

problems in society. These activities may be basically defined as leisure time activities which consists some activities such as sport fields, training and hobby courses. Unfortunately, none of these socio-cultural facilities are provided for local people in Şentepe. Although there is a culture center especially for women and some small sport fields especially assigned for football, none of them are used effectively in the site because of many reasons. The only social activity of women in the site is to gathering in front of or in the garden of a squatter house to talk to Quarter about the daily news. While children usually play on the streets which are very risky and dangerous, young ones and adults mostly spend their time at home either with their friends or alone or go out of Şentepe to enjoy in a hobby course or sport activity. Therefore, it can be said that the site is very poor in terms of social activities.

### **5.2.3. Potentials and Strengths of Şentepe District**

Şentepe has many strategic and environmental opportunities. In addition, although it was not considered by urban transformation project, demographic structure of the site and the number of young population in Şentepe may be an indirect advantage for the project.

First, Şentepe owes its fame from its being one of the most important hills that have wonderful townscape. Since Şentepe is approximately in 1200 m height, there are spectacular views especially in some parts of the site. Further, the height of the hill provides fresh air to the area. In addition, according to the height of the site, Şentepe is also the second best hill for the transmitter of television channels which is an indisputable strength for the site.

Second, the site has some natural valleys, which also gives some opportunities to the site and which can be transformed to its natural conditions and present to local people to meet their recreational needs.

Third, approximately the whole Şentepe identified to have the safest ground for earthquakes or other dangers. This natural feature gives the opportunity to high-storey constructions. Other from these natural features of the site, Şentepe seems to be relatively green according to the squatter houses which are mostly with garden. These natural features of the site increase the importance of Şentepe and increase the possibility of providing innovative solutions and increase the attractiveness of the district.

### **5.3. Şentepe Urban Transformation Project**

The process and construction of Şentepe Urban Transformation Project consists of seven main components which are respectively;

- Analyzing the present structure,
- Determining the problems and restrictions of the site,
- Revealing up the potentials and strengths of the site,
- Revealing up the aim, objectives, strategies, and policies of the project,
- Determining the border of the intervention area,
- Subdivision of the site (400 ha) to a reasonable parts,
- Preparation a project for each subdivided parts of the site

#### **5.3.1. The Key Aim, Objectives, Strategies and Policies**

##### **Aim**

The aim of Şentepe Urban Transformation Project is to protect the green areas of the site in the framework of ecological approaches and increase the attractiveness of the site in terms of economic, social, and cultural aspects and increase the quality of life by providing healthier life conditions.

## **Objectives**

- **Transportation** ➔ To empower the transportation network of the site and prepare a new plan suitable to slope of land.
- **Trade** —————➔ To allocate a trade centre and to gather all trade activities in that centre which will meet the both local and surrounding residents' need and increase the attractiveness of the site.
- **Housing** —————➔ To increase the size of parcels and provide appropriate size for reasonable apartments or blocks
  - ➔ To provide participatory and collaborationist approach in determining the typology of housing
  - ➔ To provide various housing typology to adapt the construction to the slope of the ground (terrace housing, high-storey buildings, or apartments)
  - ➔ To construct a model of housing in determined specific places to encourage local people to build their houses and accelerate the transformation process.
- **Environmental** ➔ To protect the valleys in the site as much as possible and utilize and regenerate them as big green areas and provide an active utilization of them by local people in the site.
- **Social Needs** —————➔ To provide adequate social centers, open spaces and bigger green area, parks and sport fields in accordance with the population after the project implemented and by considering the accessibility in the site (Şentepe Urban Transformation Project Report, Yenimahalle Municipality).

## **Strategies**

### **Housing**

Since there is no any financial support or fund to Şentepe Urban Transformation Project except private sector which includes only contractors, it was important to provide attractive outcomes in order to attract and encourage both local people and contractors. As stated above, the most common aim this project was to increase the size of the parcels and provide reasonable size to new structuring. Therefore, it was critical especially to facilitate the agreement of shareholders of the new parcels. In this respect, it is decided to increase the density of construction due to the size of the parcels. The increase in the construction right not only has attracted the interest of shareholders but also the private sector. It gives the opportunity to all entrepreneurs to have more construction right and more apartment flats. Moreover, this plan offers free height for constructions by fixing the construction zone of a parcel which gives the opportunity to create flexible architectural design in the site. Other from these flexibilities the average size of flats increased from 90 m<sup>2</sup> to 125 m<sup>2</sup> by Şentepe Urban Transformation Project in order to provide more comfortable living area.

The coefficients of parcels are determined as follow.

Parcels Between;

750-1000 m <sup>2</sup>	—————→	Coefficient= 1.98
1000-1500 m <sup>2</sup>	—————→	Coefficient= 2.07
1500-2000 m <sup>2</sup>	—————→	Coefficient= 2.16
2000+	—————→	Coefficient= 2.25

and the Height= Free (Unconstrained), while it was four floors with average 90 m<sup>2</sup> flats in the previous development plan. Although the average size of flat increased to 125 m<sup>2</sup> in accordance with the increased coefficient which will not lead to an



increase in the population of the site, it is indisputable that the new forms of structuring will cause an increase in the density of structures.

### **Technical Infrastructure and Transportation**

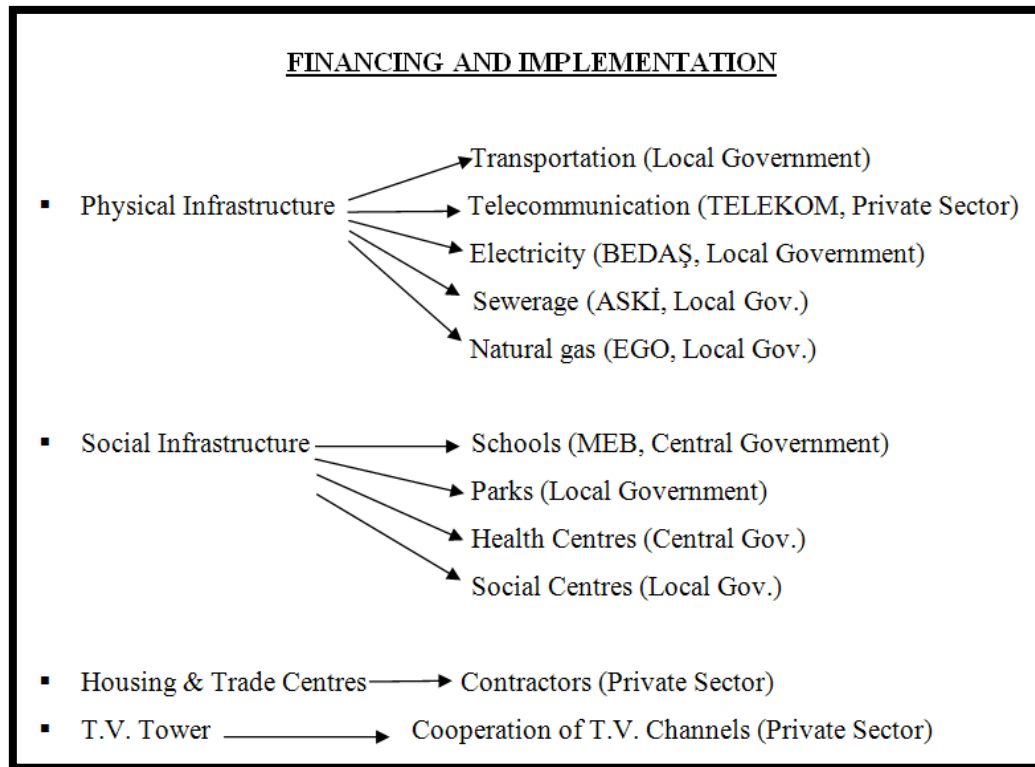
The infrastructure of the site will be established by Local Government (Greater Municipality) BEDAŞ, EGO, ASKİ and private sector TELEKOM. While the roads over 12 m will be taken on by Greater Municipality, the other roads narrow than 12 m. will be constructed by Yenimahalle Municipality.

### **Social Infrastructure**

Social infrastructure includes schools, health centers, open public spaces, parks, green recreational areas, playgrounds, and sport fields and social facilities or centers. The new proposals offered by Şentepe Urban Transformation Project will be financed by related institution. Namely, while schools will be in the responsibility of central government (Ministry of Education), Ministry of Health will deal with health centers. On the other hand, while open public spaces and cultural centers and parks, green recreational areas, playgrounds, and sport fields whose sizes are less than 3 hectares will be provided by local government Yenimahalle Municipality, other parks over 3 hectares will be constructed by local government Greater Municipality, according to the reconstruction legislation.

### **Establishing Community Representation and Participation**

The representation of community was provided by some local authority councilors, who live in Şentepe Site and by the mukhtars of each quarter. Although there was not a participatory approach in Şentepe Urban Transformation Project these local authority councilors and mukhtars specified the needs of residents in planning process. However these needs were especially related to the



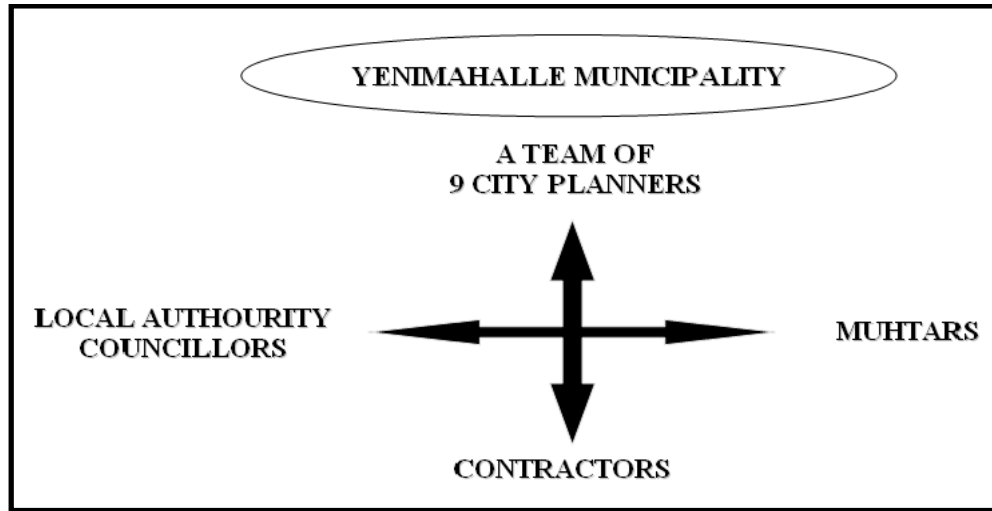
***Figure 27 Financing and Implementation of Facilities in Şentepe.***

construction right of dwellers or sometimes related to some problematic roads which are not feasible to the slope. Therefore, it cannot be talked about participation or active representation in Şentepe Urban Transformation Project. There was only one meeting during the planning process which was conducted not to provide participation to local dwellers but to inform them about the project.

### **Organization and Partnership**

Şentepe Urban Transformation Project was prepared by the partnership of Yenimahalle Municipality, local authority councilors of Yenimahalle Municipality, mukhtars. A team conducted the project with the support of mukhtars and local authority councilors. This team constitutes nine city planners, one of whom is head and one of whom is the manager. After the process of

planning and project ended, the implementation of the project was conducted by several different contractors, private sector.



**Figure 28** *The Organization and Partnership in Şentepe Urban Transformation Project.*

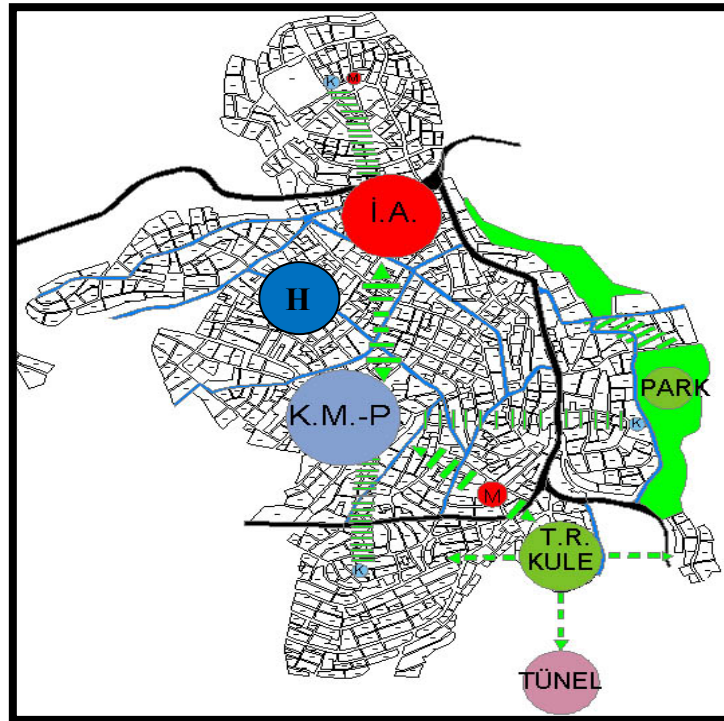
### **Policies**

The main decisions in the site were formed according to the analyzes with the aim of;

- Generating a centre which includes most of trade activities in the most accessible area.
- Suggesting an appropriate place to meet the need of both social activities and green (recreational) area.
- Utilizing the opportunity of Dededoruk Hill which represents the most attractive place to see the magnificent townscape and which is the most favorable place for TV Channels.
- Taking the advantage of topography (Valleys, Hills)

Among the main decisions firstly, a central trade center decided to be located in the most busy area in the site which is the area shown by red in the figure 30. Second, a socio-cultural center and recreation area determined to be constructed in the valley of Kayalar Quarter, the light blue one in the figure 30, and a hospital in Avcılar Quarter shown by dark blue. There is also a green valley in Pamuklar Quarter which also decided to be regenerated as a recreational area. Further, Dededoruk Hill where the TV transmitters situated for the time being is decided to be transformed to a tower block which includes many activities in it.

Each main decision tried to be distributed dispersedly to prevent inequality among stages and provide equal opportunity and attractiveness to be transformed simultaneously as much as possible. Furthermore, interconnecting these main facilities is considered to be important both in terms of supporting each other and to providing integrity among them. In this sense, many alternative transportation modes such as pathways, avenues, roads, a bus route and stations, and a tunnel.



**Figure 29** The Main Decisions Related to the General of Şentepe Site (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

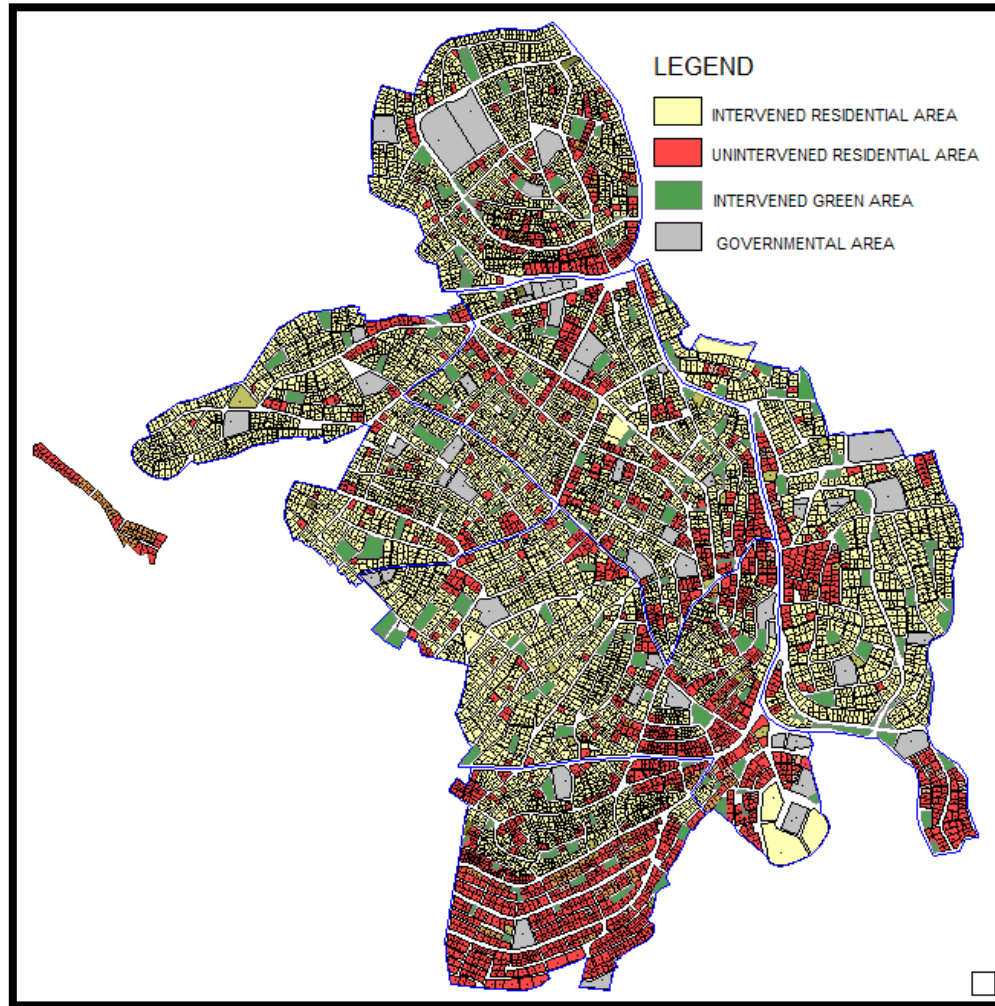
## **Intervention Areas and the Subdivision of Project Area**

After synthesizing the analysis considering the physical condition, legally constructed areas the border of the intervention area was defined. As a result, the housing areas in the district divided into two parts; the areas to be intervened and the areas to be left out of the borders of urban transformation project. The intervention areas are shown in the Figure 31. The area that was left out of the project was determined according to;

- Existence of licensed buildings,
- Existence of buildings that have plan showing the size and boundaries of a plot approved between the September 2003 and 2004,
- Some buildings that exist between two licensed buildings and do not have the possibility to involve in the project,
- Building that are more than three storied,
- Some buildings that are three storied and good in quality and architecture.

Determining the intervention area for the urban transformation project, the district decided to be divided into reasonable parts with reasonable sizes. This subdivision would make it easier that tackle with such a huge area which is 400 hectares. In this context, the site subdivided into six reasonable zones (Figure 32). These zones put in order according to the defined main decisions and other priorities such as being close to center and main roads, having the potential to be implemented more quickly to fasten the transformation process by representing good samples. The implementation zones were determined according to the main decisions assigned in the previous section:

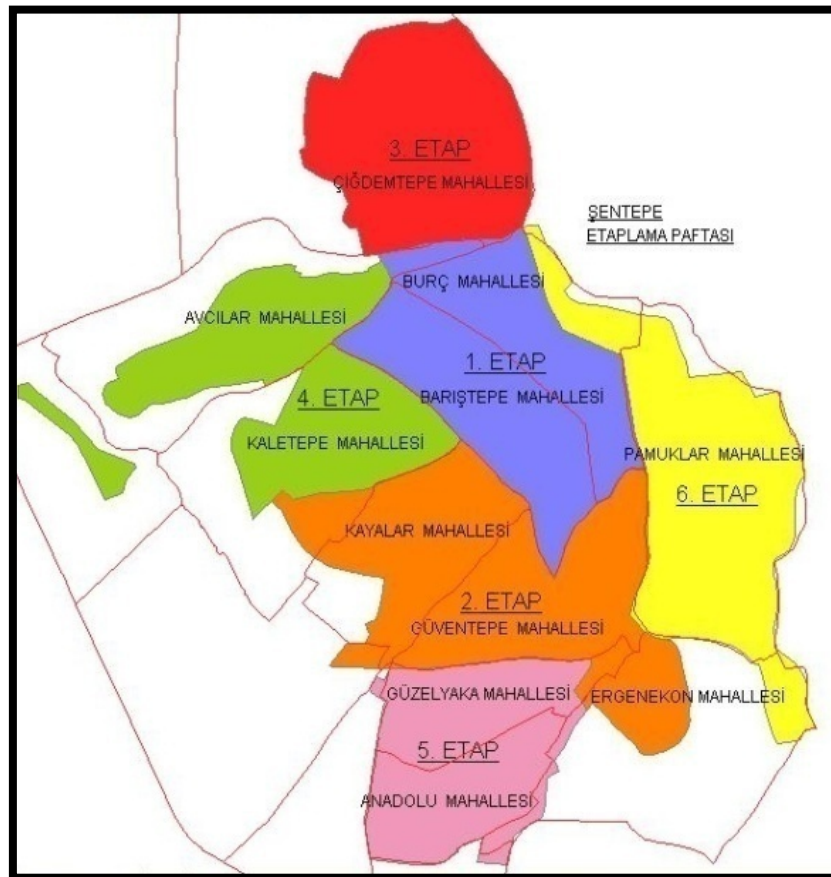
- The trade centre is decided to be the first step to be implemented.
- Social and recreational area is the second one.



**Figure 30** Intervention Areas for Şentepe Urban Transformation Project (Source: Yenimahalle Municipality, et al., 2004)

- Çiğdemtepe District the third one.
- A hospital is decided to locate in the fourth step in Avcılar District.
- Anadolu and Güzelyaka District fifth one.
- Pamuk Valley is determined to be the sixth and the last step of the projects.

In this respect, Burç and Barıştepe Quarters assigned to be the first stage to be planned and implemented, Güventepe, and part of Kayalar, Kaletepe, and Ergenekon Quarters the second stage, Çiğdemtepe third, Avcılar and part of Kaletepe fourth, Güzelyaka and Anadolu Quarter fifth, and Pamuklar the sixth last step (Figure 32).



**Figure 31** Şentepe Urban Transformation Project Implementation Zones (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

## **Planning the Six Stages of Şentepe Urban Transformation Project**

### **1. STAGE**

The first stage which consist Burç and Barıştepe Quarters comprises 75 hectares with the population of 27.730 according to urban transformation project. This stage draws attention to its increase in trade area and green and sport fields (Figure 34). While there was not any trade center in Şentepe, 22.350 m<sup>2</sup> trade areas were provided by urban transformation project. Green areas and parks are also increased not in terms of number but in terms of size. While parks were small in size and a lot in number, they decided to be bigger in size which can satisfy local people. The increase in the size of parks brought the decrease in their number together, however it is indisputable that big parks are more functional and satisfactory<sup>6</sup>. Sport fields are also considerably increased in terms of size. Comparing figure 33 and 34, it is the size of housing parcels which draws the attention. As stated before, the smallness of the size of parcels was one of the most important obstacles to the construction of new apartments in the site. Therefore, the parcels became bigger than before, and decided to be minimum 750 m<sup>2</sup> which is optimum size for a healthy apartment block<sup>7</sup>. This increase in the size of parcels provides better architectural and urban design for the site (Figure 35). Moreover, transportation schema was reorganized. While some streets were closed related to the increase in the size of parcel and the high slope, some others rehabilitated. The width of some roads is increased due to the new transportation schema. Furthermore, while some streets were turned to pathways, some new roads also were planned by urban transformation project.

