

Urban Transformation Project: The Case Of Adana Seyhan

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Abstract

Urban transformation projects are extremely important in terms of preserving the unique qualities that make up urban identities and transferring them to future generations. With the successful management and implementation of these project processes, the sustainability of cultural and social heritage can be ensured, and qualified living environments can be designed in accordance with urban identities. The main aim of urban transformation is to create human-oriented cities with livable standards. In line with this main aim, urban transformation projects to be implemented should create more livable areas by taking into account the cultural and physical characteristics of the city within the scope of the objectives. Each urban transformation process is a set of actions unique to itself and has different actors. Considering the partnership types of these actors, it is the public-public sector partnership that is most frequently applied in Turkey. At this point there are many examples of transformation made with the cooperation of the Republic of Turkey Ministry of Environment, Urbanization and Climate Change with Housing Development Administration of Turkey. In this study, the process of the urban transformation project, which is one of these examples, in two neighborhoods in the Seyhan district of Adana province, in partnership with the Municipality of Seyhan and the Housing Development Administration (TOKİ). It is thought that the research will contribute to the investigations and improvements to be made on this subject, as it is one of the urban transformation experiences of Turkey.

Keywords: Urban Transformation, Architectural Design, Architectural Project, Social Sustainability, Urban Design

Özet

Kentsel dönüşüm projeleri kent kimliklerini oluşturan kendine özgü niteliklerin korunması ve gelecek nesillere aktarımının sağlanması açısından son derece önemlidir. Bu proje süreçlerinin başarılı yönetilip uygulanması ile kültürel ve sosyal mirasın sürdürülebilirliği sağlanabilir, kent kimliklerine uygun nitelikli yaşam çevreleri tasarlanabilir. Kentsel dönüşüm insan odaklı yaşanılabilir kentler oluşturmayı hedeflemektedir. Bu doğrultuda uygulanacak kentsel dönüşüm projelerinde, tasarım aşamasından itibaren kentlerin fiziksel, kültürel ve sosyal özellikleri dikkate alınmalıdır. Her kentsel dönüşüm süreci kendine özgü eylemler bütünüdür ve farklı aktörleri vardır. Bu aktörlerin ortaklık tiplerine bakıldığında, Türkiye’de en sıklıkla uygulanan kamu-kamu sektörü ortaklığıdır. Bu noktada T.C. Çevre Şehircilik ve İklim Bakanlığı Toplu Konut İdaresi Başkanlığı ve Belediyelerin iş birliği ile yapılmış olan birçok dönüşüm örneği mevcuttur. Bu çalışmada bu örneklerden biri olan Seyhan Belediyesi ve Toplu Konut İdaresi Başkanlığı (TOKİ) ortaklığıyla Adana ili Seyhan ilçesinde iki mahallede yapılan kentsel dönüşüm projesi süreci ele alınmıştır. Araştırmanın, Türkiye’nin kentsel dönüşüm deneyimlerinden biri olması sebebiyle bu konudaki incelemelere ve yapılacak iyileşmelere katkıda bulunacağı düşünülmektedir.

Anahtar Kelimeler: Kentsel Dönüşüm, Mimari Tasarım, Mimari Proje, Sosyal Sürdürülebilirlik, Kentsel Tasarım

1. INTRODUCTION

Urban transformation (urban reproduction) is a general expression which is the result of many different interventions to the urban structure that interventions such as renewal, redevelopment, revitalization, rehabilitation, protection and improvement. In other words, urban transformation (urban renewal) is the process of bringing to life an important part of the city, which has become obsolete and deteriorated for various reasons. This process includes

not only the physical areas of the city, but also social cultural activities and all regional problems. The population living in the region, the city, and the social, cultural and economic characteristics of this population are integrated with the city plan. In this context, it is a wrong attitude to perceive urban transformation as a purely spatial change; should be considered as the effect of spatial transformation on social, cultural and economic structure.