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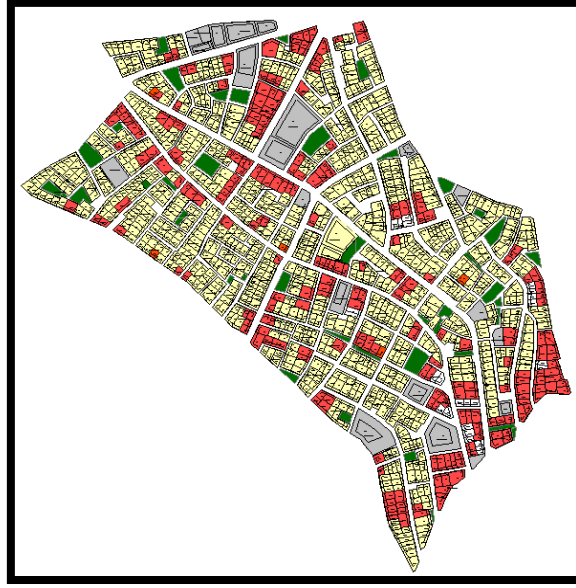
<sup>6</sup> Since all parks and playgrounds in the site were numerically high but small in size according to the development plans conducted in 1986's, the idea of collecting these parks together and increasing their sizes also by adding the area that obtained by closing some streets within the urban regeneration project.

<sup>7</sup> This housing policy of assigning minimum 750 m<sup>2</sup> in new housing parcels is valid for all Stage s of the urban regeneration project. This approach which is implemented only for housing parcels performed in all residential areas within the Şentepe Urban Transformation Project.

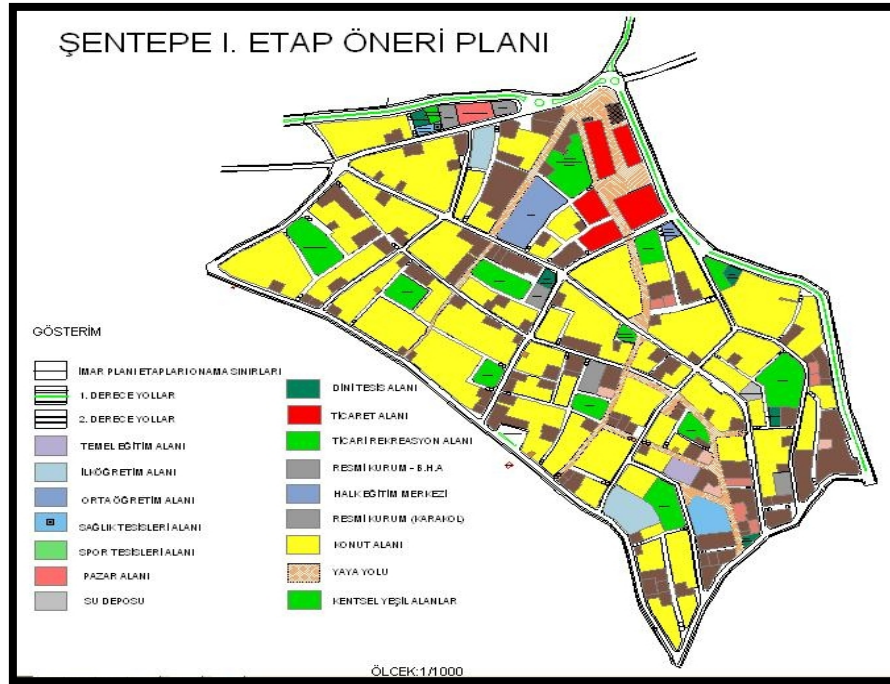


**Table 5** 1.Stage; Distribution of Land Use (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

LAND USAGES	EXISTING (M <sup>2</sup> )	OFFERED BY PLAN (M <sup>2</sup> )	
		HOUSING	402.650
HOUSING	422.720	HOUSING+TRA DE	22.350
		TOTAL	425.000
BAZAAR	2.720	2.720	
EDUCATION	21.770	22.900	
GOVERNMENTAL INSTITUTIONS	4.410	9.570	
HEALTH FACILITY	5.360	6.150	
SOCIO-CULTURAL FACILITY	1.010	1.020	
RELIGIOUS FACILITY	4.500	4.500	
GREEN AREA	28.670	42.750	
SPORT FIELD	2.270	6.900	
CAR PARK	0	1.950	
TRANSPORTATION+SQUA RES	257.100	227.370	
<b>TOTAL</b>	<b>750.830</b>	<b>750.830</b>	



**Figure 32** The Development Plan (1986) and Intervened Areas in 1. Stage of the project (2004).



**Figure 33** 1. Stage Şentepe Urban Transformation Plan (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).



**Figure 34** *A Sample Housing in 1.Stage Urban Transformation Plan in Şentepe  
(Source: Report of Şentepe Urban Transformation Project, Yenimahalle  
Municipality).*

## **2. STAGE**

There are three remarkable transformations in the second stage. The first one is the transformation of the valley in Kaletepe Quarter to recreational area (Figure 36-37). While there were numerous (approximately 150) squatter houses in the valley, all of them are moved to other parcels close to this valley. The recreational area provides various facilities and activities. The recreational area which is approximately 4.6 hectares constitutes a social center to provide socio-cultural activities, sport fields, playgrounds, a cafe, a restaurant, open spaces, open theatre, a mosque, buffets, and a seasonal garden. The second remarkable transformation conducted in the Ergenekon hill which is famous with its being the second best hill for television transmitters with wonderful townscape (Figure 36-37). Although there are 143 title-deed holders in this hill settled down on approximately 27.900 m<sup>2</sup>, this area is also decided to be removed from the squatter houses. The construction right of these title-deed holders is provided in different parts of Şentepe where Yenimahalle Municipality shares a proportion of

land to allocate for these people. Although some squatters objected to this radical exchange even though the threat of transmitters to their health, it caused the district to earn attractiveness. Building a TV Tower and providing many activities to the site; cinemas, cafeterias, restaurants, view terraces with wonderful townscape, shopping centers, TV studios, recreational areas, cafes, gardens, and many other facilities for local people and for newcomers indisputably would increase the attractiveness of Şentepe (Figure 38-39). A tunnel is also provided as an alternative transformation to increase the accessibility to the tower. This tunnel designed to operate between a flat of TV tower and the bus station in Suadiye Avenue in Ergenekon Quarter which is a main road and has a ring bus station which transports to the metro station (Figure 40). The tunnel is also an instrument which suggests an attraction of people both from inside the district and outside. It is assigned also to pull customers to the site, to tower and shopping center. Last, this stage is also important in terms of providing a new high school to the district. As stated before, the numbers of high schools in the site is sufficient to meet the number of students in the district. The existing schools and especially high schools are under the city planning standards. Therefore, provision of a high school sized 7.787 m<sup>2</sup> in Kayalar Quarter is also one of the most promising decisions that given in urban transformation project.

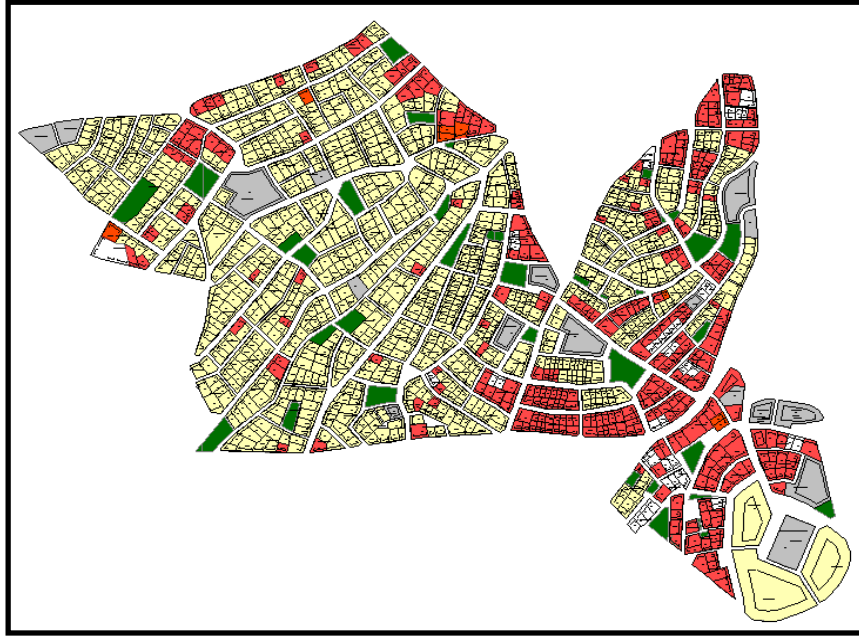
*Table 6 2.Stage; Distribution of Land Use (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*

<b>LAND USAGES</b>	<b>EXISTING (m<sup>2</sup>)</b>		<b>OFFERED BY PLAN (m<sup>2</sup>)</b>	
<b>HOUSING</b>	506.000		506.000	
	NUMBER	(m <sup>2</sup> )	NUMBER	(m <sup>2</sup> )
<b>KINDERGARTEN</b>	2	3.770	1	1.900
<b>PRIMARY SCHOOL</b>	4	21.141	4	24.489
<b>HIGH SCHOOL</b>	-	-	1	7.787
<b>SOCIO-CULTURAL FACILITY</b>	2	3.833	2	8.489
<b>HEALTH FACILITY</b>	2	3.492	2	3.492
<b>RELIGIOUS FACILITY</b>	5	5.395	5	5.395
<b>PARK/ PLAYGROUND</b>	39	42.724	2	45.365
<b>MUNICIPALITY SERVICE AREA</b>		-		6.477
<b>GOVERNMENTAL INSTITUTION</b>	1	3.208		-
<b>TECHNIC INFRASTRUCTURE</b>	6	125	3	1.270
<b>TELECOMMUNICATON</b>	1	5.400		-
<b>TRADE+RECREATION</b>	3	27.900		37.048
<b>ROADS+SQUARES</b>		286.499		261.775
<b>TOTAL</b>		<b>909.487</b>		<b>909.487</b>

This recreational area in this stage, named “Saklıkent Recreational Area” comprises many activities such as;

- A Cafe and Restaurant,
- A Social Center with Library, Concert Hall, Art Gallery, Lecture Room, and classes for courses,
- Playground,
- Open spaces and Seating groups,
- An open theatre,
- A seasonal garden,
- Open sport fields (Tennis, Basketball, Football)
- Green area or wooded place,
- Pathways,
- A mosque,
- Buffets and Fountains.

Dededoruk Hill where television transmitters are located and which will transformed to TV Tower will symbolize the center of telecommunication and the commercial and recreational area with magnificent townscape.

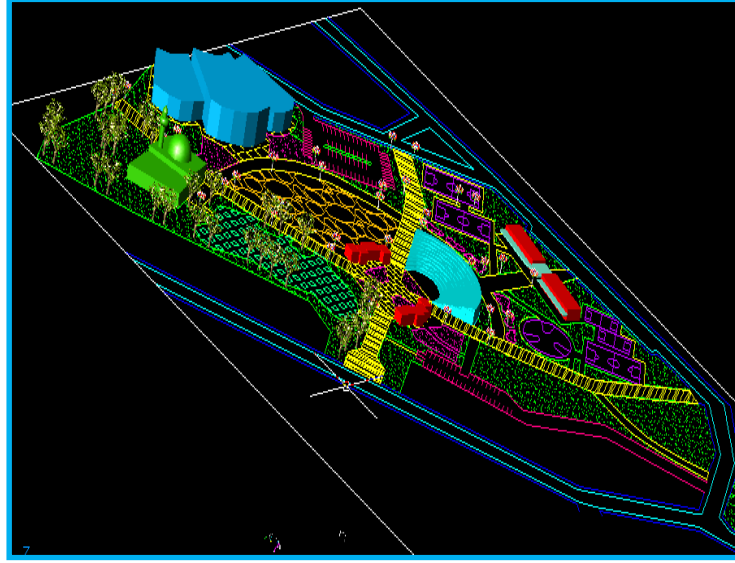


**Figure 35** The Development Plan (1986) and Intervened Areas in 2.Stage of the project (2004).

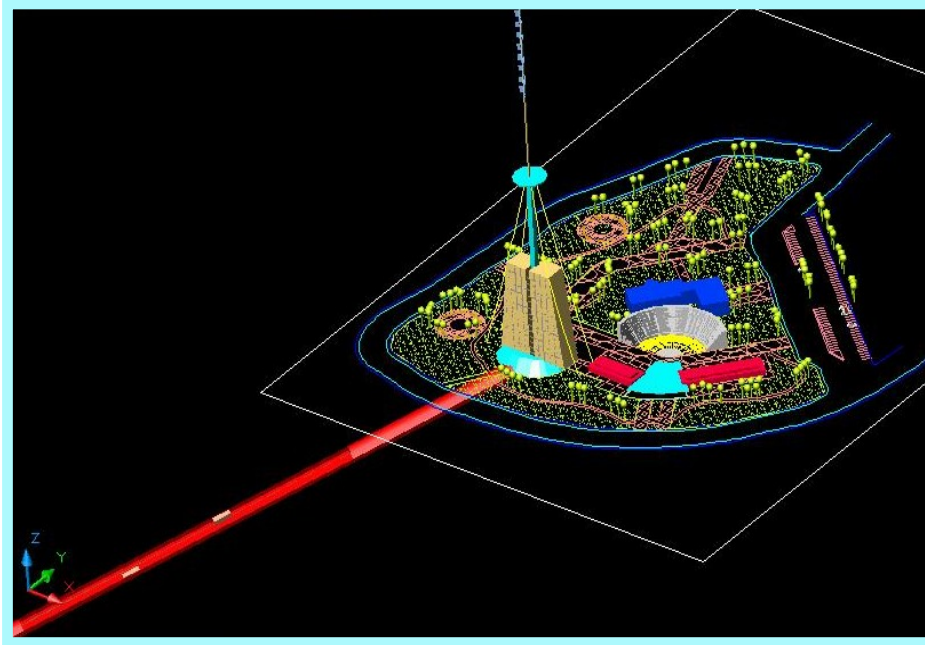


**Figure 36** 2.Stage Şentepe Urban Transformation Plan (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).





**Figure 37** The Recreational Area in 2.Stage (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

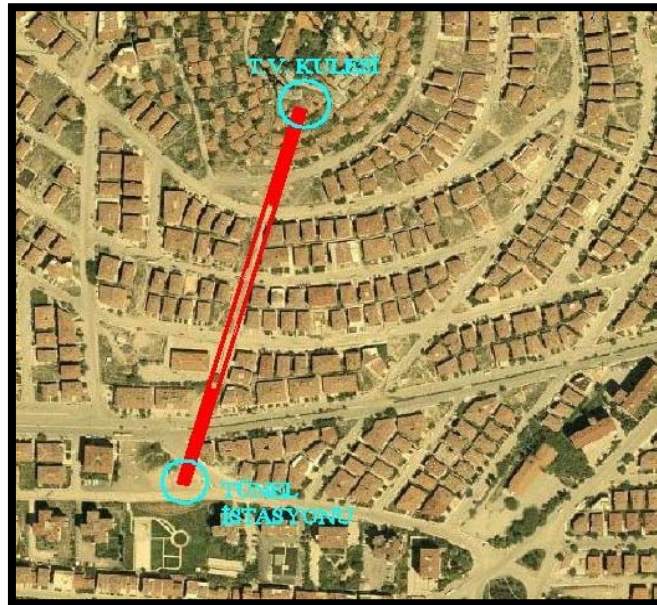


**Figure 38** 3 Dimension of Urban Design of TV Tower in 2.Stage (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).



This TV Transmitting Tower and the recreational area designed on approximately 3,7 hectares will constitute;

- Media Technology Museum,
- Studios of Media Groups and their System Offices,
- Digital Library,
- Meteorological Station and Terraces,
- Cinemas,
- Gastronomy Units,
- Playgrounds,
- Walking tracks,
- Station for Tunnel.



**Figure 39** The Line of Tunnel Between TV Tower and Bus Station (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

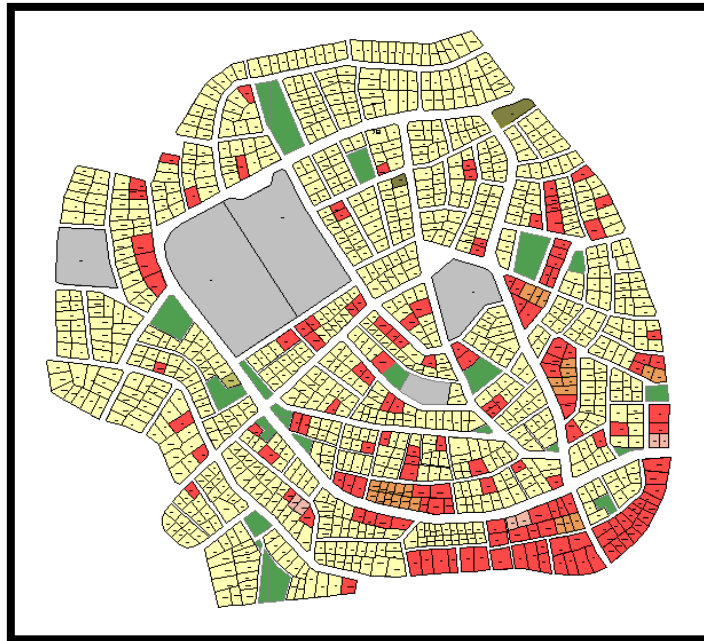
### **3. STAGE**

The third stage which constitutes only Çiğdemtepe Quarter, with the size of 60 hectares, is the highest hill of Şentepe district. It is located in the north of the district and it is pretty much disconnected with other ten Quarters of Şentepe. Since the form of the Quarter is approximately circular, there is a curving road as a collector and distributor. This form of the site and its isolated structure due to the geographical (height and slope) characteristics necessitated to provide a sub center including some facilities to this Quarter. In this context, this sub center constitutes a trade and social center (3524 m<sup>2</sup>), a health center (3655 m<sup>2</sup>), a police station (1083 m<sup>2</sup>), a governmental institution (1112 m<sup>2</sup>), and a municipal service (2500 m<sup>2</sup>). Furthermore, the existing area of the central mosque is increased 69 percent and became 4200 m<sup>2</sup> in total. To connect this sub center with the trade center that provided in the first stage in Burç Quarter, some traffic roads closed and transformed to a pathway (Figure 41 and 42).

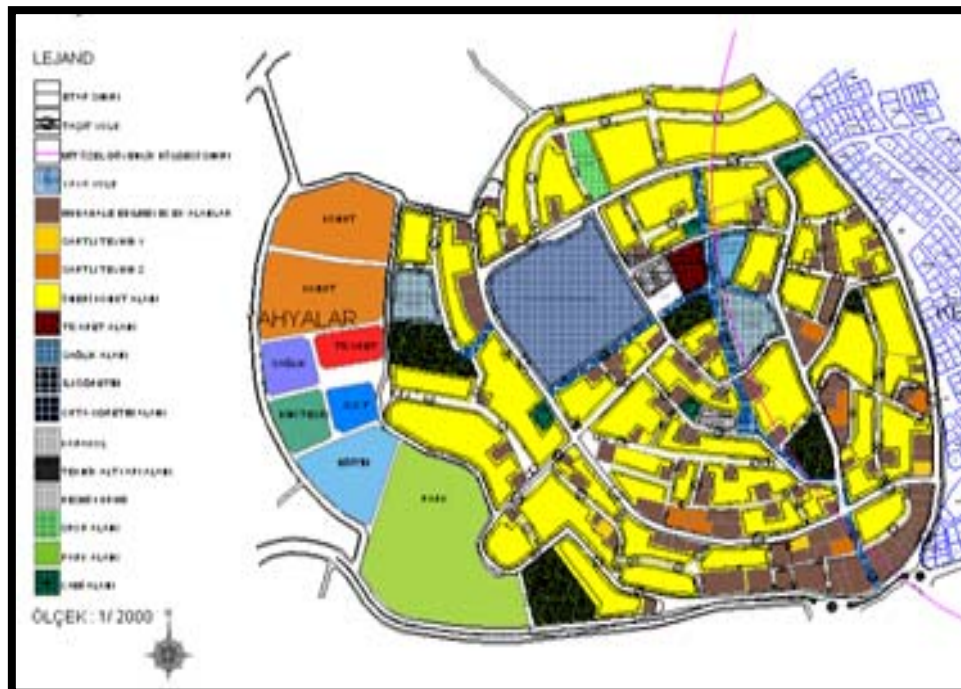
In addition, as stated before, transportation system is also reshaped without radical changes. While some sloppy roads are closed, some others rehabilitated and widened. The small and insufficient parks and playgrounds increased to 21.656 m<sup>2</sup> which means 58 percent increase in total. As a consequence, four parks, a sport field, and a commercial recreation area are assigned in the third stage by urban transformation project.

*Table 7 3.Stage; Distribution of Land Use (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*

<b>LAND USAGES</b>	<b>EXISTING(m2)</b>		<b>OFFERED BY PLAN(m2)</b>	
<b>HOUSING</b>	347.200		347.200	
	<b>NUMBER</b>	<b>AREA</b>	<b>NUMBER</b>	<b>AREA</b>
<b>PRIMARY SCHOOL</b>	2	13.307	2	14.000
<b>HIGH SCHOOL</b>	1	40.500	1	40.500
<b>HEALTH FACILITY</b>	0	0	1	3.650
<b>RELIGIOUS FACILITY</b>	4	2.455	4	4.160
<b>GREEN AREA</b>	23	16.030	5	25.832
<b>SPORT FIELD</b>	1	3.868	1	3.868
<b>TRADE AREA</b>	0	0	1	3.525
<b>MUNICIPALTY SERVICE AREA</b>	0	0	2	2.438
<b>GOVERNMENTAL INSTITUTION</b>	0	0	2	2.195
<b>TECHNIC INFRASTRUCTURE</b>	4	125	4	207
<b>ROADS+SQUARES</b>	171.840		148.472	
<b>TOTAL</b>	<b>594.324</b>		<b>594.324</b>	



**Figure 40** *The Development Plan (1986) and Intervened Areas in 3.Stage of the project (2004).*



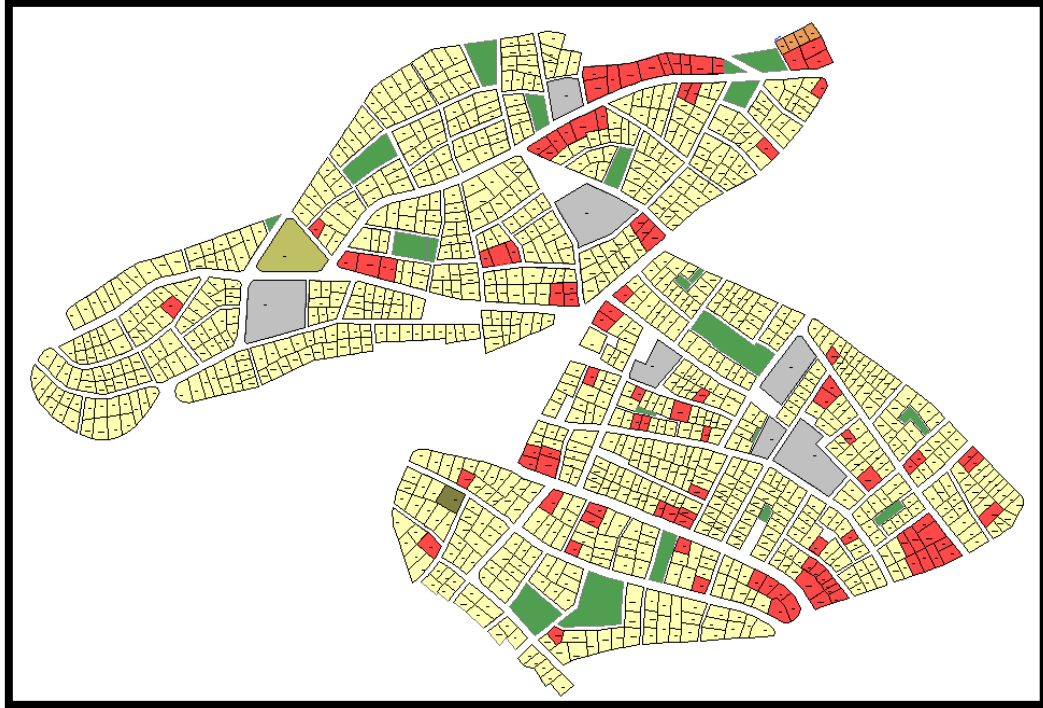
**Figure 41** 3.Stage Urban Transformation Plan. (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality)

#### **4. STAGE**

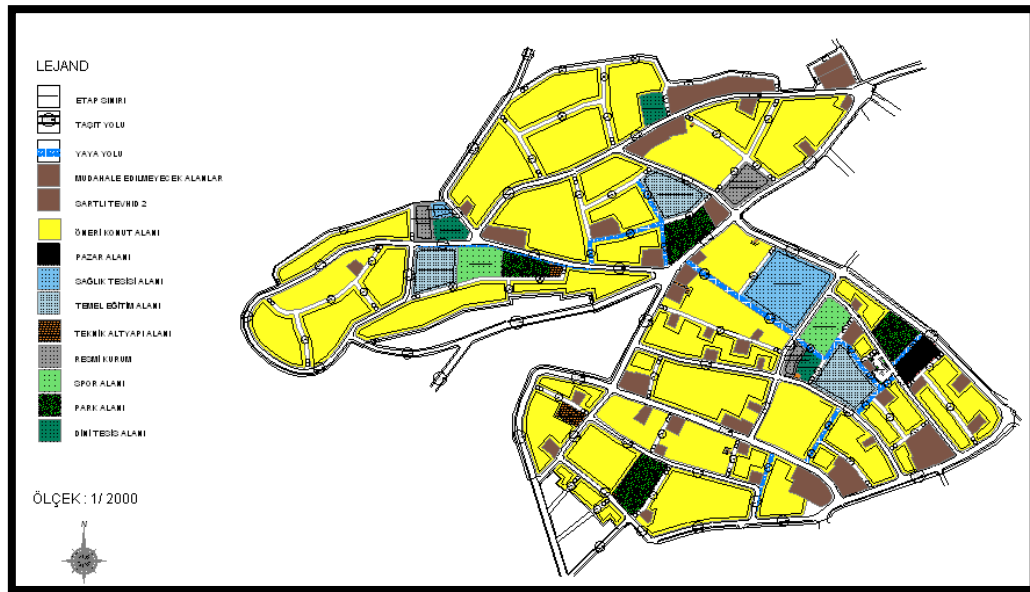
The fourth stage consist Avcılar and north part of Kaletepe Quarters which are located to 63 hectares in total. The policies that are followed for housing, parks and playgrounds, and transportation system are also conducted in this stage. Other than this, the most attractive decision which brought fame to this stage is the proposal of a new hospital to the site. The hospital located on one of the most accessible avenue with the size of 12.600 m<sup>2</sup>. Since there was not a hospital in Şentepe, which will consist 160.000 individual after the implementation of urban transformation project, it was very crucial to provide such a health service to increase the quality of life in the site. Furthermore, since this stage and especially Avcılar Quarter quite isolated from other part of Şentepe region both due to the geographical characteristics and the form of the Quarter which goes along to the west of the site, it was necessary to provide sub centers in this stage. Therefore, three sub centers are provided in different parts of the stage one of which constitutes a bazaar especially for fruit and vegetable. In addition, a governmental institution, a fire department, and two sport fields are allocated in this stage. The size of existing schools and a village clinic are increased and a new parking lot located near the bazaar.

**Table 8 4.Stage; Distribution of Land Use (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).**

<b>LAND USAGES</b>	<b>EXISTING (M<sup>2</sup>)</b>	<b>OFFERED BY PLAN (M<sup>2</sup>)</b>
<b>HOUSING</b>	392.283	392.283
<b>BAZAAR</b>	2.353	3.475
<b>EDUCATION</b>	20.052	20.204
<b>GOVERNMENTAL INSTITUTION</b>	0	8.002
<b>HEALTH FACILITY</b>	2.191	14.825
<b>RELIGIOUS FACILITY</b>	5.681	6.239
<b>PARK+SPORT FIELD</b>	27.026	28.218
<b>CAR PARK</b>	0	1.350
<b>TECHNIC INFRASTRUCTURE</b>	900	2.434
<b>ROADS+SQUARES</b>	184.027	158.616
<b>TOTAL</b>	<b>634.513</b>	<b>634.513</b>



**Figure 42** The Development Plan (1986) and Intervened Areas in 4.Stage of the project (2004).



**Figure 43** 4.Stage Urban Transformation Plan. (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality)

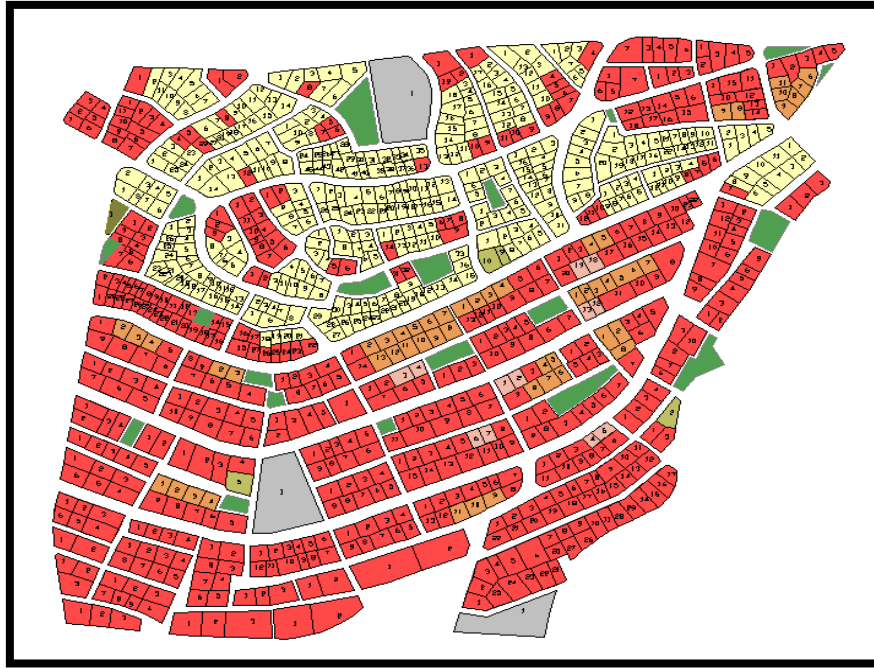
## 5. STAGE

Güzelyaka and Anadolu Quarters comprise the fifth stage with the area of 51 hectares. A sub center with a trade center, socio-cultural facility, and a governmental institution is provided in this stage which has a pathway connection to TV Tower (Figure 45-46). Since approximately half of the area that colored by brown in figure 48 shows the area that constructed legally according to the Improvement Plans launched in 1986's and cannot be intervened by urban transformation project, it was not possible to provide some other facilities in this stage. However, the parks and playground are increased as much as possible.

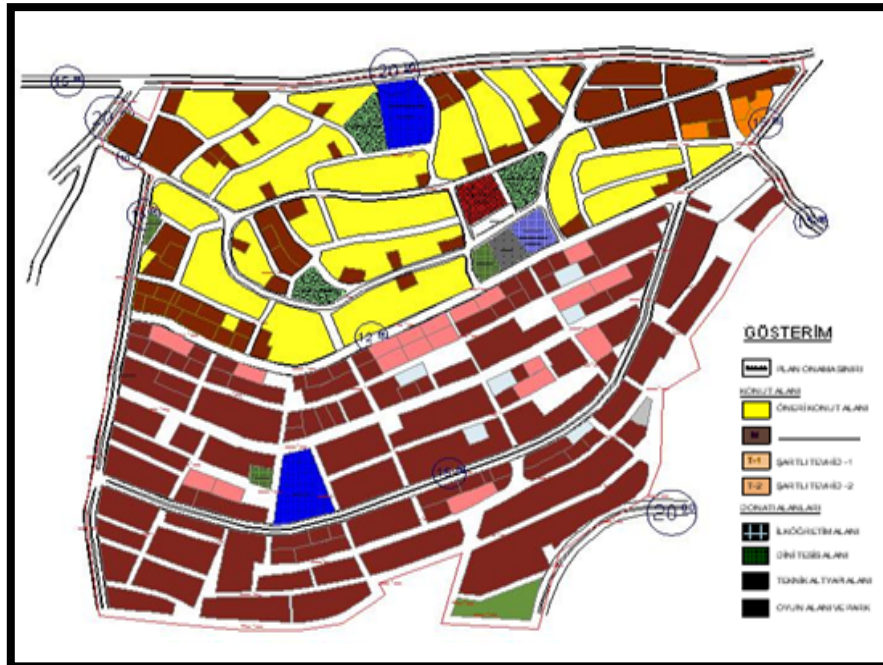
*Table 9 5.Stage; Distribution of Land Use (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*

LAND USAGES	EXISTING (m <sup>2</sup> )	OFFERED BY PLAN (m <sup>2</sup> )
HOUSING	323.274	323.274
EDUCATION	10.980	11.220
GOVERNMENTAL INSTITUTION	0	1545
HEALTH FACILITY	3306	3306
RELIGIOUS FACILITY	2369	2370
PARK+SPORT FIELD	6342	6500
ROADS+SQUARES	217692	209319
TOTAL	561734	561734





**Figure 44** The Development Plan (1986) and Intervened Areas in 5.Stage of the project (2004).



**Figure 45** 5.Stage Urban Transformation Plan. (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality)

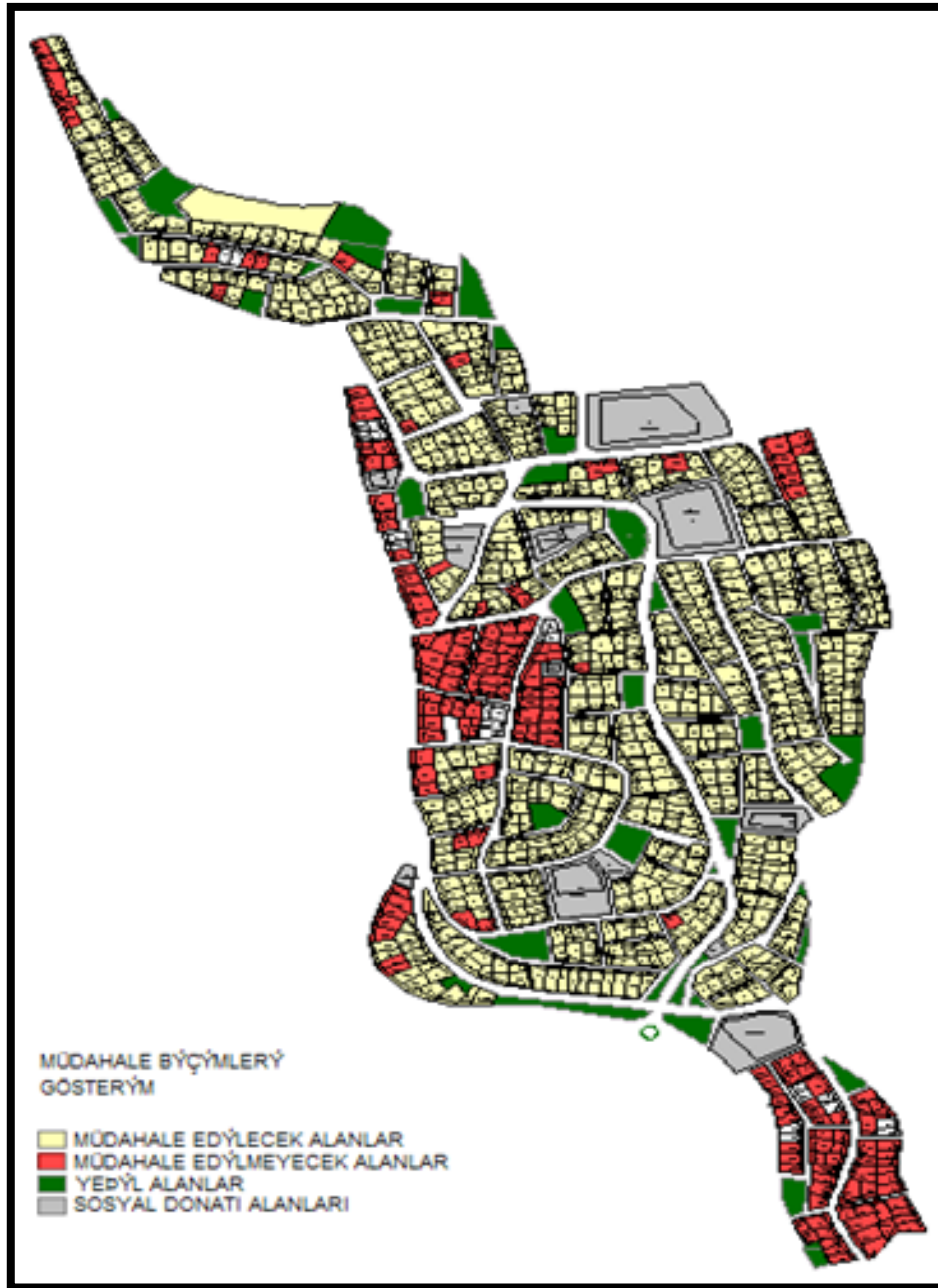
## **6. STAGE**

The last stage of Şentepe Urban Transformation project comprising 68 hectares with the population of 35.769 gained its fame with its green valley which would mostly be protected with its natural condition and transformed to a recreational area with wonderful townscape to serve to Şentepe dwellers. This recreational area named “Pamuk (Cotton) Valley” which comes from the name of this quarter, Pamuklar Quarter. As it was one of the objectives of Şentepe Urban Transformation Projects to protect the green pattern in the site, this valley which constitutes numerous squatter houses offered to be emptied and to move the dwellers to other appropriate areas within the same stage and close to this valley as much as possible.

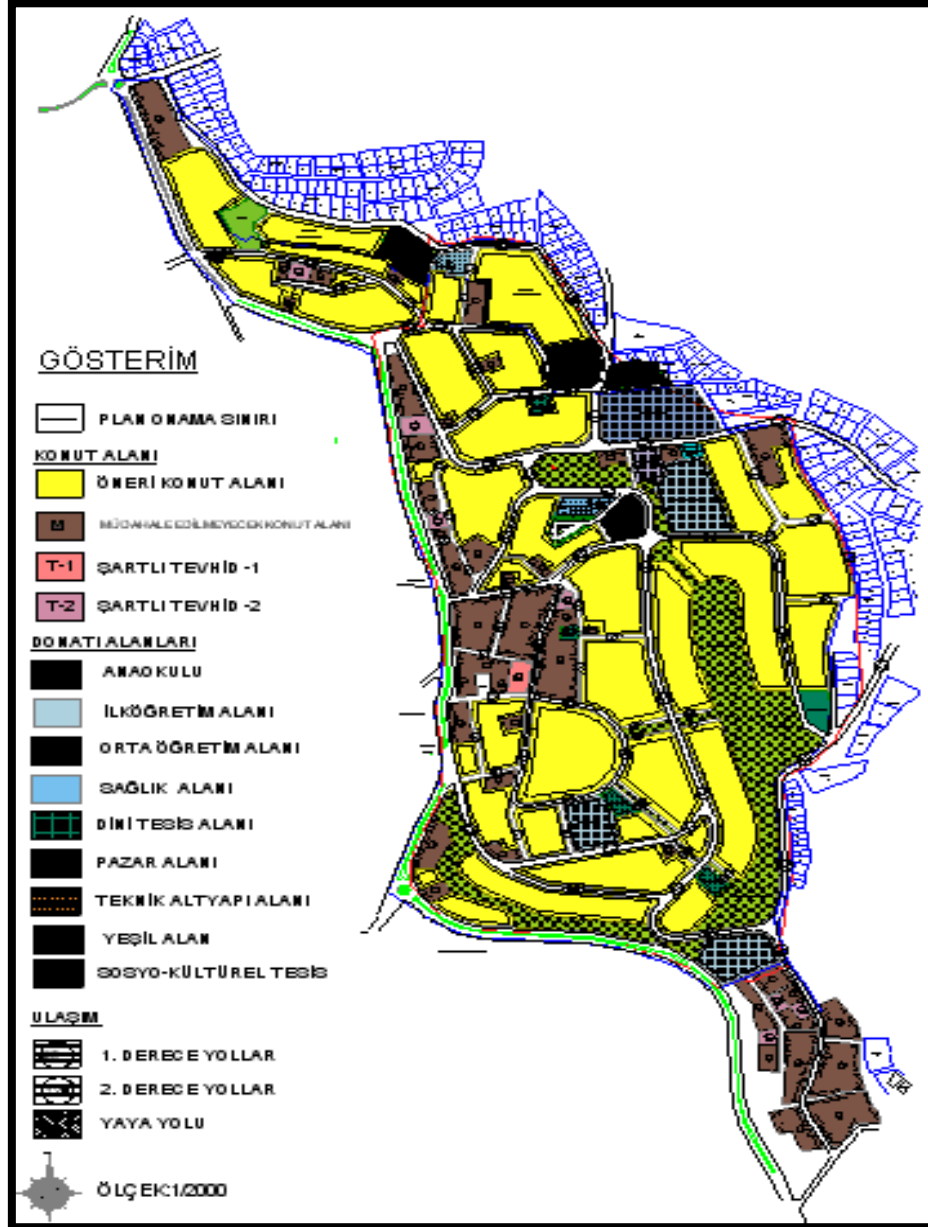
A socio-cultural facility is also a considerable contribution to this stage and for residents. This stage exhibits a different importance from others because it has a border with Keçiören Municipality. Since a new plan was implemented in the near future in the border of Pamuklar Quarter, it was important to provide an urban design and plan that can compete with this constructed area.

*Table 10 6.Stage; Distribution of Land Use (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*

LAND USAGES	EXISTING(m2)		OFFERED BY PLAN(m2)	
HOUSING	347.200		347.200	
	NUMBER	AREA	NUMBER	AREA
KINDERGARTEN	1	2.766	1	2623
PRIMARY SCHOOL	3	23.678	3	24.904
HIGH SCHOOL	1	13.999	1	13.954
HEALTH FACILITY	1	2.862	1	2.971
RELIGIOUS FACILITY	5	3.588	5	7.665
GREEN AREA		38.019		67.390
MUNICIPALTY SERVICE AREA	1	1.308	-	-
BAZAAR	1	2.710	1	4.090
SOCIO-CULTURAL FACILITY	-	-	1	711
ROADS+SQUARES	193.353		157.957	
TOTAL	675.090		675.090	



*Figure 46 The Development Plan (1986) and Intervened Areas in 6.Stage of the project (2004).*

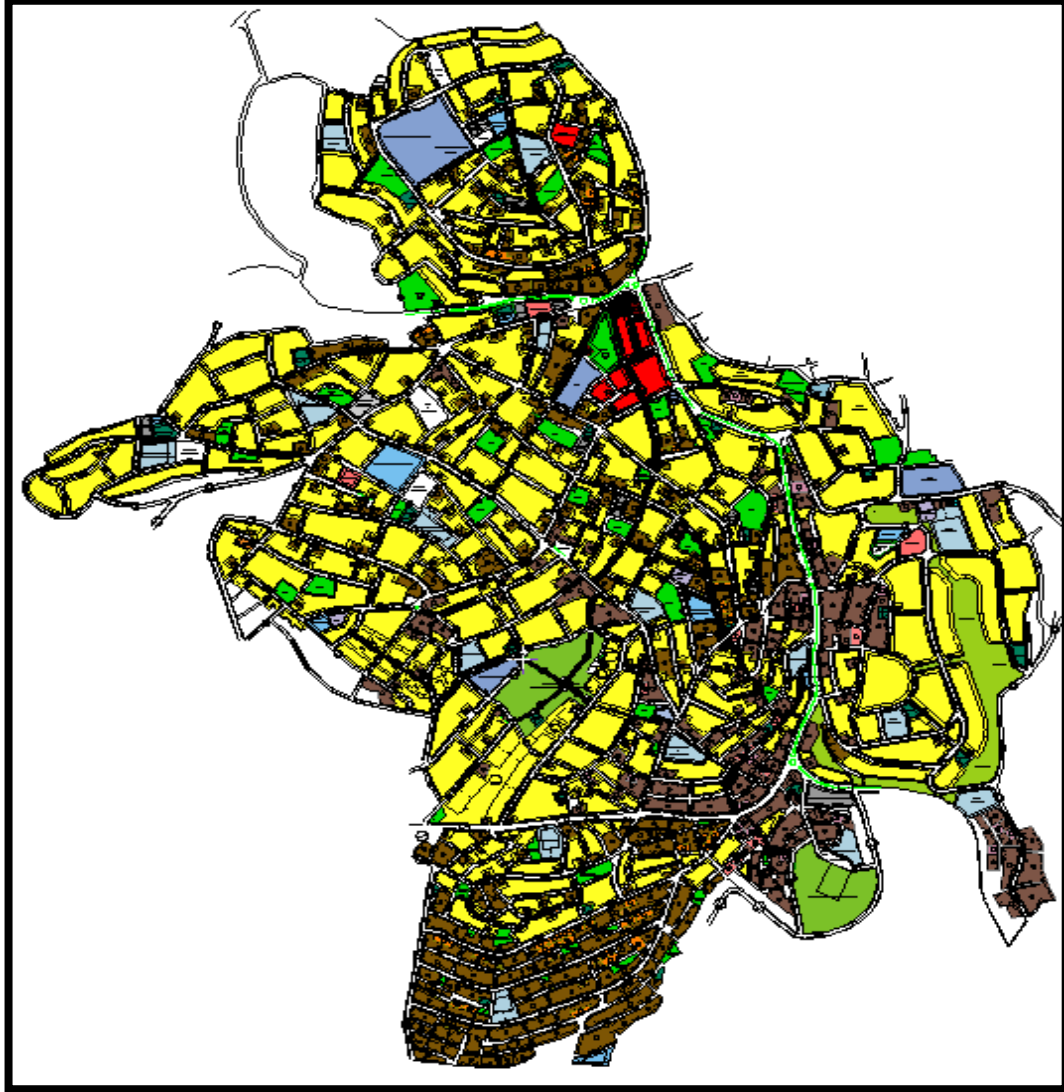


*Figure 47 6.Stage Urban Transformation Plan. (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality)*

Considering the six stages and bringing all of them together, it can be said that there is a justice in the distribution of the main decisions and the facilities in accordance with the potential of each stages. Furthermore, although there was a critical restriction to realize the urban transformation project causing by the existing legal constructions, the new urban design and the redistribution of land uses can considered to be successful (Table 10).