"Urban Design", which serves the realization of economic and social aims in the urban transformation process, and thus is an important source of power in this process, is the determination of physical intervention methods to the environment. According to Yerar (2003), urban design is a physical intervention brought by the implementation development plan, aimed at improving the environmental quality of a place with defined boundaries. While this physical intervention appears in the form of arranging public spaces, it also occurs as an intervention in private property areas in order to increase the quality of the living environment (Yerar, 2003). According to another definition made; urban design, policies in the whole of urban settlements, is an important planning tool as action plans, which directing the architectural-landscape-infrastructure applications, that are compatible with the urban characteristics, in short, that result in the continuity and relationship of urban planning, and that increase the quality of life of the space (Şahin, Özer, 2002).

In this study, the process of the urban transformation project, which is one of the examples of urban transformation projects in Turkey, which was carried out in two neighborhoods in the Seyhan district of Adana province, in partnership with the Municipality of Seyhan and the Housing Development Administration (TOKİ). The scope of the project is to create a layout plan for the urban transformation project to be made and to prepare preliminary projects that will be the basis for the implementation projects of the houses to be built in the project. In the study, the project process and design decisions are explained. The purpose of this study is to transform the processes of urban transformation projects into information in order to enable them to be discussed in the academic environment. Since this study is one of Turkey's urban transformation experiences, it is thought that it will contribute to the studies and improvements in this area.

2. THE CONCEPT OF URBAN TRANSFORMATION

Urban transformation is the act of changing, improving, revitalizing or reproducing urban areas in accordance with the physical, social and also economic conditions of the day, with a strategic approach fed by social and economic programs that offer solutions to regions that become outdated, unhealthy, illegally developed or poverty-stricken over time (Roberts, 2000). Another definition of urban transformation is "trying to ensure the continuous improvement of the economic, physical, social and environmental conditions of a region as a comprehensive and integrated perspective and action". In other words, urban transformation is the redevelopment and revitalization of a lost economic activity, the functioning of a dysfunctional social function, the provision of social integration in areas of social exclusion, and the restoration of this balance in areas where environmental quality or ecological balance has been lost (Kara, 2013).

Lichfield (1992) defined the concept of urban regeneration as a compromise on the consequences that will emerge as a result of the transformation (Lichfield, 1992). Although the concept of urban transformation primarily points to spatial transformation, it also includes a holistic perspective based on space, social, economic, ecological etc. relations and the interaction between them. The concept of urban transformation emerged in Europe as a concept that foresees the physical change of unplanned cities produced for workers after the industrial revolution and the urban texture that was destroyed during the First World War

(Demirsoy, 2006). The first examples of urban transformation practices are in the form of urban renewal, demolition and rebuilding of some regions with the growth of cities in Europe in the 19th century. The processes of the practices carried out in this period were based on two different foundations. The Housing Law, which produced urban policies in England in 1851, and the operations of Haussmann, which carried out development interventions for the city of Paris in France between 1851 and 1873, were the mainstays in urban transformation applications (Gürler, 2003).

In the new world order created by the changes in production and living conditions, the needs of the people living in the cities, which have been shaped by economic, sociological and cultural factors, have changed. While the factors affecting the urban structure most were wars and the industrialization process before 1980, today's information society has come to the fore and the world has been in a continuous structuring, urban textures and functions have changed and diversity has increased. Conceptually, all these changes have given cities a lot of new meanings. They have turned into centers where knowledge and innovations are produced, not in the production of goods and services. Cities have been reinterpreted by increasing their importance, and concepts such as megacity, world city have emerged (Demirsoy, 2006). With the change in the concept of the city, the content and scope of the concept of urban transformation has also changed, and the concept, which is perceived as the improvement of the physical environment, has evolved into a new phenomenon that includes the transformation of economic, political, social and cultural relations (Demirsoy, 2006).