**Table 11** *The size of each stages and the projection population of Şentepe (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).*

<b>STAGES (QUARTERS)</b>	<b>TOTAL AREA(M<sup>2</sup>)</b>	<b>RESIDENTIAL AREA(M<sup>2</sup>)</b>	<b>PROJECTION POPULATION</b>
<b>1. STAGE (BURÇ VE BARIŞTEPE)</b>	750.830	422.720	27.730
<b>2. STAGE (ERGENEKON, KAYALAR VE GÜVENTEPE)</b>	909.487	506.000	33.193
<b>3. STAGE (ÇİĞDEMTEPE)</b>	594.324	347.200	22.776
<b>4. STAGE (AVCILAR VE KALETEPE)</b>	634.513	392.283	25.734
<b>5. STAGE (ANADOLU VE GÜZELYAKA)</b>	561.734	323.274	21.206
<b>6. STAGE (PAMUKLAR)</b>	772.456	432.564	28.376
<b>TOTAL AREA</b>	4.252.344	2.424.041	159.015



**Figure 48** Urban Transformation Plan of Şentepe (2005) (Source: Report of Şentepe Urban Transformation Project, Yenimahalle Municipality).

#### **5.4. The Level of Implementation of Şentepe Urban Transformation Project by July 2008**

Şentepe Urban Transformation Project which launched in September 2004, designed to be completed in a year. Although the planning process of the project lasted until September 2005 and finished in time, legal procedures, approvals and processes led the project to be launched approximately in the end of the year 2006 and especially in the early of 2007, in the season of construction.

The research about the progress level of the project conducted in July 2008 in Şentepe reveals up the progress for approximately two years. Although still there is not an extensive implementations in the district, the constructions till now are considerable enough to be examined.

In general, it can be observed at first glance that the project has been implemented especially in central areas; over main roads, close to some facilities. To examine the progress level in detail, the implementations will be stated in three sub titles; housing, parks and green areas, and transportation the existing constructions that have been launched. These sub titles are also constitute the provision of quality of urban and community life as it is stated in theoretical framework.

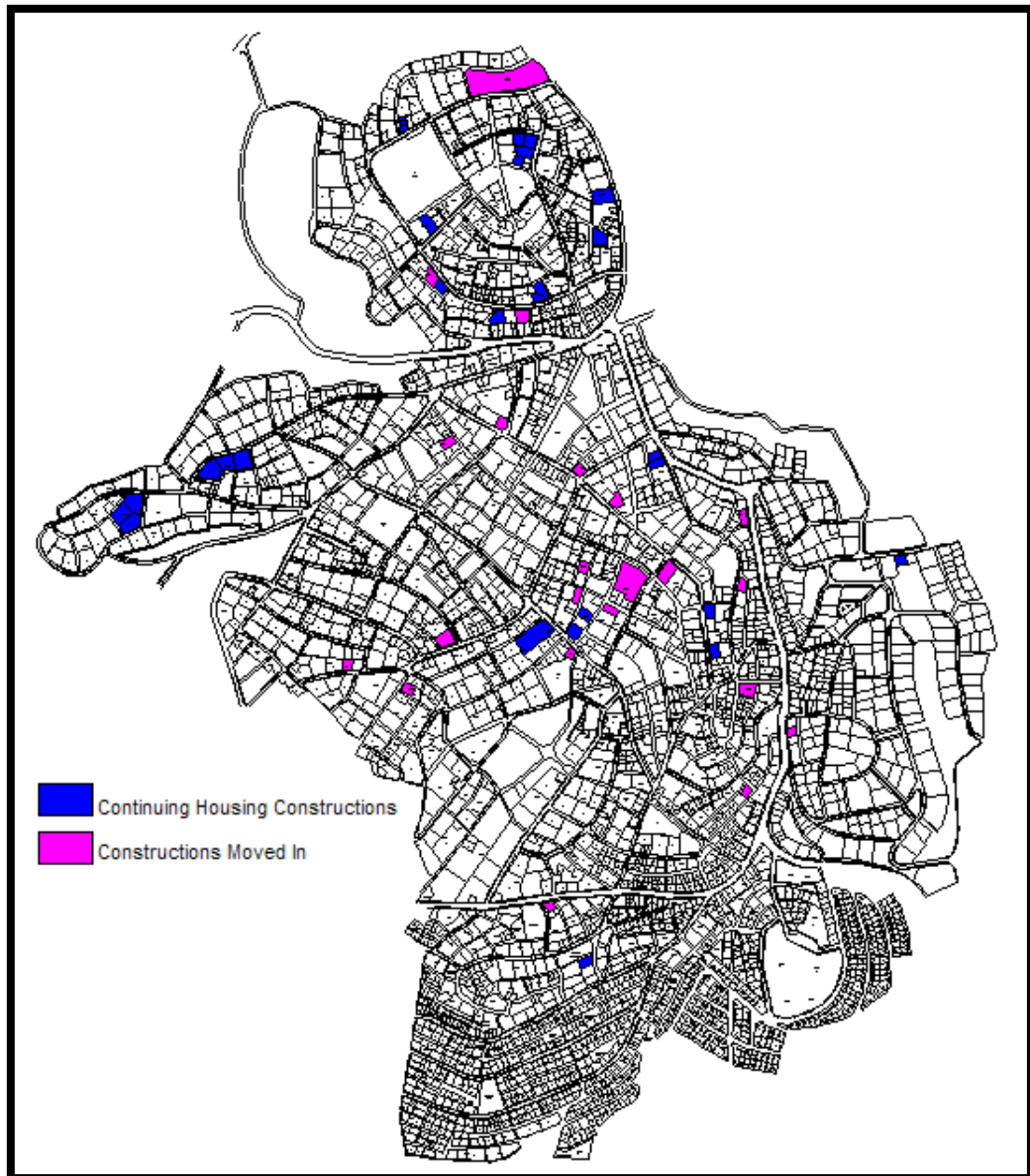
##### **5.4.1 Housing**

Housing is the most important issue of the urban transformation project which basically provides quality of urban life for local people. Therefore, eradicating the squatter houses existing in the site and moving squatters to their new flats is one of the most crucial expectations of this project. However, the constructions of apartments in the site are generally located in central areas (Figure 50). For instance, the first stage and especially Burç Quarter which is approximately in the middle of the district and close to the main avenue, includes the most constructions in the site. It is the most active stage in terms of the implementation



of the urban transformation projects. However, in general the constructions seem to be scattered. There is one each reasons behind this centralization in central places and behind the scattered construction in the general of Şentepe. The reason for the concentration of new apartments in central places is generally related to attempts of entrepreneurs. Almost all entrepreneurs choose and compete to build an apartment or site in central parcels because it would be easier to sell the flats that located in central places than which are in the fringes. On the other hand, the reason that led to scattered construction in the district is the disagreement among shareholders. While some shareholders desire to move to their new flats, others may not prefer to leave their squatter houses because of some advantageous conditions. There are numerous complicated reasons behind not preferring to move to new flats. Some common ones are; firstly, the number of squatter houses that the shareholder has in a parcel. Some squatters have more than one, two or sometimes three squatter houses while they should have only one flat according to their title deeds. While some of them rent these extra squatter houses to other urban poor, some others prefer to share these extra squatter houses with their married children or relatives. So, if they accept the construction of their new apartment and move to flat, they will be disadvantageous. Secondly, there are also some two storied squatter houses that have a commercial store under them such as grocery, baker, greengrocer, market, stationery, or clothing store. These situations also make it difficult to dissuade the squatter to pull down the building that s/he earns money from. Thirdly, since some squatters built their houses very comfortably and beautifully normally they still prefer to leave in their squatter houses which also have wonderful garden. Furthermore, it can be scarcely met the situation that some squatters do not prefer to live in an apartment with people that they do not know. Therefore, it can also be very hard to convince these squatters to give permission to construct their new apartment according to urban transformation project. Although the confirmation of 51 percent of shareholders is enough to begin to construction, it can be critical in some situations when there are two shareholders or when most shareholders do not agree. Other from these situations, some problems may occur due to the disagreement on sharing the flats. Despite the consensus among shareholders to construct their new apartments,

there may be an argument among shareholders and contractors about owing the flats that are more preferable. As a consequence, these backgrounds of the project led to a scattered construction in Şentepe which does not seem satisfactory for the time being.



**Figure 49** Continuing housing constructions and constructions that moved in after the implementation of Şentepe Urban Transformation Project, in Şentepe, (Source: Personal field work).



**Figure 50** *A view from 1.Stage (Source: Personal Archive, July 2008).*

To prevent these handicaps of the project, Yenimahalle Municipality established a “Mediatory Office” in July 2008 in central place of Şentepe District to accelerate the implementation of Şentepe Urban Transformation Project. This office aims to mediate the shareholders that cannot agree on constructing their new apartments and in some situations tries to convince both shareholders and entrepreneurs to share the flats fairly among them. According to the interview with an employee of Mediatory Office, it is claimed that this office achieved to make consensus among numerous shareholders and contractors and provided approximately new 300 flats in four months in Şentepe. This contribution of is very noteworthy in terms of accelerating the implication and realization of the project.

Consequently, in total there are only approximately 28 apartments or housing estates blocks and 836 flat that moved into. The floors of the buildings are mostly over ten (Figure 51-52). While some of them are single apartment, the others are

constructed as a housing estate in which four or five blocks exists with their playgrounds, car parking, security system, and gardens (Figure 53). Housing estates are formed by joining of the adjacent parcels. Forming these housing estates is generally depends on the proposal and effort of the entrepreneurs to convince all shareholders of two, three, four or more parcels that will be joined. This process results and can be realized according to the demand and agreement of all of these shareholders. As stated above, this housing estates and togetherness of a few blocks provide some facilities such as security system, parking lots, and playgrounds for children living in that estate. However, sometimes it cannot be easy for contractors to agree with all shareholders to construct a housing estate.



**Figure 51** High-Storey Blocks in Şentepe. (Source: Personal Archieve, July 2008)





**Figure 52** *Blocks with Security System (Source: Personal Archive, July 2008).*

As a result, when the provision of housing and the concept of quality of urban and community life thought together in Şentepe Urban Transformation Project, it can be stated that it have both benefits and restrictions for the site. While the plan provides comfortable flats, it increases the density of construction in the site.

#### **5.4.2 Parks and Green Areas**

Parks, playgrounds, green areas, and recreational areas are indispensable facilities for desirable residential areas that provide quality of urban life to its dwellers. In this context, ensuring these public assets should be provided governmentally. However, instead of providing the parks and playgrounds that assigned by Şentepe Urban Transformation Project, Yenimahalle Municipality adjudicated the construction of all parks to private sector. According to the interviews with local people living in the first stage, dwellers claim that the constructions of these parks have stopped for a long time by private sector because of unknown reasons (Figure 54). Local people express that they really need the completion of these playgrounds and parks especially for their children who are constrained to play on

streets or to stay at home. Therefore, the works on constructing parks should be provided governmentally not by private sector or there should be some sanctions to private sector to construct these parks as soon as possible.



**Figure 53** *Unfinished Park Area. (Source: Personal Archive, July 2008)*

On the other hand, the other problem with parks is the security problem. Since some completed parks do not have guards, families cannot let their children go and play in these parks. So, children still play in front of their houses or stay at home (Figure 55-56). Therefore, all parks and green areas certainly should be in the responsibility of a guard or more guards. Furthermore, these guards should both be educated and subjected to a psychological test to guarantee the protection and safe of children. As a result of the interviews with local people and revealing up the dissatisfaction of local people from the provisions of urban transformation project, it can be stated that it is important to provide safety in parks and playgrounds to allow children to utilize these areas. Otherwise, children would continue to play in front of their apartments and on street.



**Figure 54** *A Playground without safety and a guard (Source: Personal Archive, July 2008).*



**Figure 55** *Children Playing on Street in front of their houses (Source: Personal Archive).*

### 5.4.3 Transportation

Accessibility and transportation are fundamental issues for a residential area. As stated before, Şentepe squatter settlement was established on one of the highest hills in Ankara. The district has a very sloppy ground which makes the accessibility to the site difficult. Şentepe Urban Transformation Project redesigned the settlement, landscapes and the transportation system to increase the accessibility both to the district and many other facilities that provided by urban transformation project such as trade center, hospital, recreational areas, and TV Tower. By July 2008 it can be observed that the works on rehabilitating and widening the existing roads have been started and continuous very rapidly. Especially main roads, which are the main collectors and distributors of the district are rehabilitating and widening for the time being. For instance, Seval and Güventepe Avenues, the two main roads in Şentepe are having priority to facilitate the accessibility. However, it is overlooked that the main problem due to transportation and accessibility derives from the difficult to access the center of Yenimahalle or other regions not the access inside the district. Therefore, it is obvious that the works on rehabilitating and widening the main roads will not remedy the accessibility problem of Şentepe. Since Şentepe is a hill and has almost only one way from the south to get out of the district, the traffic always blocked on this way, Suadiye Avenue which goes to the center of Yenimahalle. In other words, wherever somebody wants to go from Şentepe has to use this route which is the nearest avenue and point to access central area. Consequently, although the works on rehabilitating the transportation system would facilitate the accessibility within the district, it is clear that it is not a sustainable solution especially for the most important transportation problem of Şentepe where approximately 160.000 people will be accommodated by the implementation of urban transformation project.

There is no any other attempt or implementation both by entrepreneurs and municipality except housing, parks, and transportation since the early 2007. In this regard, the evaluation of Şentepe Urban Transformation Project is restricted by



this implementation. However, it is indisputable that the project should be implemented more quickly and systematic without any hesitation. Moreover, not only these essential usages but also the social and economic aspects which complement the urban life and provide liveliness to the site should also be constructed parallel to the construction of apartments, roads, and parks.

### **5.5 Construction and Outcomes of The Questionnaire and Interview Conducted in July 2008 in Şentepe**

The main aim of conducting questionnaire and interview with local people in Şentepe is revealing up the satisfaction level of related to the implementations and constructions in their resident due to Şentepe Urban Transformation Project conducted by Yenimahalle Municipality and private sector. Other from this main reason, the questionnaire tries to perceive the socio-economic structure of the site and the expectations of local people environmentally, socially, or many other aspects that related to quality of urban life.

#### **5.5.1 Construction of The Questionnaire and Interview**

The questionnaire and interviews are conducted in Şentepe in July 2008. The number of questionnaire determined related to the number of constructed apartments and housing estates and the number of flats that moved in after the implementation of the project. According to the fieldwork conducted in Şentepe before conducting the questionnaire, there are approximately 28 apartments and housing estate blocks and 830 flats that moved in Şentepe, constructed according to Şentepe Urban Transformation Project. In this context, the sample size is taken as 1/100 of the households who have already moved to their new flats constructed after Şentepe Urban Transformation Project. In the same vein, the questionnaires were conducted with 80 of these households. However, during conduction of the questionnaires it is recognized that there are some newcomers to the site from Yenimahalle, Batıkent, Etlik, Keçiören, and Anıttepe Quarters. Nevertheless, the questionnaires were conducted mixed, without considering the households being from

outside or inside Şentepe<sup>8</sup>. The questionnaires were conducted mostly with the household heads. In the absence of the household head, his wife or an adult family member answered the questions.

The contents and forming the shape of questionnaire were determined in the long term, both according to the theoretical research of this thesis and the context of Şentepe Urban Transformation Project. Last, before conducting the final output of the sample questionnaire, twenty pieces of questionnaires were conducted in Şentepe to be able to develop the questionnaire more specifically and to the point for the purpose of gathering information from respondents. According to these background studies on forming the questionnaire, some criteria were determined as a base to the questions of the questionnaire to be considered while constructing the questionnaire. In this respect, the criteria separated into two groups; those which are related to the physical and environmental aspects and those which are related to social and economic aspects. Namely, while physical and environmental ones are;

- Housing standards
- Open public spaces
- Socio-cultural areas
- Urban design
- City planning standards
- Distance and distribution of public places
- Infrastructure (clean water, sewerage, electricity, telecommunication)
- Environmental problems (air, water, sound pollution)
- Transportation and the integration with Quarters
- Parking lot

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<sup>8</sup> This approach contributed to the research in various aspects and helped in revealing some inexplicit background outcomes of Şentepe Urban Transformation Project that will be stated in the next stage.

Social and economic ones are;

- Demographic Structure
- Gender
- Age
- Educational background
- Occupation
- Origin of local people
- Time of residence in the site
- Income level
- Unemployment rate
- Leisure activities of each age groups
- Living standards
- Safety
- Rate of knowing a foreign language
- Access of internet in the site
- Satisfaction from living in Şentepe

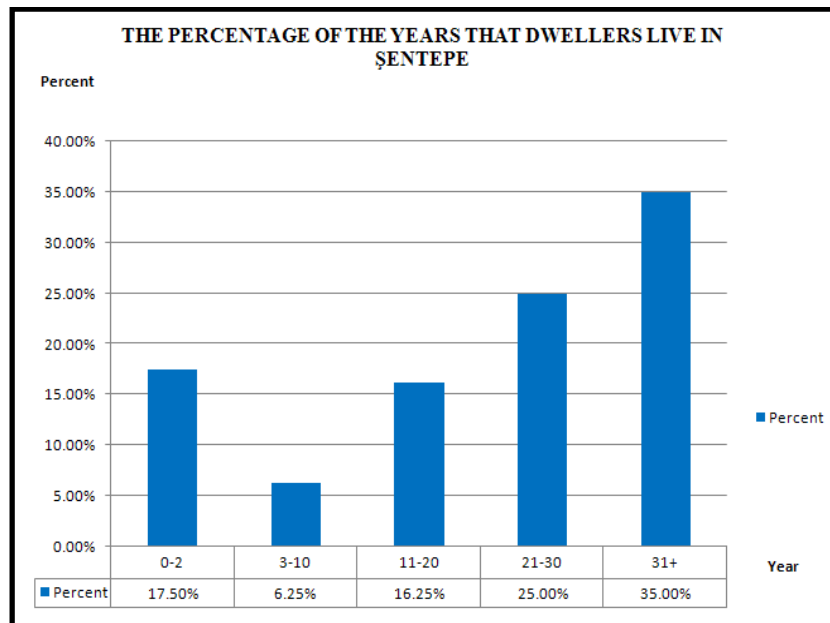
As it is clear from the determined criteria, the questionnaire constitutes both open ended and close ended questions with both objective (quantitative) and subjective (qualitative) aspects which provide both statistical data and satisfactory answers to this research.

#### **5.5.2 The General Formation and Profile of Households Attended to the Questionnaire and Interview**

As stated before, 80 questionnaires were conducted in Şentepe. Analyzing the attendance profile, it is revealed up that 14 households of respondents are newcomers. These households live in Şentepe just for a year or some months, following the construction of new apartments in the site. Newcomer households comprise the 17.5 percent of the total households attended to the questionnaires,

namely, 14 of 80 households are newcomers. On the other hand, 82.5 percent of households are local people who were also living in Şentepe for many years. Most of Şentepe dwellers live in Şentepe for more than thirty years (Figure 57).

According to the results of the questionnaire conducted in Şentepe in July 2008, there is not any gentrification or involuntary displacement of low income Şentepe dwellers to other sites until now, after the implementation of the project. Yet there are new dwellers especially coming from Yenimahalle, Batıkent, Etlik, Keçiören, and Anıttepe Quarters. Most of these newcomers state that they preferred to live in Şentepe because of the positive effects of urban transformation project, high quality of construction, reasonable prices of new apartment, new and comfortable flats, and urban design. Moreover, some newcomers state that they came due to good neighbor relations, fresh air, and quietness of the site.



**Figure 56** *The process that dwellers live in Şentepe (Source: Results of Questionnaire, July 2008).*

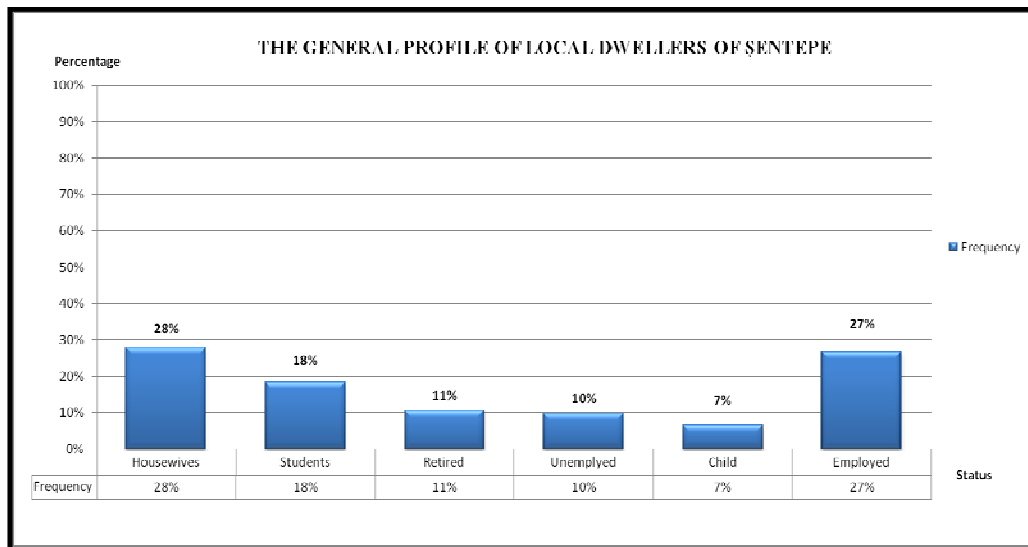
Since Şentepe District was invaded in the years of 1950's by the first generation of squatters, today most of Şentepe dwellers live more than thirty years most of whom constitutes the second and third generation of squatters.

Being confronted with two groups during the questionnaire; newcomers and local dwellers, it is thought to be useful to compare these two groups and analyze them separately to reveal whether there is any possibility of positive or negative contribution of these newcomers to Şentepe and to Şentepe dwellers. In this respect, four main features of households are compared; general profiles of each group, educational backgrounds, occupations, and income levels of society.