The general purpose of urban transformation practices is to contribute to social life and the city. With urban transformation, it is aimed to improve existing conditions, solve social and economic problems, and establish the dominance of an appropriate and modern structure that meets people's expectations and standards (Öngören, Çolak 2013). The aims of urban transformation are to add a new vision to the city, to revive the economy, to increase the quality of urban life, to activate cultural dynamics, and to make the transformation more feasible by ensuring the participation of relevant users from different groups throughout the process (Polat, Dostoğlu 2007).

According to Roberts (2000), urban transformation should be designed in line with five main purposes:

1. It is the establishment of a direct relationship between the physical conditions of the city and its social problems. One of the most important reasons for urban areas to become areas of collapse is social collapse or deterioration. Urban transformation projects should basically investigate the causes of social deterioration and make suggestions to prevent this deterioration.
2. Urban transformation should physically respond to the need for constant change of many elements that make up the urban texture. In other words, urban transformation projects should allow the redevelopment of parts of the city according to the new physical, social, economic, environmental and infrastructural needs that arise in the rapidly growing, changing and deteriorating texture of the city.
3. It should offer an economic development approach that improves urban well-being and quality of life.
4. In addition to physical and social deterioration, one of the most important reasons for urban areas to become areas of depression is the loss of their economic vitality. Urban transformation projects should aim to develop strategies that will restore economic vitality in parts of the city that have become areas of physical and social depression, and thus increase urban welfare and quality of life.

5. It is to put forward strategies for the most effective use of urban areas and to avoid unnecessary urban sprawl. Depending on the nature of the problems and potentials of the region in Urban Transformation projects, one or more of these targets may come to the fore (Roberts, 2000).

Physically expected effects in urban transformation; It covers the practices of eliminating the obsolescence and "slumification", eliminating the infrastructure and social equipment deficiencies of the region, balancing the density between the parts of the city, solving the transportation problems, and making the quality of the physical environment suitable for possible natural disasters. In addition to these, the most effective use of urban areas and the determination of new strategies, responding to the need for constant change in many elements that make up the urban fabric are also within the scope of physical purposes (Çatalbaş, 2011).

The main goal of urban transformation is to create human-oriented cities with livable standards. Within the scope of the objectives that the urban transformation projects to be implemented in line with this main objective, there is to create more livable areas by taking into account the cultural and physical characteristics of the city. An economic development model that will increase urban welfare and living standards should be established in these areas. In addition, the deficiencies of social reinforcement should be eliminated and forward-looking models should be created by taking into account urban change and development.

Social aims of urban transformation applications; creating environments suitable for healthy and safe living standards, reducing physical, social and economic differences between neighborhoods and preventing social run-down. In addition to these, to prevent urban areas from becoming slums by eliminating the causes of social deterioration, to ensure the participation of non-governmental organizations and different segments of the society in the planning of urban policies (Çatalbaş, 2011).

In order for the urban transformation projects to be successful, it is of great importance to carry out detailed geographical studies and possible environmental impact assessments regarding the place determined as the project area. In addition, it is also an important step to preserve the socio-spatial balances in terms of the reasons for the implementation of the urban transformation implementation project and the location and equipment of the new settlement area to which the displaced residents will be transferred at the end of the project. It should also be known that urban transformation is not only a spatial transformation, but also a harbinger of many socioeconomic and cultural changes. For this reason, solution proposals for social problems that may arise in the process should be included in the program from the planning stage of the project. Undoubtedly, in this process, it is of special importance to take into account the sensitivities of the residents of the neighborhood in terms of social integration and participation within the scope of the transformation project and to run solution processes to eliminate their potential grievances. A successful urban transformation project cannot be considered without the active participation and support of the central, local government and project implementers as well as the local people (Özden, 2008).