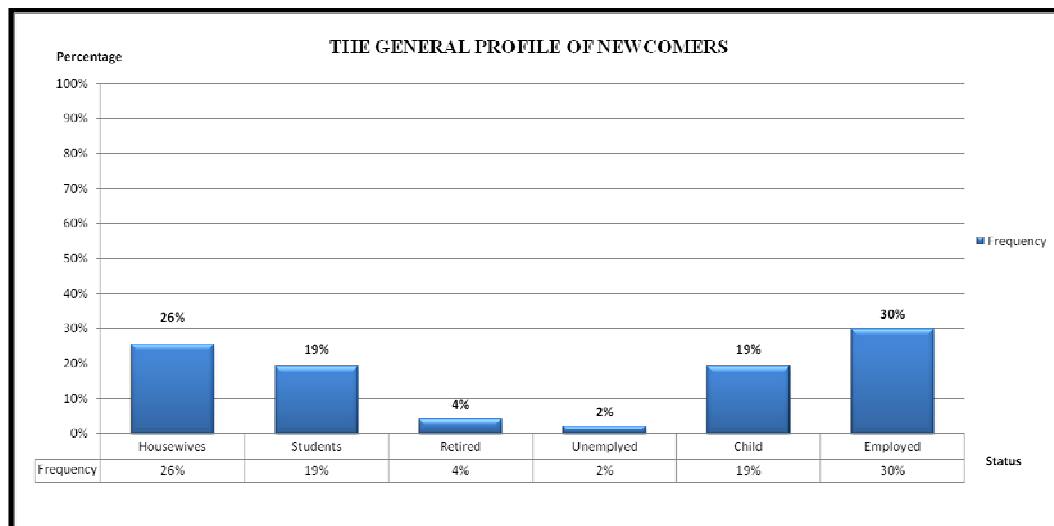
### **General Profile of Each Group; Local Dwellers of Şentepe and Newcomers**

Examining the general profile of local dwellers of Şentepe and newcomers, some differences attract the attentions namely, the rate of children, retired, and unemployment people in the site. While the rates of housewives, students, and employed people are approximately as same as each other, the others differentiated. The rate of retired people in local dwellers is more than that in newcomers. Newcomers generally consist of young people who have just married or married for few years. In the same vein, since most of newcomers are young and newlywed, most of them have children who have not gone to school yet. Therefore, as it is clear in the figures 58-59, the rate of children in newcomers is approximately threefold of the rate of local residents' children in Şentepe.

Last, unemployment rate differentiated between newcomers and local dwellers crucially. While only two percent of the newcomers constitute unemployed people, ten percent of local dwellers of Şentepe who attended the questionnaire are unemployed.



**Figure 57** *The General Profile of Local Dwellers of Şentepe attended to the questionnaire, July 2008.*



**Figure 58** *The General Profile of Newcomers attended to the Questionnaire, July 2008.*

### **Educational Backgrounds of Newcomers and Local Dwellers of Şentepe**

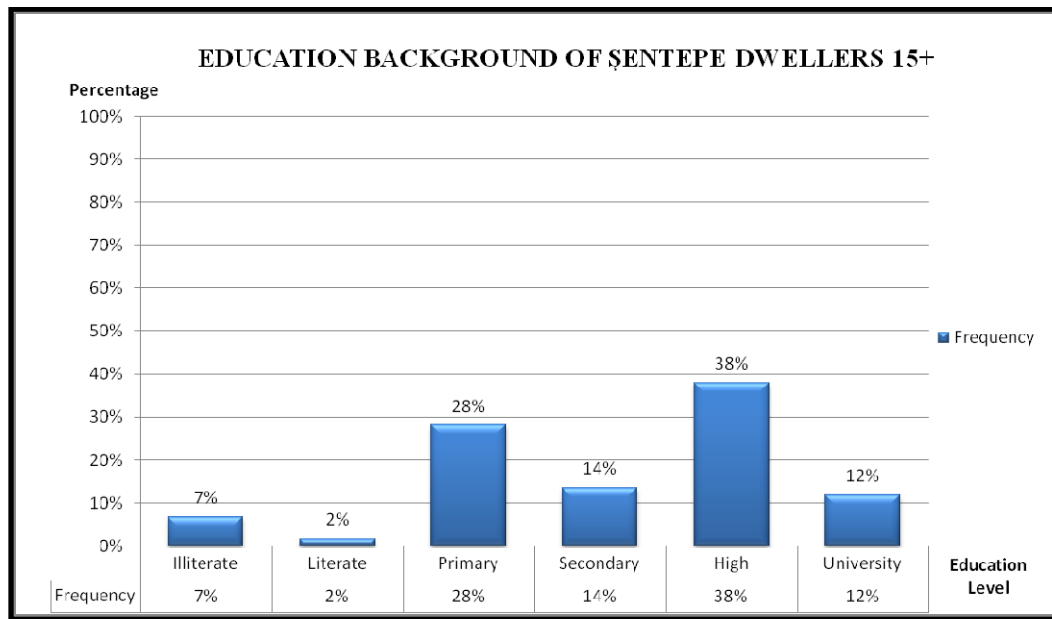
It is thought that, in the case there would be a difference between the educational backgrounds of each group and especially in the case the newcomers would be more educated, then it can be assumed that their coming would contribute to local Şentepe dwellers in terms of facilitating the integration of squatters to new life style and urban life in the district.

Examining the socio-demographic formation and profile of each group, it is the ratio of people graduated from or still at university that attracts the attentions (Figure 60-61). Furthermore, although it constitutes a small part of local Şentepe dwellers, the existence of illiterate and literate does not appear in the profile of newcomers (Figure 60-61). While these two differences are exciting, there is not any essential gap between the ratios of graduating from primary, secondary, or high schools.

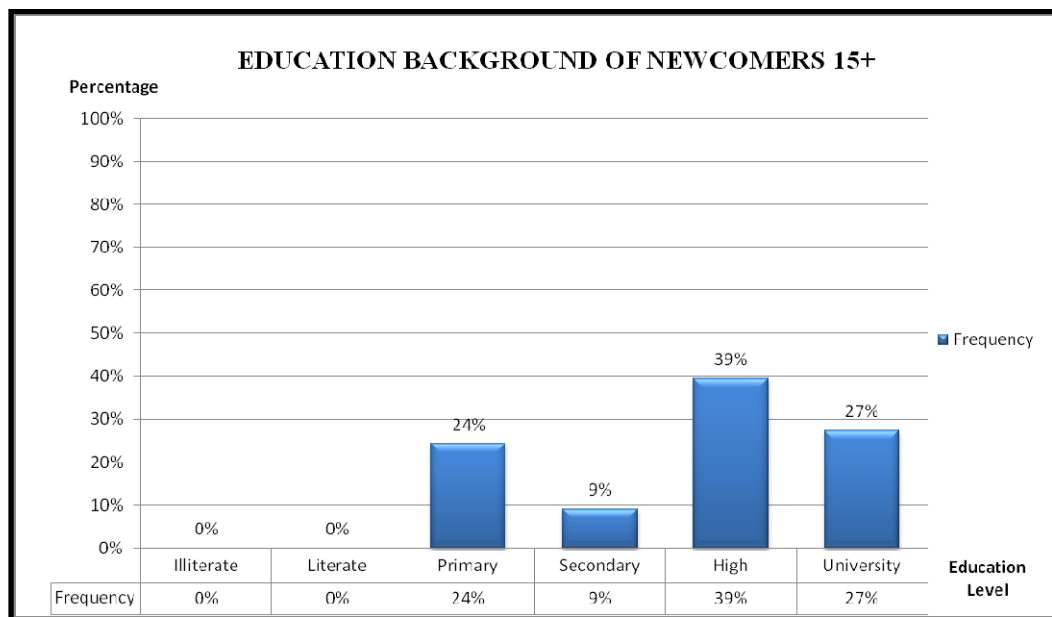
This situation can be considered as an opportunity for the success of the project. However, it is also a fact that there is a threat in terms of losing these newcomers. They may not cope with some habitudes of squatters and they may give up from living in such an uneducated or less educated society. On the contrary, there is also and still a risk of gentrification in the site in course of time because of these newcomers.

### **Occupational Differences between Newcomers and Local Dwellers of Şentepe**

Comparing the occupational profile of each groups, two main differences draw the attention; the ratio of unemployment and white collar worker. While the ratio of unemployed people in local dwellers of Şentepe is higher than newcomers, the ratio of officer is less in local dwellers of Şentepe than the ratio of newcomers.

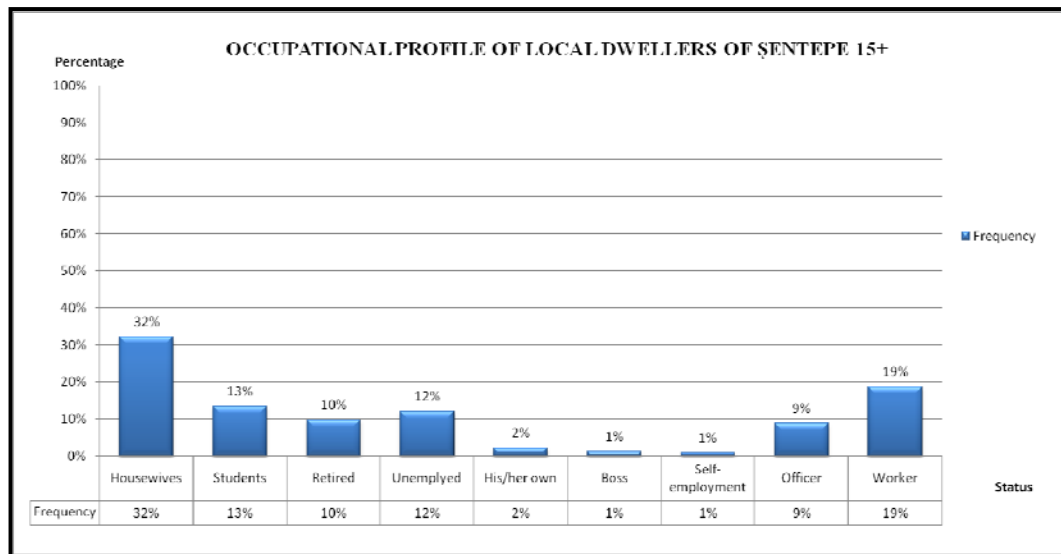


**Figure 59** Educational background of local Şentepe dwellers over the age of 15  
(Source: Questionnaire, July 2008).

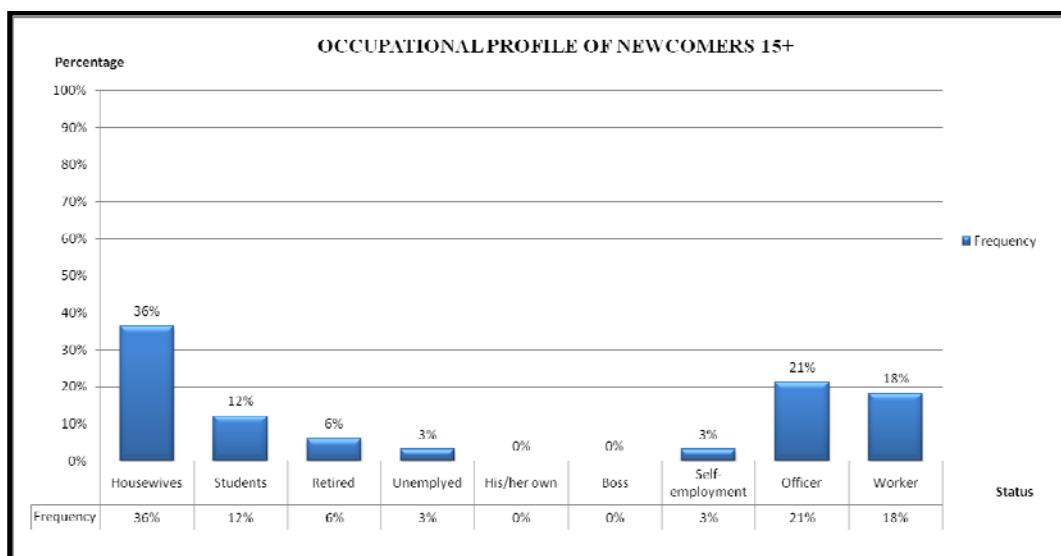


**Figure 60** Educational background of newcomers over the age of 15 (Source: Results of Questionnaire, July 2008)





**Figure 61** Occupational profiles of local dwellers of Şentepe (Source: Results of the Questionnaire, July 2008).



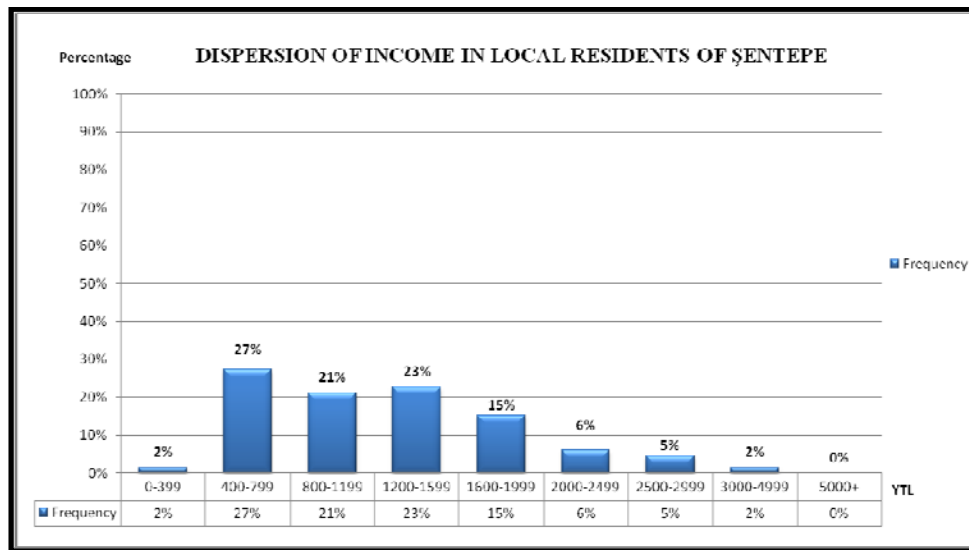
**Figure 62** Occupational profiles of newcomers (Source: Results of the Questionnaire, July 2008).

As it can be compared from the Figures 62 and 63, the unemployment rate among local dwellers is fourfold of that among the newcomers. This situation shows that there is an unemployment problem in local dwellers of Şentepe. Associating occupational profiles with educational backgrounds of newcomers and local residents of Şentepe, it can be remarked that these two issues are thoroughly related and parallel with each other. Since the educational background of newcomers is better than local dwellers, there is less unemployment problem in newcomers.

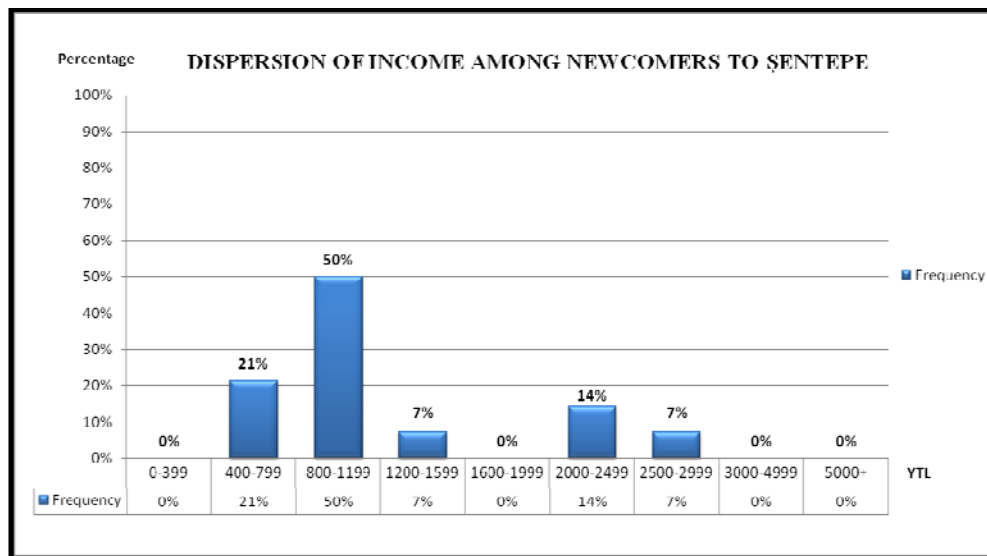
### **Income Levels of Each Group; Local Dwellers of Şentepe and Newcomers**

Although there are some distinctions in educational background of newcomers to Şentepe and local dwellers of Şentepe, there are not severe differences in dispersion of income in each group. Examining the income level of each group which is over 2.000 YTL, it is observed that 13 percent of local dwellers and 21 percent of newcomers take part in this group. In the same vein, considering the income level over 1.600 YTL, it is 28 percent of local residents of Şentepe, while 21 percent of newcomer who occur in this space. These small differences are not considerable in terms of affecting the site positively or negatively. However, it can be estimated that Şentepe District is preferred generally by low and middle income groups living in Ankara.

According to these statistical data on income level of local Şentepe dwellers and newcomers, there is not a radical difference in their incomes. It means the newcomers are also from low or mid class.



*Figure 63 Dispersion of Income in Local Residents of Şentepe Attended to the Questionnaire.*



*Figure 64 Dispersion of Income in Newcomers to Şentepe Attended to the Questionnaire.*

### **5.5.3 Outcomes of The Questionnaire Conducted in July 2008 in Şentepe**

Here some results revealed up by creating graphic documents from the answers of the questionnaire and commenting on these graphics. As stated above there are many questions related to both physical and environmental and socio-economic issues according to the theme of Şentepe Urban Transformation Project and some interconnected and necessary subjects. In this respect, concrete outcomes of Şentepe Urban Transformation Project are divided into two part; Physical and Environmental Outcomes and Socio-Economic ones. To begin with, this research will give the priority to physical and environmental outcomes which is more concretized for the time being, July 2008. Then, it will focus on socio-economic outcomes of the project which is quite more complicated.

#### **Physical and Environmental Outcomes of Şentepe Urban Transformation Project**

The construction of the questionnaire based on revealing up the satisfaction level of dwellers of people that moved into their new flats. Their satisfaction level tried to be identified in terms of various aspects that provided by Şentepe Urban Transformation Project and some other issues that should be considered in this project and is necessary in urban life in general. In this context, the developments in some physical and environmental issues such as infrastructure, transportation, car parking, green area, playground, sport field, socio-cultural facilities, education and sanitation in the site, adequacy of trade and shopping centers, urban design in Şentepe, Safety issues and the level of providing mass transportation in the district are asked to dwellers to uncover their satisfaction level. The results of this research due to physical and environmental developments in the district are truly determinative due to the knowledge and consciousness of residents about the whole context of the project and about the provision and bringing of the project to them in course of time. Especially some respondents are astoundingly very conscious about what is becoming around them and in their district. They sincerely keen on their residence and follow the developments seriously.

Moreover, as one of the results of the questionnaire, it can be stated that it is a fact that they sometimes think more comprehensively and sensitively about their surroundings. In this context, Figure 66 demonstrates the developments in Şentepe.

To begin with, provision of infrastructure is necessarily one of the most important facilities and requirements of urban life. However, since infrastructure did not considered at the beginning of the project, there became many problems especially due to the system of clean water during the construction of new apartments. As stated before, the existing infrastructure in the district was examined and considered only to protect them and do not damage them while reshaping the urban design of the site and constructing new apartments. Furthermore, it was important also to sign the lines of each infrastructure not to close the roads that exists any infrastructure underground them. There was no any cooperation with related institutions about increasing the capacity of existing infrastructures parallel to the bringing of urban transformation project or providing new infrastructures such as natural gas. According to the project, as it is shown in Figure 66, most of the respondents state that there is no any change in terms of improving the infrastructure in the site. In the second turn, most of the answers explain that infrastructure provision became worse. While the density of construction in Şentepe has increased by urban transformation project, the existing infrastructure remained as it is and this led to inadequacy in provision of infrastructure.

The results of questionnaire show that the developments in transportation system of Şentepe are still the same as before, there is not any change. However, since the project continues to be implemented for the time being, it is normal that the improvements in the transportation system cannot be recognized by dwellers for now. On the other hand, it is a fact that the developments in transportation and especially in rehabilitation of existing roads are not effective enough in facilitating and strengthening the connection of the district with others. The rehabilitation does not remedy especially the biggest problem of the district which

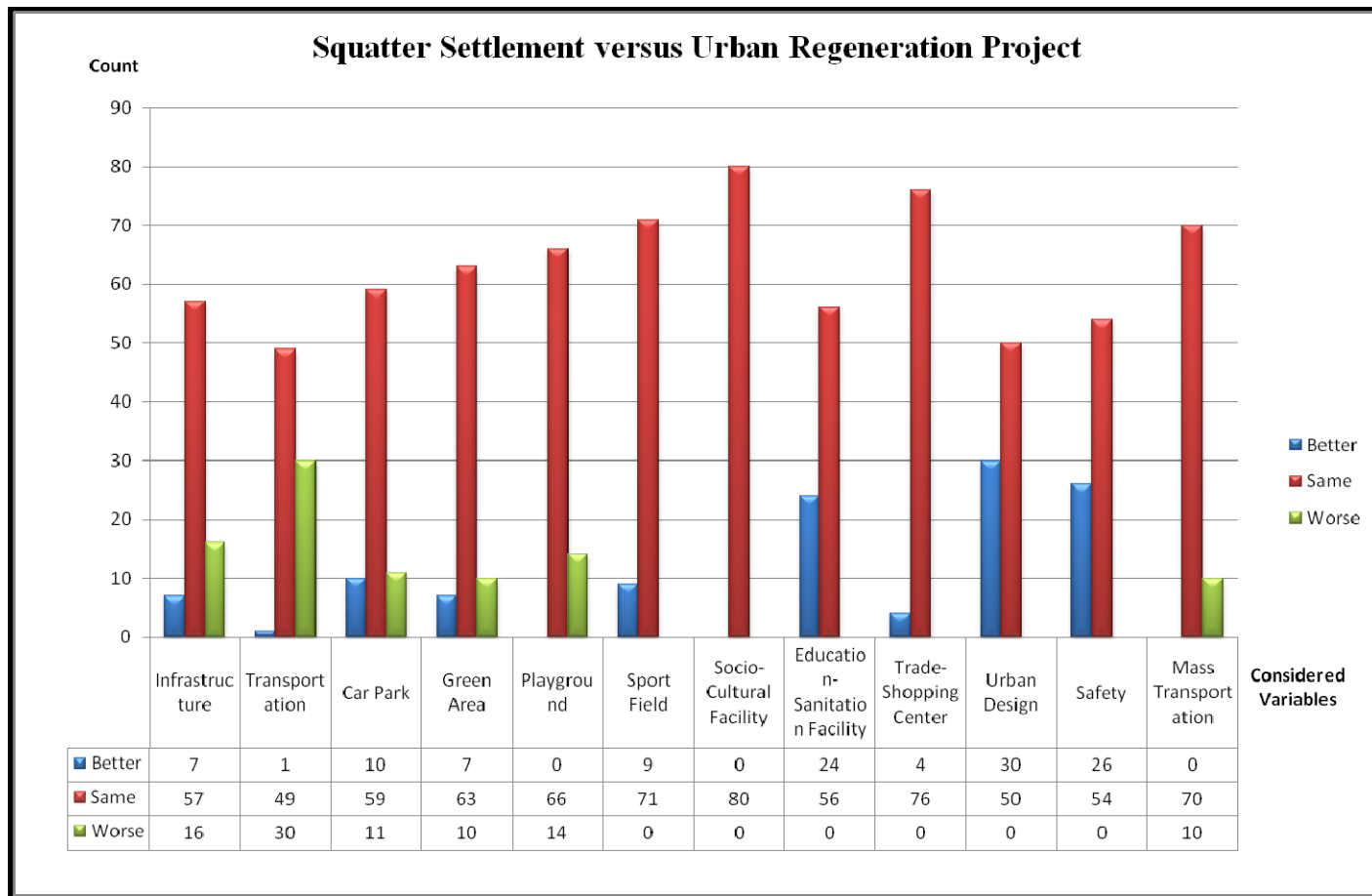
is connecting Şentepe to the center of Yenimahalle which is almost the only possibility for the district to go out and reach other districts in Ankara. The urban transformation project facilitates the access within the site and with other nearby quarters.