Although urban transformation is a cost-intensive implementation, local governments will be able to easily recoup the cost and create a new settlement area for the increasing population thanks to the lands with ready infrastructure after the transformation. Economic purposes of urban transformation applications can be listed as reintegrating the areas into the city economy, introducing a successful economic development model that increases urban welfare and quality of life, improving the financial opportunities of the city administration, reducing the economic imbalance, and reviving the business life (Çatalbaş, 2011).

3. Urban Transformation Implementation Method

There are many different ideas in the definition of the application stages of the concept of urban transformation. After determining what the existing area to be transformed needs, it is envisaged to plan what will be the application models and intervention forms that will be put forward in the transformation process. In this context, according to Öngeren and Çolak (2013), the concept of urban transformation reveals various forms of intervention. These intervention titles are listed as follows:

- **Renovation:** In the building areas that have lost their health conditions, it is ensured that the spaces are made healthier by demolishing all or part of the buildings and using comprehensive projecting techniques that reveal better living conditions by cleaning the area (Öngeren, Çolak, 2013).
- **Rehabilitation:** Requires a fully or partially permitted intervention, as needed, of the old and worn-out singular or plural urban texture. (Öngeren, Çolak, 2013).
- **Conservation:** It is aimed to prevent the loss and destruction of the physical structures of the cultural values that have survived from the past to the present, due to the negativities experienced, and to make them healthier by providing functionality that can respond to the needs of the society, depending on the necessity of beneficial conditions. (Öngeren, Çolak, 2013).
- **Revitalization:** It can be defined as the functioning of areas that have been subject to a tendency to lose their historical urban texture, in accordance with the urban texture by taking various social measures (Aydın, Yazar, 2007).
- **Redevelopment:** It is aimed to subject the areas where squatters are seen, low income groups live, physically damaged, uneconomical to be improved, to a new design process without causing any loss to the people living in those areas and by ensuring their participation (Görün, Kara, 2010).
- **Arrangement:** Instead of leaving the development of a city to itself, it is ensured that the city is planned to complete the deficiencies of infrastructure, integrate it with urban equipment and function for the benefit of the public with recreation areas (Şolt, 2019).
- **Cleaning:** It can be expressed as meeting the infrastructure requirements of the existing areas and removing them from unhealthy environments in these regions where low-income groups live, where squatting is intense (Şolt, 2019).
- **Reproduction:** It is defined as the re-functionalization of the regions, which are called the outskirts of the degraded, destroyed and decrepit city (Ayık, Avcı, 2013).
- **Increasing the Quality:** It is aimed to protect the social, cultural and economic levels of the people living in the application area by improving the physical environment (Ayık, Avcı, 2013).
- **Gentrification:** Although it is defined as the development of socially, culturally and physically degraded places in regions formed by historical urban patterns, it actually appears as a relative concept. Considering the possibility that these regions will turn into a rent zone in the process of renewing the texture of the aging city and the real rights holders living in them will not be able to keep up with the new formation, it may turn into a concept that is perceived negatively (Ayık, Avcı, 2013).

When the analysis of Turkey's urban transformation experiences is examined, it is possible to say that the perception of urban transformation based on renewal and redevelopment has evolved into a structure in which mixed transformation strategies are built together. As a

matter of fact, the redevelopment projects that envisaged the reconstruction of inner-city fire zones and post-war damaged urban areas were replaced by the liquidation and rehabilitation of illegal residential areas in 1950 and later. While conservation and renewal approaches were used together in the post-1980 period, it is seen that the strategies of protection, renewal, improvement and exclusivity were used in the 2000 and later period. Changes in strategy selection are based on the fact that the factors that reveal the transformation problematic include different elements, as well as showing a parallel structure with the political character of the period (Yenice, 2014).

4. URBAN TRANSFORMATION PROJECT: THE CASE OF ADANA SEYHAN

Urban transformation, as a process, is the subject of academic studies that define this process by dividing it into sub-phases. They created a model based on the UK experiences of Roberts and Sykes, who defined the urban transformation process as inputs and products (Roberts, Sykes, 2000). As a matter of fact, while the analysis of the economic, social and physical conditions of the transformation area in the model constitutes the inputs of the process, the urban transformation action carried out within the framework of a vision yields products such as the economic development of the local people in the urban area and the improvement of the area in the physical context (Özsoy, Görgülü, 2022).

Each urban transformation process is a set of actions unique to itself. The actions in this process are planned and multi-actor. Accordingly, the actors involved in urban transformation are as follows (Hague, 2004):

- Administrative actor (local governments, central government, university, institute etc. academic units, public institutions and organizations),
- Financial actor (private sector; real estate development companies, construction companies, architecture and design offices, insurance companies),
- Social actor (non-governmental organizations, professional chambers, associations, local-regional-national voluntary organizations),
- Transformation site beneficiaries and local people.

When we look at the partnership types of these actors, the most frequently applied public power in Turkey is the effective attitude of the transformation, hence the public-public sector partnership. At this point there are many examples of transformation made with the cooperation of the Republic of Turkey Ministry of Environment, Urbanization and Climate Change with Housing Development Administration of Turkey. One of these examples is the urban transformation project in two neighborhoods in the Seyhan district of Adana province, in partnership with the Seyhan Municipality and the Housing Development Administration (TOKİ). In this study, the design and architectural preliminary projects of the author, "Adana province Seyhan district İsmetpaşa - Barış Neighborhoods 2nd stage 28Ha urban transformation area is the consultancy service for the preparation of the urban design project in line with the layout plan created by the preparation of the architectural preliminary projects for the implementation" transformation project process and project reviews were made. Before the architectural project phases, the right owner negotiations were made and the valuation and project design studies of the urban transformation projects were started.

The area was parceled out into 7 urban blocks, an open market area, a fuel station, a mosque, a multi-purpose cultural facility, a police station, a health center, a nursery, a private school area and two commercial urban blocks in site plan which is Adana province Seyhan district İsmetpaşa - Barış Neighborhoods 2nd stage 28ha urban transformation area. There is a total

area of 195619,25m² parcels (Table1). When the floor area distribution (Figure 1) is analyzed -in line with the situation decisions- the green area occupies the most space at 36.26%. Transportation - pedestrian and vehicle - takes the second place with 30.74%. Housing are 15.13%, social facilities are 7.73%, education are 5.06%, commercial blocks are 3.63%, religious facilities are 1.45%.

Table 1: Land parcel areas

PARCEL	DEED M2
URBAN BLOCK 1	40269,06
URBAN BLOCK 2	35600,86
URBAN BLOCK 3	7911,29
URBAN BLOCK 4	31232,52
URBAN BLOCK 5	9274,22
URBAN BLOCK 6	18694,95
URBAN BLOCK 7	22565,08
OPEN MARKET AREA	4009,98
FUEL - LPG	3097,15
MOSQUE	2839,73
MULTI-PURPOSE CULTURAL FACILITY	2944,93
POLICE STATION	1462,42
THE HEALTH CLINIC	1098,69
TRADE-3	2146,34
TRADE-5	1561,42
NURSERY	1004,61
PRIVATE SCHOOL AREA	9906
TOTAL	195619,25