The determination of respondents due to the developments in providing car park in the site is truly proper. There are few car parks that offered in the context of the project which cannot be considered to be influential in the district. There are some car parks serve to recreational areas, socio-cultural facility, marketplace, and trade centers which do not provide efficient solution to car park problem of the district.

On the other hand, green area, playgrounds, and sport fields in the site are also considered to be as the same as before. However, although it cannot be claimed that these facilities are become enough according to the city planning standards, the standard per head is increased and they became bigger in size and more effective. These improvements cannot be noticed by residents because most of the green areas, playgrounds, and sport fields have not constructed yet. For all that, approximately all of the respondents emphasized that there is very few and inadequate sport field in Şentepe which make them go to other Quarters to play sport.

In the same vein, socio-cultural facilities were also not reached the standards however, their numbers are increased in general of the district. This development will also probably be recognized in course of time by dwellers of Şentepe. When there are some social activities conducted in these socio-cultural centers, there would probably appear some developments in social structure of the district.

The improvements and provision of education facilities and sanitation found to be satisfactory. A new high school and a hospital which were the deprivation of the district delighted the residents of Şentepe. Although it cannot be asserted



**Figure 65** Squatter Settlement versus Urban Transformation Project (Source: The Results of the Questionnaire Conducted in July 2008)

that the quality of education in the schools of Şentepe is convincing, some local dwellers can be contented with the provision of a new high school to the site (Figure 66).

The district was also destitute of trade center and enough shopping center. In this context, the project provided a trade center in the most accessible area of the district in Burç Quarter and many sub centers in some other Quarters. Furthermore, a TV Tower project also offered to the most well known hill of Şentepe, Dededoruk Hill. However, these coming developments in terms of commercial activities and liveliness in the district have been heard by a small percentage of local residents. Although few respondents specified that they heard about the projects of trade center and TV Tower, most of them did not. Therefore, as it is shown in Figure 66 the satisfaction level remained approximately as it was before.

Urban design, the most important and radical intervention of the project mostly appreciated by all residents. While all dwellers indicated that they are very pleasure to be able to move into their new flats, some people add also that the urban design may not be so attractive due to the previous constructions in the district. Therefore, they state that urban design will not be better than now. It will be a different formation of irregular urbanization of the existing one. Therefore, some dwellers that disregard or could not foresee the coming view of the constructions in the site cited that urban design have become better by urban transformation project. On the other hand, some others do not find it as a positive contribution to the district.

Another issue in Şentepe is the safety of the site. Examining the results of the questionnaire, it is surprisingly most of the people pointed out that there is not any safety problem in Şentepe that should be counteracted. Although Şentepe District is well known by its being insecurity in media, residents generally specified that it is a safe residence. Some people who moved into housing estates said that it



became safer to live in such a housing estate with a security system and box. They mostly stated that this security system in housing estate became very crucial especially for their children.

Lastly, the developments in mass transportation considered in this context. However, as it is seen in Figure 66 there is not any improvement in mass transformation in the district. Since Şentepe is a hill with approximately 90.000 populations for the time being and estimated to be approximately 160.000 after the implementation of the project, the issue of mass transportation in Şentepe should be considered sincerely. While it is one of the biggest problems of the district for the time being, it is obvious that it will be impossible to cope with this problem in the near future.

### **Socio-Economic Outcomes of Şentepe Urban Transformation Project**

There are considerable socio-economic outcomes of the questionnaire conducted in Şentepe in July 2008. Although there is not any construction that would provide social or commercial activities and developments in the district, various effects of urban transformation project and numerous socio-economic outcomes can be observed clearly in Şentepe. Firstly, almost all local dwellers think that it will be probably very difficult to afford some necessary payments due to living in such an apartment flat such as dues of apartment, natural gas, or other unpredictable payments. Since most of them have not begun to pay their dues regularly and since natural gas is not available in the site for the time being, they do not worry about this possible coming situation. In the same vein, the residents who have begun to pay their dues state that this payment hog tie them. Yet they are aware of the necessity of these payments and they do not delay the payment even though their budget is limited. In addition, some respondents claim that due to the unexpected problems with clean water system that were come across while constructing the apartment, some contractors demanded additional payment which victimized them. On the other hand, almost all local residents stated that conducting an urban transformation project have increased the prosperity in the

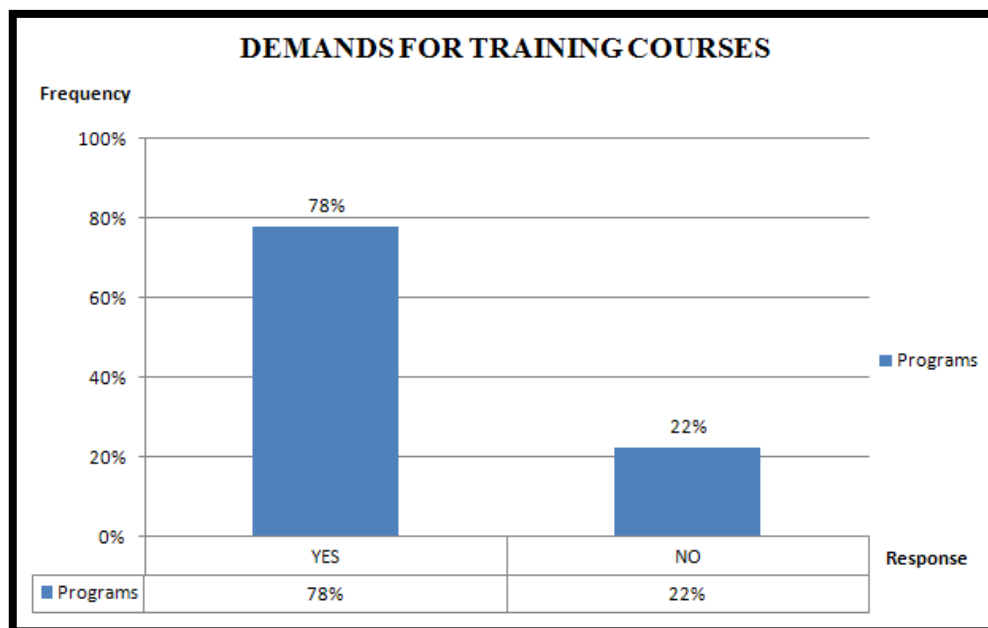
district. The transformation of the site by providing new urban design which seriously increased the attractiveness of the district brought economic welfare to local dwellers. It contributed both to their life conditions and to their budget due to the increase in the prices of flats in Şentepe.

Socially, as stated before, there is not any implementation due to the project that would contribute to the social liveliness and prosperity of the district yet. However, some developments that occurred out of the control of the project contributed to the social life of Şentepe. Although it was not planned and estimated that there would be newcomers to Şentepe that would contribute positively to the social structure of the district. However, by the effects of Şentepe Urban Transformation Project, some newcomers who preferred to live in Şentepe have reasonably contributed to the social life of the district. These indirect contributions are expected to facilitate the integration of local dwellers to urban life. It is also contentedly most of the local dwellers are not complainant with coming of newcomers to their site. Yet there are a few local people who claim that the newcomers threaten the connectedness of local dwellers to their religion. They especially express local women who may prefer to uncover their head in course of time by the effects of these newcomers. On the other hand, some newcomers claim that they facilitate the integration of local dwellers of Şentepe with the requirements of urban life<sup>9</sup>. Moreover, some residents and especially the newcomers state that such uncultured, bigoted, and religious fanatic society live in Şentepe, severely need some social activities such as capacity building, training, hobby courses to be able to improve their selves (Figure 67-68).

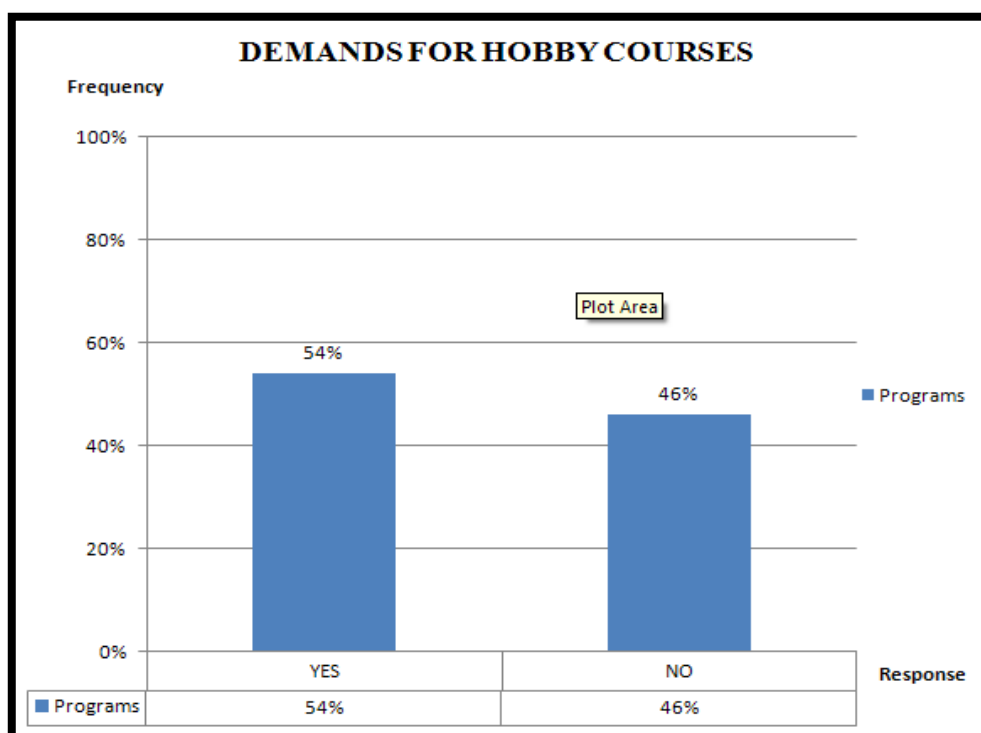
Most of the respondents claim that the socio-cultural facilities that will be constructed in the future will also not meet the need of the district. Especially children and students living and growing in Şentepe should be encouraged and oriented to these social activities for the wellbeing of the district. These facilities

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<sup>9</sup> The contribution and positive effects of newcomers on local dwellers of Şentepe will be stated on the next section.



*Figure 66 Demands for Training Programmes (Source: The Results of the Questionnaire, July 2008)*



*Figure 67 Demands for Hobby Courses by Women (Source: The Results of the Questionnaire, July 2008)*

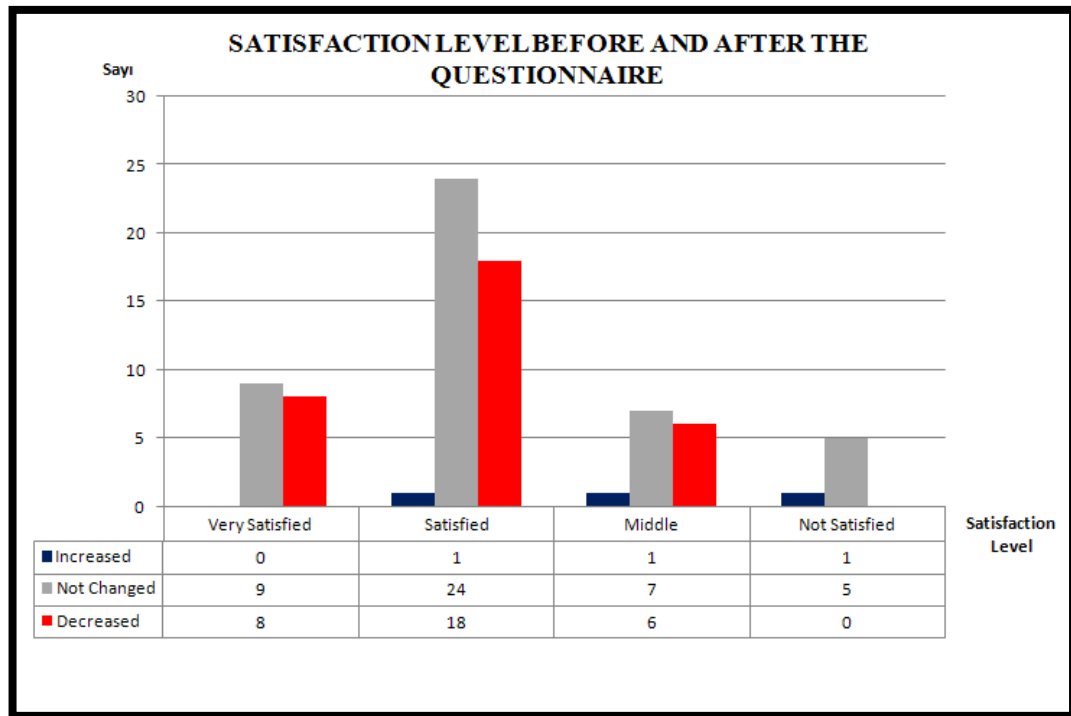
would also facilitate the integration of the dwellers of Şentepe to urban life and indirectly introduce them the necessities of urban life.

### **General Satisfaction Level of Dwellers from Şentepe Urban Transformation Project**

The questionnaire conducted within this thesis tries mainly to reveal up the satisfaction level of dwellers according to the developments in Şentepe. In this context, as stated before, the respondents of the questionnaire asked to what degree that they satisfied with the improvements in the district for time being. Furthermore, since this research and question thought to be changeable it is decided to ask this question twice; at the beginning of the questionnaire and in the end. This would reveal up the stability of the answers of respondents and give us more concrete and scientific data and outcome. As a result, according to the outcomes of the questionnaire there are some contradictions in the answers. While mostly there are not changes in the first and last answers, decrease in the satisfaction level after answering the whole questionnaire is very considerable and cannot be ignored. After answering all questions of the questionnaire, some respondents feel that they are not aware of something and therefore their satisfaction level decrease in the second question. On the other hand three respondents of eighty answered relatively more positive in the second question of satisfaction level.

#### **5.5.4 Outcomes of The Interviews Conducted in July 2008 in Şentepe**

In this section the results of the interviews and the idea of dwellers are represented which offer very crucial issues related to the outcomes of the project. Although there were not any prepared questions to conduct interview in the site focusing on some issues, talking with some people, discussing the development together and trying to perceive their approaches and comments on the outcomes of Şentepe



**Figure 68** Satisfaction Level of Dwellers Before and After Conducting the Questionnaire (Source: The Results of the Questionnaire, July 2008)

Urban Transformation Project provided the revealing up of many backgrounds of the project. In this sense, each interview is grouped according to its subject. Some issues that both local dwellers of Şentepe and newcomers stated are classified as follow. Namely, infrastructure, social issues, children and youths, green areas and sport fields.

### **Infrastructure**

According to the interview conducted with a contractor in Şentepe, there are some problems about infrastructure. Especially he emphasized on the provision of drinking water. Since the infrastructure of drinking water system is not improved according to the necessities of Şentepe Urban Transformation and projection population in Şentepe, he states that they came across with many problems during the construction period. Moreover, he claims that they had to pay additional

payment to related institution to ensure them the drinking water system in the apartments or blocks that they were constructing.

### **Social Issues**

Social issues can be separated into two subtitles due to the two different social and cultural groups appeared after the construction of new apartments in Şentepe. While local dwellers of Şentepe were moving to their new flats there were also some newcomers to the district especially from Batıkent, Yenimahalle, Etlik, Keçiören Quarters who moved according to the attractiveness of the site and developments in Şentepe. In this context, the interviews conducted by local dwellers and newcomers of Şentepe examined separately.

#### **Local Dwellers of Şentepe**

Approximately all local dwellers of Şentepe stated that they are not disturbed with newcomers and some of them showed their pleasure with coming of new people to their district clearly. However, one of the interviewees, a married man who have a daughter and two sons, stated that he is discontented with newcomers. He stated that the presence of newcomers exhibits a risk for local dweller of Şentepe whom are conservative. So, there is a possibility of these newcomers may cause an erosion in their community and especially they may eradicate the conservative structure in the site by affecting their children adversely. More apparently, he claimed that these newcomers exhibit unfavorable behaviors especially in terms of religion. Especially some women who moved newly to the district exhibit risk not for adults but for children. He also claimed that these bareheaded women affect their daughters adversely which may lead to alienation from Islam. Therefore, these bareheaded women will become normal and they will be welcomed. Lastly, he stated that he is afraid that the next generation will lose their belief and religion and disregard the necessities of Islam.

## **Newcomers of Şentepe**

Four interviews were conducted with newcomers and they pointed out many issues related to the local dwellers of the district. Their observations and points of view as a newcomer from the outside of Şentepe, revealed up the general condition and socio-cultural status and attitude of local dwellers of Şentepe more dramatically.

First, a 60 years old women coming from the center of Yenimahalle Quarter claims that local women residents of Şentepe usually exclude her since she is bareheaded. Although she had attempted for several times to join their visiting to each other, she claims that she came up against many criticism and advices about her life style and bareheaded. Therefore, she stated that she is hesitating now to be together with these women and she became very tired to tackle with such dialogues with these people.

Second, a young woman focused on an important threat in terms of the scarcity in social life and liveliness in the district. She emphasized that especially the children of Şentepe are very unlucky because there are not any activity, field or facility for them to spend their time. They are growing up near their ignorant mothers and this affects children very adversely. Therefore, she continued Şentepe district with its increasing population needs many and various activities cater for each group in Şentepe and especially for our children, the next coming generation of the district.

An administrator of a new apartment, coming from Anittepe Quarter which is one of the most central resident and address for medium and high income level groups, state that he preferred to live in Şentepe especially according to the development occurred recently by Şentepe Urban Transformation Project. However, he emphasized that after they moved in their flat and became closer to their neighbors he recognized more clearly that as an administrator he should tackle with some habits of squatters which they still cannot give up. In the same

vein, he claims that he teach some squatters the necessities of urban life and apartment life. For instance, he explained that he warned some squatters not to throw the shell of the seeds down in the elevator lift. Moreover, he said that he gave notice approximately to all squatters about not leaving their shoes or slippers outside their doors (Figure70). On the other hand, the administrator determined that despite these negativities squatters are very eager to adapt this new life style and they pay their revenues regularly. In fact, they queue up to pay the revenues of their apartments.



**Figure 69** *Squatters Sustain Their Habits (Source: Personal Archive, July 2008)*

A newcomer woman stated that she preferred to live in Şentepe because of its accessibility and the size and comfort of new flats in Şentepe (Figure 71). However, her complaint was due to the habits of local squatter women. Since squatter women used to sit and chat in front of their squatter houses almost all day



long previously, now they normally cannot give up their habits (Figure 72). She explained that when she turns back to home from work in the evenings she usually comes across with some squatter women sitting in front of the apartment which do not let her pass and enter the apartment easily. The crowdedness in the entry of the apartment both bored her and makes it difficult to go in the apartment. Moreover, she states that she is very disturbed with this situation because her guests also come across with the same view when they visit her. Accordingly, the newcomer woman stated that although she was very grateful when she purchased this new flat, she thinks about selling it and moving to another Quarter for the time being.



**Figure 70** Provision of comfortable flats in Şentepe after urban transformation project (Source: Personal Archive, July 2008).



*Figure 71 Squatter Women continuing Their Habits, Sitting outside Door and Chatting (Source: Personal Archive, July 2008).*

### **Children and Youths Versus Green area and Sport Fields**

Children and youths, the next generation is also under adverse conditions and risk in Şentepe according to the explanations of dwellers of Şentepe, both newcomers and squatters. Most dwellers were complainant of scarcity of playground and sport fields for their children. This fewness of playground and sport fields leads to some undesirable situations in the district. While children play on street which is very dangerous and unhealthy, youths prefer to spend their spare time with their friends walking on street and travelling or sitting at home and doing nothing in their spare time. However, dwellers states that they need some social activities and especially sport fields address both for them and for their children. In this context, a newcomer father (the administrator of an apartment sated above) claimed that he takes her daughter to a swimming pool in Anittepe Quarter, where they were living before, because there is not any swimming pool in Şentepe or

any other sport activity in the district. Another local dweller of Şentepe stated that her son goes to Cebeci Quarter with the aim of attending some sport activities.

## **5.6 Outcomes and Findings of the Research**

With the perspective of theoretical framework on quality of urban and community life and urban transformation Şentepe Urban Transformation Project is evaluated to answer the question ‘whether it achieved to provide the necessities of the quality of urban and community life and the multi-dimensional characteristic of urban transformation?’ This evaluation revealed up the successful and unsuccessful sides of Şentepe Urban Transformation Project.

### ***The Achievements, Failures and Possible Constraints and Risks of Şentepe Urban Transformation Project in terms of Success Determinant***

Outcomes of Şentepe Urban Transformation Project are examined in terms of four dimensions of urban regenerations; physical, environmental, economic, and social developments.

In the light of these detailed evaluation of Şentepe Urban Transformation Project according to its scope, aim, and objectives, this project is assessed also according to the objective and subjective determinants of success level of urban transformation projects in squatter settlements which were determined in this research finally. This work reveals up the real achievements and failures of the project more objectively, not only according to its objectives and policies but also in terms of determinants that revealed up in accordance with theoretical framework of this thesis. In this context, Tables 12-13-14-15 show the final assessment of Şentepe Urban Transformation Project comprehensively.

- Physical (Built Environment) Determinants of Achievement of Urban transformation Projects in Residential Areas.

Existing buildings, physical conditions of building, space standard (housing intensity), density, housing standard and comfort, quality of construction, urban design, visual scenic quality, landscaping, transport infrastructure, technical infrastructure, open public spaces are the main components to evaluate the built environment and the physical transformation of a residential area.

This evaluation shows that while Şentepe Urban Transformation Project provides new comfortable flats to squatters and makes squatters very satisfied, it does not consider the participation of squatter in the redesigning process and forming the provision of new types of housing. On the other hand, while it considers the existing physical stock, it neglects to provide a desirable urban design because of the protection of existing legal apartments. It also provides undesirable urban design due to the increase in the density of construction in the site. Results are provided in Table 12.