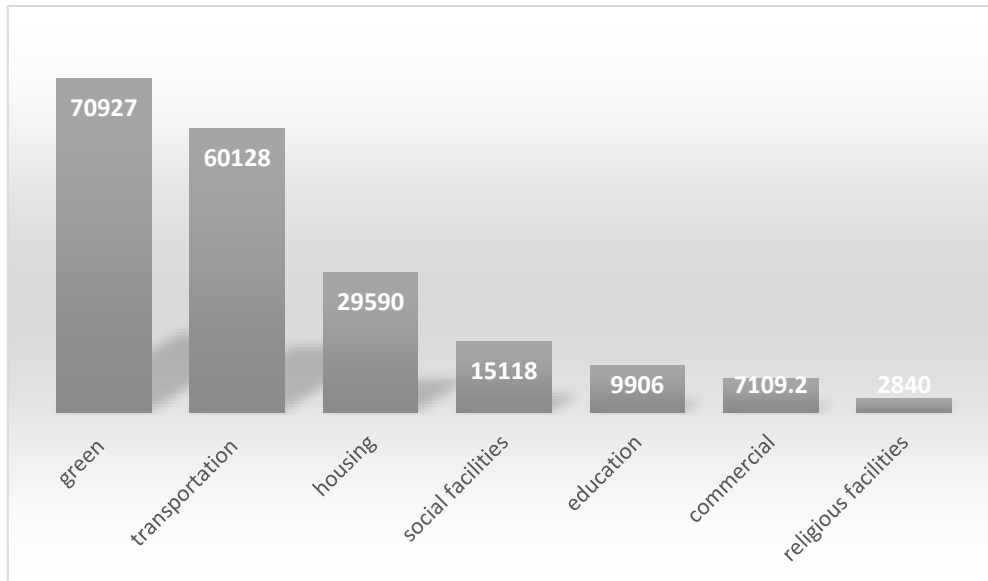


Figure 1: Base area distribution

While making site plan decisions; the first design decision is not to allow roads to the islands and to create squares by taking green areas and children's playgrounds to the island centers. By connecting the pedestrian axes of the urban blocks, a holistic circulation axis (Figure 2) was created on all the urban blocks, and the design was shaped accordingly.



Figure 2: Urban blocks pedestrian circulation axles

The buildings are placed at an angle of 45 degrees in the north-south direction with the aim of getting maximum benefit from the sun and wind (Figure 3). All blocks are placed in accordance with distances between buildings. A square was designed between Urban Block 1 and Urban Block 2, and a human-oriented design approach was adopted with green areas, children's playgrounds and sitting areas (Figure 4,5,6). Urban Block 1 and 2 are residential+commercial blocks and these commercials are located at the points overlooking the main square. When the site plan is examined, it will be seen that the open car parks are located on the outer perimeter of the parcels, and no vehicles are allowed inside the area that can be described as a residential site, except for emergencies. The number of parking lots has been determined in accordance with the regulation. Indoor parking lot has been solved in all parcels that exceed 1000 m² in the urban block parcel. Indoor parkings have been designed according to the fire escape rules and distances specified in the fire regulations.



Figure 3: Site plan

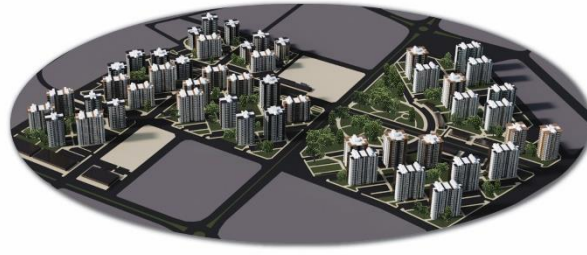


Figure 4: Site plan perspective



Figure 5: Site plan perspective



Figure 6: Site plan 3D images

In the urban transformation project, the total residential construction area is 382,526m². There are 5 commercial blocks next to the residential blocks. Commercial blocks have a total construction area of 6,972m². According to general accounts; Urban Block 1 (40269.06m²) 1.63 total construction area ratio (TAR) value, Urban Block 2 (35600.86m²) 1.61 total construction area ratio (TAR) value, Urban Block 3 (7911.29m²) 1.95 total construction area ratio (TAR) value, Urban Block 4 (31232.52m²) 1.81 total construction area ratio (TAR) value, Urban Block 5 (9274.22m²) 1.94 total construction area ratio (TAR) value, Urban Block 6 (18694.95m²) 1.98 total construction area ratio (TAR) value, Urban Block 7 (22565.08m²) 1.70 total construction area ratio (TAR) value, overall total construction area ratio (TAR) value is 1.72.