- Environmental Determinants of Achievement of Urban Transformation Projects in Residential Areas.

Natural resources, the ambient environment, geographical features, open spaces, natural or man-made disasters are the main components of environmental transformation considered in this research. These components are also evaluated both in objective perspective and in subjective value. Results for evaluation are provided in Table 13.

**Table 12** *Evaluation of Success Level of Şentepe Urban Transformation Project in Accordance with Physical Objective and Subjective Determinants.*

<b>Objective Determinants</b>	<b>Consideration of Şentepe Project</b>	<b>Subjective Determinant</b>	<b>Subjective Responses of Urbanites</b>	<b>Assessment of objective data and subjective responses with each other</b>
Increasing the quality of physical conditions of houses, flats in the site.	Providing high-rise blocks, apartments and 125 m <sup>2</sup> flats in an average	The satisfaction level of dwellers from the new type of housing.	Very Satisfied in General	After living in such uncomfortable condition in squatter houses it is normal that they find it very satisfactory. However, squatters should be participated in redesigning process and providing new types of housing
Considering the existing physical stock in the residence.	Considered some apartments that in good quality, over three floors, constructed legally,	The evaluation of residents of protecting some physical stocks in the site.	Found to be disadvantageous in terms of urban design and different types of construction in the site	When the project implemented wholly, the perspective of Şentepe would be undesirable related to inharmonious apartments
Improving the urban	Comparing with past planning,	The assessment of residents	Considered to be	Since there is a

*Table 12 Continued.*

design and the distribution of amenities in the site.	there are many contribution in terms of improving the urban design and redistribution of amenities	about the redesigning of their residential area and new landscape.	inefficient mostly in terms of green areas, parks, playgrounds, and sport fields	restriction due to the planning decisions of the previous plans, the redistribution of amenities could not be done radically
Providing space standard which mean number and density of buildings per unit area of land.	Increasing the density of construction in the site and providing rant both to urbanites and contractors to facilitate the process of transformation of Şentepe	The satisfaction of dwellers from the new housing intensity and density of buildings in the site.	Mostly satisfied with new housing and density of building but some are aware of the coming problems due to this density	Although the level of awareness of most dwellers is low due to their low educational background, some of them foresee the threats especially in terms of infrastructure and transportation
Improving the visual perception and scenic quality of the site.	While providing very good conditions, visual perception in some local level, in total area there are some inharmonious constructions between new and old buildings	The assessment of dwellers of new visual appearance and scenic quality of the site.	In general very satisfied, but in some areas very dissatisfied	The perception of dwellers cannot be considered to be true because the implementation of the project has not finished completely yet
Enhancing the mobility, accessibility, and transport infrastructure in the site.	Rehabilitating some streets and avenues, closing some streets that were not used due to its high slope, and opening new	The evaluation of the accessibility both inside and outside the residence.	Dissatisfied with the provision of mobility, accessibility, and transportation especially	There is not any thorough going provisions of solution to the issue of

*Table 12 Continued.*

	ones in coherence with new urban design		in terms of reaching Yenimahalle Quarter and city center	transportation infrastructure and accessibility
Providing new alternative transportation types in the district (pedestrian roads, bicycle trails, telpher, etc.).	Pedestrian roads are extended among centers and some special places, a telpherway planned between TV Tower and the bus station of ring buses of metro to increase the accessibility of the tower	The satisfaction level of residents from the alternative transportation systems.	Not changed. There is not any perception because none of these alternative transportations are realized in the site yet	-
Considering the problems related to transportation such as traffic accident, traffic jam, existing roads, and networks.	Providing some solutions to the existing roads and networks and closing the roads that cause traffic accident especially due to the high slope of the roads without considering the traffic jam in the site	The evaluation of dwellers about the existing problems of transportation in the district.	Concerning about the increase in population of the site and the insufficiency of transportation networks	Although there is a concern about the negative effects of the increase in the site, the population of the previous plans conducted in 1986 was not changed with urban transformation project
Enhancing the technical infrastructure (drinking water, sewerage, telecommunication, electricity, natural gas, etc.) in the site	Protecting the existing infrastructure in the site while redesigning the site and planning the transportation network and roads	The assessment of local people of technical infrastructure and problems in their residence	Concerning about the insufficiency of the existing infrastructure especially drinking water and sewerage system in the site	Some contractors stated that they faced with some problems with inefficiency drinking water while construction

**Table 13** *Evaluation of Success Level of Şentepe Urban Transformation Project in Accordance with Environmental Objective and Subjective Determinants.*

Objective Determinants	Consideration of Şentepe Project	Subjective Determinant	Subjective Responses of Urbanites	Assessment of objective data and subjective responses with each other
Utilizing the existing important geographical features of the site (heights, hills, valleys, views, weather, etc.)	Maximizing the utilization of hills, valleys, views of the site by providing green valleys, TV Tower	The satisfaction of residents from the natural environment and access to it in their residence.	Satisfied with providing green areas by protecting valley bottoms, but complaining about the decrease in the number of parks and gathering them up in specific places	Although the project increased the m <sup>2</sup> of parks in the site by adding the m <sup>2</sup> that gained from some closed streets and roads, since the parks are formed bigger than before to increase the efficiency of them and therefore decreased in number, residents perceive it as parks are decreased as a whole in the site. Moreover, this perception is caused by the unconstructed parks and valleys yet



*Table 13 Continued.*

Providing and protecting natural recreation resources such as lakes, rivers, wetlands, forests, park lands, and the flora and fauna in the district.	Considering the existing parks, green areas and trees in the side and trying to protect it as much as possible	The assessment of local community about the protecting the natural environment of their residence and the satisfaction level of the provision of natural recreation resources.	While there is not an awareness in some dwellers, others are dissatisfied because they lost their gardens, trees, and flowers	Since there are some constructed beautiful parks and dense trees in some gardens of squatter houses, the project protects them
Considering the quality of the ambient environment including air, water, noise, solid and hazardous waste.	There is not any sensitivity on ambient environment	The awareness and evaluation of residents of the quality of air, water and the perception and assessment of noise and hazardous waste in the site.	The awareness of residents is very low	The unawareness of local people about the importance of ambient environment does not mean that there is not a necessity of considering this issue. However, unfortunately it is generally like this
Providing open public spaces such as squares, parks, playgrounds, and sports area and increasing their quality.	Trying to increase both the quantity and quality of these open public spaces	The satisfaction level of dwellers from the existing open collective public spaces and the frequency of the usages of them.	Not other spaces but playgrounds and sport fields found to be very scarce	Since the project did not conduct questionnaire in Şentepe and learn about the needs of dwellers, it cannot be considered to be successful in satisfying the needs of dwellers in terms of adequate sport fields in resident.

*Table 13 Continued.*

Eradicating the risk of existing natural or man-made disasters in the district.	Considering and abolishing the most important two risks in the site, the negative effects of television transmitters on the health of dwellers and the danger in high sloppy roads especially in winter	Awareness and perception of dwellers of any natural or man-made disaster in their surroundings.	Very satisfied with redesigning the transportation system and closing some roads that lead to some accidents and removing the television transmitters from the site	These two man-made risks were eradicated but there is not any detailed research on whether there are any other risks or possible disaster in the site such flood, landslide earthquake, etc.
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- Economic Determinants of Achievement of Urban Transformation Projects in Residential Areas.

Economic determinants are examined due to the related concepts such as commercial liveliness, employment, education, and training. More specifically, there are mainly four sub titles, namely; the liveliness of the site in terms of trade and shopping centers and providing new opportunities for economic dynamism, the unemployment rate in the site, its reasons and some precautions, the existing employment profile, its problems and its precautions, and job creation for local communities. Results regarding this evaluation are provided in Table 14.

- Social Determinants of Achievement of Urban Transformation Projects in Residential Areas.

The determinant that evaluate the success of social aspect of urban transformation projects would reveal up the level of improvement in social infrastructure, activities, and services considering the local community, population, age, gender, education, cultural background and dynamism, and civic participation and social integration of community in the site and many other conditions of collective facilities such as health, safety, and other social problems in the site. Results regarding this evaluation are given in Table 15.

On the other hand, this research briefly compares Şentepe Urban Transformation Project with one of the well-known community-led urban regeneration projects that examined as a successful project in theoretical framework on urban regeneration; Cruddas Park Community Development Trust/ Community-based Regeneration, New Castle upon Tyne/ United Kingdom. Comparison is summarized in Table 16.

**Table 14** *Evaluation of Success Level of Şentepe Urban Transformation Project in Accordance with Economic Objective and Subjective Determinants.*

<b>OBJECTIVE DETERMINANTS</b>	<b>Consideration of Şentepe Project</b>	<b>SUBJECTIVE DETERMINANT</b>	<b>Subjective Responses of Urbanites</b>	<b>Assessment of objective data and subjective responses with each other</b>
Developing the existing economic activities and providing new shopping, trade centers or some other facilities to increase the commercial liveliness in the site.	Providing a central trade center in the most accessible place of Şentepe in the first stage and sub trade centers that serve in local level	The satisfaction level of local people from the sufficiency and accessibility of shopping centers in the site.	Very satisfied with new trade centers because there was not enough shopping and commercial activities in the site and the existing ones were along the main roads not centralized	Providing such trade centers both increase the liveliness of the site and meet the commercial needs of dwellers
Utilizing the potential of the site related to its strategic location in the city and in the Quarter.	Bringing an attractive commercial, cultural, and recreational tower to the most attractive point of Şentepe, Dededoruk Hill where television transmitters exist and the townscape is wonderful	The opinion and assessment of dwellers about strategic location of the site.	Very satisfied with the idea of TV Tower which would attract many people to Şentepe with its wonderful view and cultural activities beyond shopping and trade center	Since the construction of this TV Tower is related to the agreement among TV channels that exist in that hill, the time, finance, and management of construction of the tower is not clear yet

*Table 14 Continued.*

Considering the unemployment rate and prosperity in the site, its reasons and motivating the unemployed people for searching new jobs.	Not considering the unemployment rate or other economic deprivation in the site	The evaluation of residents of the unemployment rate in the site and their willingness to find a job.	Most of the unemployed people in the site are very hopeless about finding job	This is one of the most important deficiency of the project
Developing training courses in the site (computer, language, etc.) to promote the maintenance or improvement of knowledge and skills and adapting to change.	Providing three socio-cultural centers where some training courses would be conducted	The satisfaction level of dwellers from the provision of capacity building courses in the site that would provide adapting to change and lifelong learning.	There is a desire to attend in such courses but no comment on this issue because these socio-cultural centers have not constructed yet	The project allocated three centers to conduct such training courses, but there is not any research on the needs and expectations of local people
Considering the existing employment profile (the level of work skills, vocational and professional qualifications of local employees in general) and the average income level and providing vocational education opportunities.	Not considering the vocational education and capacity building courses in Şentepe	The satisfaction level of employee living in the site from their level of work skills, vocational and professional qualification, efficiency in their jobs, and educational experiences.	Most of employed people are very dissatisfied with their qualifications in their jobs and although they need the second job to earn money, they cannot since they do not have any skills	The project did not ask dwellers about their needs in terms of their professional qualification in their jobs, especially for those working in industry
Considering the relationship between educational experience and occupation in the site and executing some training programmes and orienting local people to these programmes to	Not considering the educational experience of the dweller living in Şentepe most of whom are squatters coming from rural area	The willingness and desire to increase their knowledge and skills in their jobs and to become more qualified and eligible.	Most of them desire to increase their capacity and become more qualified in their jobs	This is one of the most important deficiency of the project

*Table 14 Continued.*

specialize in their jobs.				
Providing both part and full time paid work to those people who attended to capacity building courses or training programmes.	There is not any policy on this issue	The willingness of dwellers to attend to such programmes and courses and their desire to find a job and earn money.	Very willing both for education and to find an appropriate job	This is one of the most important deficiency of the project
Considering the average income level and economic dynamism in the site and providing micro credit to entrepreneurs that would establish his/her own work.	There is not any policy on this issue	The perception and willingness of local people to create and establish their own work.	There is not adequate demand on taking micro credit and establish their own work	Although there is not any policy to provide micro credit for potential local entrepreneurs, it is found to be unnecessary for Şentepe urbanites

**Table 15** *Evaluation of Success Level of Şentepe Urban Transformation Project in Accordance with Social Objective and Subjective Determinants.*

<b>OBJECTIVE DETERMINANTS</b>	<b>Consideration of Şentepe Project</b>	<b>SUBJECTIVE DETERMINANT</b>	<b>Subjective Responses of Urbanites</b>	<b>Assessment of objective data and subjective responses with each other</b>
Keeping local community in the site and preventing gentrification while transforming the district.	There is not any precautions to prevent gentrification while transforming the site	The satisfaction level of dwellers due to the transformation of their site and their opinion about the risk of gentrification.	There is not any gentrification in the site for time being. However, some dwellers state that some residents who were disadvantageous in terms of the number of their flats before and after project may move to another quarter where flats are cheaper than Şentepe	In each urban transformation project in squatter settlement the project should anticipate some policies to prevent gentrification which take the risk of formation of new squatter settlements
Increasing the attractiveness of the site to newcomers coming from other quarters	Increasing the attractiveness of the site both in terms of urban design and comfortable flats which many people	The satisfaction of newcomers from living in Şentepe in their new flats	Although they are satisfied with physical conditions of their flats, most of them are very worried about the bigotry and education	This shows the necessity to provide educational opportunities to local people and improve the social life in the

*Table 15 Continued.*

	prefer		level of local Şentepe dwellers	site by providing some facilities
Providing cultural facilities and resources such theaters, libraries, orchestra, cinema, art galleries, etc.	Provides TV Tower which includes cinema, digital library and some other socio-cultural facilities	The satisfaction from the cultural resources and the accessibility of them and the frequency of their usage in the site.	Very dissatisfied with the existing situation of the site and cannot comment on TV Tower because it has not constructed	TV Tower will provide liveliness in the site in terms of cultural resources by its cinemas, art galleries, and library
Improving the social activities and the integration of local people to urban and community life and create the feeling of social belonging to family, friends, co-workers, Quarter, community, and intimate others.	Allocating three socio-cultural centers where many hobby courses can be conducted and provide social integration among urbanites	The satisfaction level of local people (children, students, housewives, retired, and employed and unemployed) from their social life and existing recreation and leisure time activities, hobby courses, etc.	Non of urbanites are satisfied with their social life in Şentepe and almost all of them willing to attend such classes and activities in their leisure time	It is very essential for such a community (squatters) to provide social leisure activities
Considering the lifestyle, behavior, household characteristics, and tendency of local people and contributing to their personal and community development.	There is not any sensitivity on improving the lifestyle, behavior of local people	The awareness of dwellers from their lifestyles which they are doomed to by their residence and the satisfaction level from the activities that promote relaxation and stress reduction.	Not local dwellers of Şentepe but newcomers are very aware that local people should be changed in terms of their lifestyles and behaviors and they should be provided by some activities that they could develop themselves	Although local people are not aware of their lifestyles and criticize themselves, the coming of newcomers from other quarters provides many advantageous in terms of improving the lifestyles and tendency of local people



*Table 15 Continued.*

Considering the participation of local community to the decision making process about their living area and quality of urban and community life.	Only a meeting was performed to provide some information to local people of Şentepe which does not mean participation	The satisfaction level of local people from their political participation, social networks in their residence and sharing needs with local authority and creating a shared vision.	Very dissatisfied with sharing their needs in the process of planning the transformation policies. There was only some county councilor and mukhtars living in Şentepe who represent some needs of local people indirectly	It is one of the most important deficiencies of the project to not allowing local people participate in planning process of the project and establishing a shared vision in each policy
Considering the quantity and quality of existing schools in the site.	Considers only the adequacy of the number of the schools in the site, not their qualities	The awareness and assessment of dwellers of the quantity and quality of existing schools.	Almost none of them are aware of the conditions of schools in their residential area	Both quantity and quality of education should be one of the core issues in urban transformation projects in squatter settlements
Considering the average age and gender distribution in the site, providing some opportunities to these classes and taking the advantages of it.	There is not any sensitive method of approach to the potential of existing human resource in the site and taking mutual advantage of them	The willingness of these groups to attend such activities	Especially young people and housewives who constitute the biggest part of the community in Şentepe desire to be employed	Youth employment and providing job opportunities to housewives are the issues in Şentepe to be considered
Considering the education level of dwellers and providing some opportunities to them such as	Education level of urbanites was not considered	The interest of local people to attend such classes.	Not aware of	Since there are some people and especially housewives who are

*Table 15 Continued.*

reading-writing courses.				illiterate it is necessary to provide reading-writing courses to them
Providing sports facilities to all dwellers in the site which also facilitates the social integration of community.	Increased sport fields very inconsiderably	The satisfaction level and demand of dwellers to increase sports fields in the site.	Very dissatisfied with the absence of adequate sport fields in the site both open and closed	The project did not consider the expectations of dwellers and provide them. However, the most wanted usage among dwellers is found to be sport fields which was provided very limitedly
Improving both the quantity and quality of health facilities in the site.	Allocating a hospital in the site	The opinion of dwellers about the existence and quality of health services in their residence and their accessibility.	Although the hospital has not constructed yet most of dwellers stated they are satisfied with this improvement in their residential area	Improving health facilities at local level is very satisfactory for dweller
Providing security to local community and reducing the rate and types of crime, anti-social behaviors, and violence in the site.	There is not any policy on issues of safety and crime in the site	The satisfaction level of residents in terms of feeling safe and secure in their residence.	While some stated Şentepe to be a very safe residential area, some other stated that living in such a blocks which includes security has become very	The issues of security, crime level, anti-social behaviors, and violence should be considered in transformation projects in residential

		<i>Table 15 Continued.</i>	satisfying especially in terms of the security of our children	area in order to provide safety and well-being of dwellers
Searching for some existing social problems in the community and taking some precautions.	There is not any sensitivity method of approach to reveal up the social problems that exist in the site or possible social problems that would be occur after the implementation of the project	The perception and opinion of local people of any social problems that exist in their community.	While few local Şentepe dwellers claim that newcomers will affect their conservatism negatively, most newcomers state that the bigotry, habits of local people and especially the ignorance of housewives not only difficult for newcomers to agree with but it also effects their children very negatively	Urban transformation projects in squatter settlement should take the integration of squatters' to urban and community life and its social necessities into account by providing Improvement in the social activities in the site that create the feeling of social belonging to family, friends, co-workers, Quarter, and community

*Table 16 Evaluation of Each Project in terms of Theoretical Framework of This Research.*

	<b>Şentepe</b>	<b>Cruddas Park</b>
<b>Physical Surroundings</b>	Reaching urban living standards and a sight of modern settlement but increasing the density of construction in the site.	Increasing the livability and improving life conditions of the site.
<b>Housing Architecture &amp; Urban Design</b>	Although the new type of housing offers healthier conditions to residents, it did not determined according to the point of view of local people. Urban design was restricted by existing legal buildings and infrastructure investments.	The existing blocks were protected and both the inner and outside of these blocks were improved in terms of many aspects and it was tried to reach the decent home standards. Urban design process was shaped according to the existing blocks and surroundings.
<b>Environment</b>	Increasing green areas and open spaces and providing many other needs of the site such as recreation areas, open spaces. Preventing the negative effect of T.V. Transmitters on local community.	Increasing green areas as much as possible and removing the air and noise pollution in the Site and trying to provide healthier environment to residents.
<b>Economic</b>	The attractiveness of the Site was increased by offering trade centers, commercial and recreational area and T.V. Tower, which has Ankara view.	Since Cruddas Park is a landmark in Newcastle, many attractive usages were improved in the Site. Moreover, many opportunities were offered to residents who desire to establish their own job.
<b>Unemployment &amp; Job Supply</b>	The unemployment problem of the site was not taken into account.	Since the problem of high unemployment rate and low income level was very crucial, many occupational programmes, micro credits and funds were provided.

*Table 16 Continued.*

<b>Social activities</b>	Providing three socio-cultural centers in the site suggesting some common social activities and courses.	According to the needs of the residents, many social activities are offered to spend their leisure times more effectively.
<b>Education</b>	Because of the deficiency in high school number, only a high school was assigned without any consideration on the quality of existing schools.	Many education programmes were developed in the scope of this project.
<b>Crime Prevention &amp; Community Safety</b>	There is not any research about whether there are such problems or not?	Since this problem forms one of the biggest problems in the site, not only many precautions were provided but also many education programmes were conducted.
<b>Society &amp; Culture</b>	All decision-making processes developed without searching for the socio-cultural aspects of the residents and the decisions were not determined according to the lifestyles, expectations and needs of residents.	It is a community-led Project and community is 'at the heart' of the process and it ensure the participation of local people to all aspects of the Project.
<b>Representativeness &amp; Participation</b>	Local Authority Councilors- Mukhtars- Questionnaires of City Planners	Many private, voluntary and independent sectors and community sector was included.
<b>Empowerment &amp; Capacity Building</b>	Some hobby courses are though in socio-cultural centers. However, these activities and courses provide also job and earning money.	Diverse educational, training and social programmes were established to encourage local people and make them active individuals in both their lives and in the project.
<b>Organization &amp; Management Structure</b>	<b>Municipality-</b> A Team- Local Authority Councilors- Mukhtars- Contactors. There is no strong relationship between central-local governments other from the approval of the urban transformation project to be implemented.	Numerous Stakeholders are included to the UR process- <b>Community Support Team</b> is in the middle; Public-both local and central, private, voluntary, community sectors are included to the process.

*Table 16 Continued.*

<b>Financing &amp; Funding</b>	Private Sector. There is not any funding mechanism.	Numerous and detailed financial support and many funds were included to the project.
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When we examine two projects one of which is experienced in Turkey and the other in UK, firstly we see that the problems of residential areas and housing differ from each other in terms of their concepts. Therefore, it can be stated that each projects need different solutions and should be tackled with in different ways. However, it is still very crucial to examine such a good example from U.K. which probably presents opportunities for comparative analyses across cultures and places and satisfies the informational needs of local decision-makers.

Once we look at the aim, objectives, strategies, and actions of Şentepe Urban Transformation Project, we see that they are not as those experienced in Cruddas Park. On the contrary, instead of renovation and protection of existing legal structures, Turkey is tackling with squatter settlements, which are formed illegally by the effects of industrialization and by the migration from rural area to big urban areas beginning from 1950's.

Because of the applications of urban transformation projects in Turkey are mostly directed to the problem of physical view of squatter settlements', these projects are usually far away from protection and social integration, and they concern more the physical transformation of the squatter settlements, instead of social and community aspects of urban transformation. However, as it is seen from the evaluation of Şentepe Urban Transformation Project, there are some considerations on socio-cultural characteristics of the site, providing economic and social liveliness to the site, and recreation area in the site. Although the outcomes of the projects can be criticized both in positive and negative manners, it is satisfactory termination to find that there are some consideration of other aspects of urban regeneration other than physical dimension.