In line with the needs program, three types of housing typologies (Table2) were created in the urban transformation area: A, B and C blocks. A block consists of 2+1 residences, B block consists of 3+1 residences, and block C consists of both 2+1 and 3+1 residences. While there are 4 flats on each floor in A block consisting of 2+1 residences and B block consisting of 3+1 residences, 8 flats have been designed on each floor in C block consisting of 2+1 and 3+1 residences. The building cores have been placed in the center in accordance with the vertical circulations plan solution; while a single center has been created in A and B blocks, 2 centers and 2 building cores have been solved in C block. There are 13 A blocks, 11 B blocks, and 24 C blocks in total. The blocks have different heights as Basement+Ground+8, Basement+Ground+10, Basement+Ground+12, Basement+Ground+14. These have been located in the settlement in a way that would give a correct perspective within the city. 2412 flats have been obtained. According to the regulation and the number of flats, there are 4 on Urban Block 1, 4 on Urban Block 2, 1 on Urban Block 3, 4 on Urban Block 4, 2 on Urban Block 5, 3 on Urban Block 6, 2 on Urban Block 7, a total of 20 housekeeper's flat. While

creating different plan types, facade studies (Table3) were also made, and care was taken to develop a common design language.

Table 2: Housing typologies


	Housing Plan	Floor Plan	Perspective
Type A (2+1)			
Type B (3+1)			
Type C (2+1 / 3+1)			

Table 3: Facade studies

Type A (2+1)		
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Adana province Seyhan district İsmetpaşa – Barış Neighborhoods 2nd stage 28Ha urban transformation area, which will be the basis for the implementation of the architectural preliminary projects and the site plan of the urban design project have been prepared described in the study. The main decisions of the design are to have a lot of green areas in the city and to take pedestrian priority as a basis in the project.

5. CONCLUSION

In this study, the design process of a project, which is an example of an urban transformation application, general purpose is to contribute to social life and the city, has been examined. With the transformation to be made in the application area of the project, which has become a depression area on an urban scale, it is aimed to improve the existing conditions and to provide a suitable and modern settlement that meets the expectations and standards of the people. For these areas, which have lost their economic vitality and become depressed on an urban scale, it is aimed to increase the urban welfare and quality of life by realizing social and social improvements along with economic vitality, not only with housing but also with functions such as commercial, education and social facilities. In this direction, the protection and renewal of the areas have been done with the “redevelopment” approach with the aim of subject the areas where squatters are seen, low income groups live, physically damaged, uneconomical to be improved, to a new design process without causing any loss to the people living in those areas and by ensuring their participation. In this context, it will be possible to create a base for understanding and preparing similar urban transformation project processes with this study, which will be based on the urban design project prepared in Adana province Seyhan district, which is specific to the preliminary projects of the houses.

In the urban transformation processes, first of all, the data collected from the field should be determined and defined as an urban transformation area, enabling independent and objective analysis at different scales and at different levels, and it should be announced by making strategic plans first on the basis of neighborhood and district on the basis of district and province. While making this, alternative case studies should be carried out together, and the size of the new settlement areas (housing, trade and social equipment, etc.) in a way that will respond to physical, economic, social and environmental expectations should be determined. In the design stage of the transformation planning, long and short-term plans as well as additional plans with reference to the unique conditions of the area should be able to be added to the urban transformation implementation zoning plan, without losing the holistic perspective towards both the city and the transformation area.

Urban transformation projects are extremely important in terms of preserving the unique qualities that make up urban identities and transferring them to future generations. In this way, while ensuring the sustainability of cultural and social heritage, it will be possible to create qualified living environments suitable for urban identities. In this study, it is aimed to create an academic discussion environment for the increase of human-oriented projects, the continuation of the design processes with environmentally sensitive approaches, and the creation of qualified and sustainable transformation projects.

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