## **CHAPTER 6**

### **CONCLUSION**

This chapter concludes the research firstly by summing up the scope and content of the research. Then, it states the achievements, failures, possible constraints and risks of Şentepe Urban Transformation Project in detail. Finally, it makes some recommendations to improve the next urban transformation implementations in squatter settlements.

#### **6.1. Summing Up**

The requirement to study on such a thesis rose from the absence of any success determinants to assess the achievements, failures, and neglects of urban transformation projects in squatter settlements thoroughly. In this sense, this study explored some criteria, both referring to theoretical framework and some real life and well known experiences of urban transformation projects that implemented in squatter settlements and residential areas to reveal up a set of determinants which can be utilized to evaluate the success level of urban transformation projects in residential areas as a whole.

This study supports the contention that a better understanding of the meaning of the concept of quality of urban and community life and urban transformation requires a study of the interrelationships between objective measures of quality of urban life and people's responses to them.

In this respect, the key purpose of this thesis was to reveal up the components of quality of urban and community life in terms of physical, environmental, economic, and social dimensions of the concept of urban regeneration. Since the term quality contains both objective (quantitative) and subjective (qualitative) extents, the success determinants considered to be two-dimensional and separated in two categories; objective determinants and subjective determinants to be able to evaluate the real achievements, failures, and neglects of urban transformation projects in squatter settlements from the perspective of squatters. Here, objective reality is compared with subjective responses of local people that results in and outcomes with whether the real needs and expectations of local people have been accommodated.

As a result, the hypothesis of this research is ‘The success level of an urban transformation project depends on how far it fulfills both objective and subjective aspects of quality of urban and community life by considering the four dimensions of urban regeneration; physical, environmental, economic, and social.’

## **6.2 The Achievements and Failures and Possible Constraints and Risks of Şentepe Urban Transformation Project**

Assuming that all stages of Şentepe Urban Transformation Project is completely implemented in Şentepe the project would provide various enhancements in the site. It is indisputable that there are many deficiencies of this project. However, to begin with, the positive effects and outcomes of Şentepe Urban Transformation Project can be examined in four basic titles; Physical, Environmental, Economic, and Social Developments.



### **6.2.1 Achievements of Şentepe Urban Transformation Project**

#### **Physical Developments**

- **Urban Design and Urban Development**

- The existing legal buildings are protected,
- The size of parcel became more appropriate for the constructions of apartments,
- A healthy and comfortable housing which is often the most valuable asset for poor urban dwellers has been provided by this project,
- The settlement and both existing and new recommended land uses redesigned and the district became more attractive,
- The strategic location of Şentepe in Ankara and its surrounding are considered with their land usages in determining the development strategies for Şentepe,
- The natural geographical characteristics of the site such as its height, hills, valleys, wonderful view, and weather are considered in urban design process,
- The urban design became more attractive both for local people and others that it led other people from outside the district to purchase a flat from Şentepe,
- The physical adaptation of the district to its constructed surrounding is provided,
- Parks and playgrounds became bigger, more functional and effective than before,
- The number and size of sport fields are increased and some sport fields are constructed in both Saklıkent and Pamuk Valleys,

- **Improvements in Transportation and technical Infrastructure**

- A new enhanced transportation network is established considering the well-adjustment of roads with the slope of the land,
- Some existing roads are rehabilitated and widened,
- Some new roads are opened,
- Alternative transportation types provided in the site such as pedestrian roads, tunnel, and new streets and main roads,
- The accessibility of the site is improved,
- A number of parking lots constructed in some determined areas,
- Adequate technical infrastructure areas for electricity infrastructure are allocated in each Quarter,

## **Environmental Developments**

- **Protecting the natural environment of Şentepe**

- The natural characteristics, environment, existing trees, and green fields are protected as much as possible,
- 2 natural valleys existing in the site are transformed to recreational areas,

- **Taking the advantages of natural environment**

- Some hills and places that have townscape transformed to park or recreational area such as Saklıkent and Pamuk Valleys recreational areas and many other parks in the site,
- The surrounding of TV Tower designed as a recreational area and hill which has magnificent townscape especially in the evenings,

- **Overcoming the environmental threats on the health of local community**

- Television transmitters removed from the site and the negative effects of them to dwellers are eradicated,

## **Economic Developments**

- **Offering new trade centers and commercial activities in Şentepe**

- A new trade center and some commercial activities such as restaurants, cafes, shops, banks, and buffets provided in the central place of Burç Quarter to meet the needs of local people,
- A new TV Tower constituting many mixed use commercial activities, constructed to the Dededoruk Hill that will compete with Atakule, one of the well known tower and symbols of Ankara,
- Five sub centers established within the stages to meet the local needs of dwellers,

- **Increasing the commercial liveliness in Şentepe**

- The urban design and some amenities such as open areas, squares, outdoor seating areas, pools, parks offered in these trade center and sub centers to increase the circulation and liveliness of these trade centers,
- Both the trade center and the TV Tower increased the commercial dynamism and the attractiveness of the site by its mixed use commercial activities such as cinemas, cafeterias, restaurants, view terraces with wonderful townscape, shopping centers, TV studios,

- recreational areas, outdoor seating areas with seasonal gardens, and many other facilities that attract both local people and out comers,
- Sub centers facilitated the community development and commercial liveliness of Quarters,

## **Social Developments**

- **Improvements in Social Amenities**

- New amenities and land usages needed in the site are provided as much as possible,
- The size of some schools increased in Şentepe and a new high school is provided,
- A new hospital and numerous medical centers became available in the district,
- Two new socio-cultural centers provided in the recreational areas in addition to the existing one,
- Many social facilities are provided in some sub centers that allocated by the project,
- Three recreational areas which are approximately 4 hectares are provided in the site,
- Bigger and more functional parks and playgrounds are provided to meet the needs of people and especially children,

- **Community-based Activities and Community Developments**

- Some social activities especially for children, young, women, and retired people are offered to spend their leisure times more effectively and to build up their capacity and also to give the opportunity to earn money from some of these social activities and

courses such as computer, foreign language (English), music instruments, care of skin, paint of wooden or design of jewelry.

- Some social facilities such as cinema, cafeterias, and an amphi theatre provided in the Tower Block and recreational area,
- Seating areas, cafes, squares, and amphi theaters allocated in each the three recreational areas for seating, eating, or people watching to provide social integration of local people with each other and encourage and manage outdoor performances especially young's would exhibit,
- Social liveliness provided in the district by some hobby and training courses or some other activities that conducted in these social centers,

### **6.2.2 Unexpected Outcomes of Şentepe Urban Transformation Project**

During the questionnaire and interviews conducted in the field in July 2008 we noticed that there are some unexpected positive outcomes of Şentepe Urban Transformation Project that can be considered to be some indirectly additional success of the project. Although the unexpected outcomes are few for the time being, many of others may emerge in course of time, by the implementation of the whole project. Three unexpected outcomes that determined during the fieldwork are related to housing issue and social structure of the site;

- Although the project did not take any precautions to prevent gentrification, the project did not led to an involuntary displacement of low income Şentepe dwellers to other sites until July 2008,
- The construction of new apartments, urban design, and some urban developments in the site attracted the people from outside Şentepe and this led to 17 percent of new accommodation in newly constructed apartments by newcomers from other district such as Batıkent, Yenimahalle, Anıttepe, Etlik, Keçiören,

- The accommodation of these newcomers to Şentepe contributed to the local people in terms of facilitating the integration of Şentepe dwellers to new life style and urban life,

### **6.2.3 Failures of Şentepe Urban Transformation Project**

Although it is indisputable that Şentepe Urban Transformation Project contributed to the urban development process of Şentepe District in various aspects, it still have some deficiencies in terms of not reaching all determined objectives of the project. These deficiencies of the project can be stated as follow:

#### **Physical Failures**

- **Failures in Housing and Urban Design**

- Different typologies for housing such as terrace housing, high-storey buildings, or apartments were not provided according to the slope of the ground,
- The typology of houses (high-storey blocks) did not determined by a participatory and collaborative approach,
- There is not any attempt for technical support or guidance for local people by municipality to accelerate the transformation process,

- **Failures in Transportation**

- The works on rehabilitation, widening, and construction of new roads can only facilitate the inner circulation in the site, they cannot provide sustainable solution to increase the accessibility of Şentepe,
- The project failed to provide adequate supply of parking especially for some facilities that expected to be crowded such as trade center, hospital, recreational areas, residential areas, or social center,

### **Environmental Failures**

- The capacity of technical infrastructure systems such as clean water, sewerage, electricity, telecommunication, or natural gas did not increased according to coming population to the site,

### **Economic Failures**

- The finance for the construction and management of TV Tower was not clear and definitely determined in the context of the project to ensure the implementation in the site as soon as possible,

### **Social Failures**

- There is not any work on the social expectations of Şentepe dwellers to be provided in their residential area before redesigning the land uses and their sizes and functions,
- The project did not realized the participatory approach as determined in the context of the project,

#### **• Partnership, Representativeness and Achieving a Shared Vision:**

- Participation of local people to urban transformation decision making process,
- Determination of the representative of the site and creating a shared vision among all participants,

#### **6.2.4 Possible Constraints and Risks of Şentepe Urban Transformation Project**

Other than the failures of Şentepe Urban Transformation Project, there are also some possible constraints that probably will occur in course of time. These anticipated constraints and risks that are determined in this research can be stated as follow:

##### **Possible Physical Constraints**

- Unfavorable urban design may occur in some part of the site according to existing legal buildings that were not included to the project,
- High-storied apartments may lead to construction problem in sloppy areas where this housing typology cannot be adjusted,
- Giving the responsibility of construction of housing to contractors and not guiding squatters may slow down the implementation process and moving of squatters to their new flats,
- Some shareholders whose parcel located in the fringe of the side may not be able to find an entrepreneur to construct their apartments,

##### **Possible Environmental Constraints**

- Neglecting the provision of necessary technical infrastructure before the implementation of the project may lead to many environmental problems in the site,
- Any delay in the investment especially for social facilities and green areas may engender a loss in the population of the site especially in the newcomers who came due to Şentepe Urban Transformation Project,



### **Possible Economic Constraints**

- Any delay in the investment for the construction and management of TV Tower Block, which is the most attractive point of the project, may endanger the environmental attractiveness of the site and also the success of the project,

### **Possible Social Constraints**

- These density of buildings in the site and high-storey blocks may affect the psychology of dwellers adversely in time of course,
- There may not be any demand for social activities that will be provided in social centers,
- Şentepe dwellers whose income level is generally low may not be able to afford the standards of life and adapt to new conditions in new Şentepe and may will be forced to leave the site,
- As it is apparent for time being, the uncertainty of the time of construction of schools, hospital, recreational areas, or parks that offered by Şentepe Urban Transformation Project which should be constructed simultaneously with housing areas.

### **6.3. Recommendations for the Next Urban Transformation Projects in Squatter Settlements in Turkey**

Since there is no any theory defining the urban transformation of squatter settlement in Turkish literature and since international literature define “urban regeneration” as the last term of the evolution of urban transformation process, it is indisputable to utilize and follow the comprehensiveness of the concept of “urban regeneration” to reach the right way that would provide new, desired and acceptable approaches to urban transformation projects in squatter settlements. As the most acceptable term to be utilized in defining the success determinants of

urban transformation projects in squatter settlement “Urban Regeneration” provide four dimensions; physical, environmental, economic, and social. Furthermore, since there is a close relationship between “Urban Transformation” and the term of “Quality of Urban Life”, it is also necessary to consider both objective and subjective dimensions of urban transformation projects. Namely, both numeral data and satisfaction level of dweller.

It is indisputable that urban transformation projects are able to solve most urban problems faced in squatter settlements and in residential areas. Furthermore, the world has the resources, know-how and power to reach the best implementations and experiences in urban regeneration implementations in residential areas, which can guide new ones. Therefore, why not eradicate all problems of squatter settlements deeply and provide sustainable environment. In this sense and as future research directions or recommendations, one should try to examine the whole characteristics of the site that would be transformed or regenerated and observe the local community in a more detailed extent, conduct questionnaire and interviews and then propose a sustainable environment with it all dimensions physical, environmental, economic, and social which are interrelated with each other and stand shoulder to shoulder and strengthen each other.

I hope this research would be an important incentive for many related institutions and basically local authorities to implement their own systems to collect, process, and analyze successful urban transformation determinants for each squatter settlement.

To sum, it is important to recognize that, besides reflecting convalescent conditions in squatter settlements, the indicators need to address changing behaviors and the perceptions of residents. Without these indicators, we delude ourselves in believing that we understand the meaning of the changes that are taking place in our residential areas by those urban transformation projects.

As a result of this research, it is indisputable that the construction of a uniform, multi-disciplinary conceptual framework of the concept of quality of urban and community life that goes beyond these disciplinary differences is extremely important in the accumulation of knowledge and required to advance the implementation of urban transformation projects. Such a framework would enable a situation in which insights from different disciplines could be a source of inspiration, allow for a more theory-based choice of indicators, and for the development of tools to evaluate multidimensional aspects of urban environmental quality (Kamp et al., 2003: 5-15). These tools are required to assess the success level of urban transformation projects and to have the ability to assess the urban planning policies with respect to these dimensions (Kamp et al., 2003: 5).

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## APPENDIX A

## SAMPLE QUESTIONNAIRE

## URBAN TRANSFORMATION PROJECT OF ŞENTEPE HOUSEHOLD QUESTIONNAIRE

### Residents of New Houses That is Built by Urban Transformation Project

## ARE YOU PLEASANT WITH LIVING IN ŞENTEPE?

(Very Pleasant - Pleasant- Medium– Unpleasant – Very Unpleasant)

1-The Name of Neighborhood:

Stage:

How many years have you been living in this neighborhood? ( )

How many years have you been living in Şentepe? ( )

In Ankara, have you been living in Şentepe all the time?      Yes      No

If no; where did you live ? .....

2- Address: ..... Avenue

..... Street/ No: .....

3- Street island/ Parcel:                      Old:                      New: 61...../

4- The house that is surveyed: Flat ( ), Flat in Site ( )



5- The year of the apartment:

6- How many storied:

7- The number of flats in the apartment?

8- Is there any garden, park or recreational ground belong to your building?

Yes No

9- How many people are living in your house? ..... (Person)

10-Can you give information about the people living in your house? (Their gender, birth date, occupation, educational background ...)

		GENDE R		OCCUPATION												EDUCATIONAL BACKGORUND (Graduation level)							District where they work
				NONWORKING				OWN WORK				PAID WORK											
Person No	Position as to the head of household  1. Head of household 2. Wife of familyhead 3. Child 4. Neighboring 5. Relative	1. Male	2. Female	Birth Date (year)	1. Housewife	2. Student	3. Retired	4. Unemployed	5. Child	6. Farmer	7. Ownwork	8. Employer	9. Self employed ( Doctor,, lawyer)	10. Manager	11. Officer/Civil seravnt	12. Labour	1. Not graduate from any school (Not literate)	2. Not graduate from any school Literate)	3. Primary school	4. Secondary school	5. High school	6. College	7. Preschool (Child)
	1 Interviewe d person	( 1 )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6
2	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
3	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
4	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
5	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
6	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
7	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
8	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
9	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7
10	( )	1	2		1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7

11- Is there any people living in your house that has supplementary work?

... If yes, what is his/her job? ....

12- Is there any people living in your house that had worked in the buildings which is constructed by Urban Transformation Project?

Yes (a)

No (b)

13- What do your children do in their free time as a leisure activity?

1. Sport activity

2. Music

3. Reading book

4. Meeting with friends

5. Other .....

14- Is there any family member who can speak foreign language? How many people? .....

15- What is the average income of employed family members?

1( ) 0-400 YTL

2( ) 401-799 YTL

3( ) 800-1199 YTL

4( ) 1200-1599 YTL

5( ) 1600-1999 YTL

6( ) 2000-2499 YTL

7( ) 2500-2999 YTL

8( ) 3000-4999 YTL

9( ) 5000 YTL ve üzeri

Do you think it is adequate?

a. Yes

b. No

16- Do you want to do your own job if there is any micro-credit opportunity?

What type of job? .....

17-Do you think that if any employment area would be created for the inhabitants of Şentepe?

a. Yes

What it would be?.....

b. No

18- If any occupational course (computer, English, musical instrument...) would be organized, would you attend?

a. Yes                      Would you make a career by this vocation?      a. Yes              b. No  
b. No

19- If any course would be organized for housewives, would you attend?

a. Yes              b. No

Would you make a career by this vocation?                      a. Yes              b.No

20- Do you pay capital fee for your house? Are you coerced?

1 ( ) No, I don't pay

2 ( ) Yes, I pay

a) How much money do you pay for capital fee? ..... TL

b) Which one of the followings do capital fee include?

	Includes	Don't include
Gatekeeper	1( )	2( )
Cleaning	1( )	2( )
Apartment lightening, electricity, water. etc.	1( )	2( )
Fuel (for heating)	1( )	2( )
Repair work.	1( )	2( )
Other .....	1( )	2( )

21- What type of assistance did you get in respect of the transformation of your house?

- a. Providing consensus among partners
- b. Not to pay extra money to new flats
- c. Finding contractor
- d. None....

22- In which extent do you think that your new housing area is adequate in terms of the following criterias?

How was the squatter life?

Evaluate at the rate of 5. 1 means too unadequate, 5 means very adequate

	Too unadequate	Unadequate	Neither adequate Nor unadequate	Adequate	Very unadequate	In squatter
Infrastructure Water, electricity rainage, natural gas etc.)	1( )	2( )	3( )	4( )	5( )	Naturalgas ( ) Water ( ) Drainage ( )
Transportation	1( )	2( )	3( )	4( )	5( )	( )
Parking lot	1( )	2( )	3( )	4( )	5( )	( )
Gren area	1( )	2( )	3( )	4( )	5( )	( )
Playground or sport area	1( )	2( )	3( )	4( )	5( )	( )
Proximity to social and cultural facilities	1( )	2( )	3( )	4( )	5( )	( )
Proximity to school and health facilities	1( )	2( )	3( )	4( )	5( )	( )
Proximity to city center and commerce area	1( )	2( )	3( )	4( )	5( )	( )
Neighborliness	1( )	2( )	3( )	4( )	5( )	( )
Landscape	1( )	2( )	3( )	4( )	5( )	( )
Organized building settlement	1( )	2( )	3( )	4( )	5( )	( )
Distance to buildings that creates noise and pollution	1( )	2( )	3( )	4( )	5( )	( )
Emergency	1( )	2( )	3( )	4( )	5( )	( )
Public transport opportunity	1( )	2( )	3( )	4( )	5( )	( )
Local government service	1( )	2( )	3( )	4( )	5( )	( )

23- How many rooms are/were there in your house except kitchen, bathroom and buttery?

Old ( ) New ( )

24- How many m<sup>2</sup> was/is your house? Old ( ) New ( )

25- If there was any chance to choose when Transformation Project had started, would you prefer your house not to be transformed (remain as squatter)?

a. Yes.

Reason .....

b. No.

Reason .....

26- Would you prefer to live in a different typology rather than 15-20 folded apartments after leaving your squatter house?

a. Yes → What type of house or flat would you prefer?

b. No

27- Do you think that there is adequate sport field and park for children and youths in Şentepe?

a. Yes      b. No

28- Is there adequate number of malls or markets to find your daily necessities?

a. Yes                      b. No

29- Do you have any problems related to the following transportation issues?

a. Traffic Jam      aa. on avenues

ab. on streets

b. Pavements

c. Public transportation

d. Parking area

30- Is internet available to you? Do you use it?

a. Yes, Yes

b. Yes, No

c. No, No

31- Considering housewives, in what direction the followings have changed after moving to apartments when compared to squatter living?

a. Neighborhood relationships

Positive ( )      Neutral ( )      Negative ( )

b. Free time remaining from housework

Positive ( )      Neutral ( )      Negative ( )

c. Psychological

Positive ( )      Neutral ( )      Negative ( )

32- Do you think that socio-cultural activities in Şentepe are adequate? What activities and events are performed? What would like to be presented?

a. Yes .....

b. No .....

33- Would you attend if there were hobby courses for housewives?

a. Yes    b. No

Why? .....

34- If there were hobby courses for children, youths, and retired people in Şentepe, with reasonable prices, do you believe that there would be adequate attendance?

a. Yes

b. No

Why? .....

35- Is there anything that were not existing in Şentepe but you want it to become available with transformation plan? (For instance, nursery is built with transformation.)

.....  
.....

36- Are there any issues, natural or human made, in Şentepe that threaten your health? What are they? (e.g., transmitter antennas)

a. Yes .....

b. No .....

37- Are there any events such as crime, violence, and anti-social behavior, in Şentepe, that threatens your health? What are they?

a. Yes .....

b. No .....

38- Did anyone from other regions moved to Şentepe after transformation project?

a. Yes

b. No

Did their relocation any disturbed you?

a. Yes

b. No

Why?

.....  
.....

39- Do you believe that Şentepe Transformation Project can cause residents to leave Şentepe? Why?

a. Yes .....

b. No

40- Did anybody moved from Şentepe due to transformation project? Where did they move to? Why?

a. Yes .....

b. No

41- What kind of contributions and advantages do you think that municipality have put forward for the area together with ‘Şentepe Transformation Plan’?

- a. Enhancement of reconstruction rights with respect to previous plan has been the major factor that accelerated the transformation
- b. The declaration of this field to be in a ‘Transformation Project’ has got the attention of builders and investors
- c. The sochial and technical infrastructure brought to the area has increased / will increase the quality of life (school, green area, parks, etc.)
- d. The district gathered popularity and draw attention of outsiders
- e. Residents earned profit
- f. Quality of life has increased in Şentepe
- g. Provided social enhancement in Şentepe, resulting in integration of residents to urban life.

42- What kind of contribution and support did municipality provided during the transformation project?

- a. Informing meetings
- b. Meetings regarding your expectations from the project
- c. Tax/ fee exemptions
- d. Mediation in meetings with builders
- e. Mediation in agreements between shareholders
- f. Nothing
- g. Other .....

43- Were there any representative people or groups for Şentepe during transformation project?

- a. Yes .....
- b. No



44- Would you like to be involved in preparation stage of the transformation project to deliver your suggestions? What would they be?

a. Yes .....

b. No

45- What do you think is the most favorable thing about living in Şentepe? (e.g., location in Ankara, relationships between residents, weather, scenery, schools, etc.)

1.....

2.....

3.....

46- What do you think is the most serious physical-social-economical problem of Şentepe?

	<b>Problems?</b>	<b>Resolved?</b>
PHYSICAL		
SOCIAL		
ECONOMICAL		

47- How does the life changed in Şentepe during the last three years?

(Very positive) – (Positive) – (Neutral) – (Bad) – (Very bad)

48- Would you think to move to another district in order to improve your quality of life?

a. Yes, where? .....

b. No

49- Your CONFIDENCE in municipality after transformation project has

- a. Increased
- b. Decreased
- c. Did not change
- d. No idea

50- Are you Pleasant with living in Şentepe?

- a. Very pleasant
- b. Pleasant
- c. Neutral
- d. Unpleasant
- e. Very unpleasant