

Conceptual Overview of Urban Renewal, Historical Process In The World And Türkiye*

Umut GÜLER¹ 

¹Ph.D Graduate, Ankara University, Faculty of Agriculture, Department of Landscape Architecture, Ankara, Turkey,
umutg.ug@gmail.com

Article Info	ABSTRACT
<p>Article History</p> <p>Received: 27/05/2024 Accepted: 26/12/2024 Published: 31/12/2024</p> <p>Keywords: Urban Renewal, Urban Sustainability, History, Türkiye</p> <p>Jel Codes: N44,N94,R52,R58,Y80</p>	<p>There is an absolute cyclical relationship between urban renewal, which aims to develop better quality, safer living spaces in cities; urban sustainability, which includes basic criteria such as a healthy and enlightened society, strong economy and safe urban design; urban rights, which have an important place in ensuring sustainable urban development and development; and livability, which refers to the social, environmental and spatial characteristics and quality that affect the individual and social peace and the sense of satisfaction of being where one lives. In this study, which deals with the concept of urban renewal, the reasons for its emergence and application methods, which have been on the agenda with the natural disasters that have occurred in recent years, the historical flow and dimensions of urban renewal are examined. In addition, the historical process and the understanding of implementation in Türkiye have been revealed. In this study, historical narrative method is adopted as a method.</p>

Kentsel Yenilemeye Kavramsal Bir Bakış, Dünya’da Ve Türkiye’de Tarihsel Süreci

Makale Bilgileri	Öz
<p>Makale Geçmişi</p> <p>Geliş: 27/05/2024 Kabul: 26/12/2024 Yayın: 31/12/2024</p> <p>Anahtar Kelimeler: Kentsel Yenileme, Kentsel Sürdürülebilirlik, Tarihçe, Türkiye</p> <p>JEL Kodları: N44,N94,R52,R58,Y80</p>	<p>Kentlerde daha kaliteli, daha güvenli yaşam alanları geliştirmeyi hedefleyen kentsel yenileme; sağlıklı ve aydın bir toplum, güçlü ekonomi ve güvenli kent tasarımı gibi temel ölçütleri içeren kentsel sürdürülebilirlik; sürdürülebilir kent gelişimleri sağlanmasında ve kalkınmasında önemli yeri olan kentli hakları; kişinin bireysel ve toplumsal huzuruna ve yaşadığı yerde olmaktan dolayı duyduğu tatmin duygusuna etki eden sosyal, çevresel ve mekânsal özellikleri ve niteliği ifade eden yaşanabilirlik arasında mutlak bir döngüsel ilişki vardır. Son yıllarda meydana gelen doğal afetler ile sürekli gündemde kalan kentsel yenileme kavramını, ortaya çıkış nedenlerini ve uygulama yöntemlerini ele alan bu çalışmada kentsel yenilemenin tarihsel akışı, boyutları incelenmiştir. Ayrıca Türkiye’deki tarihsel süreci ve uygulama anlayışı ortaya konulmuştur. Bu çalışmada yöntem olarak tarihsel anlatım metodu benimsenmiştir.</p>

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INTRODUCTION

A city is defined as a settlement unit that responds to the needs of the society such as work, shelter, rest, commuting, settlement and continuous social development, where very few people are located in agricultural areas, has a denser population compared to villages and consists of neighborhood units (Keleş, 1998:75). The city is the spatial reflection of the physical, social, economic and cultural conditions of the environment in which it was born with its transformations and changes (Uğurlu, 2017:26). Sezal (1992) defines the city in socio-economic and cultural terms, and accordingly, the city is a settlement center where social life is organized according to professions and communities of different cultures, where complex human relations affect lives, and where institutionalization gains intensity (Sezal, 1992:22; Kömürçüoğlu, 2012:10). Wirth (2002:82) defines the city as the permanent and dense settlement of people who do not have socially similar characteristics together in a large area. Simmel (2015) explained the urban phenomenon through the concept of alienation in his work *The Metropolis and Mental Life*. According to Simmel, the city person is lonely because the crowd in the urban space has actually created environments where the sense of community and spatial attachment gradually weakens. Accordingly, urban people have a lifestyle that reduces everything to numbers, is rational, punctual, and has no meaning for itself and exhibits contradictory attitudes (Güllüpinar, 2013:57; Turut & Özgür, 2018:6). At the same time, urban people are timid and emotionally indifferent due to the richness of stimuli in the metropolis. Otherwise, it is not possible to cope with the dense crowd (Urry, 2015:22; Turut & Özgür, 2018:6).

With the increase in the rate of urbanization, the population of cities is increasing and therefore the importance of urban planning draws attention. Cities, which are spatial units that provide physical development, are now structures that create various networks and in this sense, their economic values are reconsidered and reshaped. Therefore, urban peripheries are no longer referred to as the immediate surroundings of cities, but as wider geographies. Issues such as the decline in the quality of urban life, social segregation and the increase in unemployment emerge as a result of this understanding (Yazar, 2006:85; Tosun, 2013:36). Yılmaz (2006) states that factors such as urbanization, migration, modernism and globalization cause cities to turn into crime areas. In addition to these, inequalities in income distribution, poverty (ghettoization), social exclusion due to discrediting and spatial segregation (Aksoy, 2011:5), unemployment, weakening of social control, deprivation, ethnic-class differences, deterioration in the urban environment and the formation of spaces that provide opportunities for crime (Köklü, 2016:10). In this context, urban renewal is defined as the practices that aim to improve the social, economic, physical and social conditions of depressed areas that have deteriorated and turned into crime areas with integrated and comprehensive approaches (Akkar, 2006:29). Urban renewal aims to ensure the formation of livable and sustainable cities, to create a better quality, safer life and environment in cities and to realize social transformation.

Transformation, as a word, means taking another form than it is, taking another state, changing shape. (TDK, 2024). Urban transformation is defined as the demolition of unzoned and unlicensed urban areas and the creation of planned mass housing areas, and it is defined as the change of the whole or a certain part of the city and its taking another shape. In a more general sense, urban regeneration is the action of eliminating ecological, social, physical and economic deterioration in cities. Urban transformation does not only refer to the physical transformation of cities. Today, the success of the transformation of cities is evaluated according to whether they can provide transformation in social, economic and ecological areas. The sine qua non of a sustainable urban transformation is the realisation of the socio-economic and ecological dimensions of sustainability in projects in coordination (Akalin, 2017:3).

In another definition, urban transformation is defined as a comprehensive vision and a set of actions that endeavours to provide permanent solutions to the social, environmental, economic and physical conditions of a region under going change and transformation in order to produce solutions to the problems in cities (Thomas, 2003; Şişman & Kibaroglu, 2009:1).

Urban renewal, on the other hand, is defined as the removal of all or part of the buildings in areas where it is not possible to improve the living and health conditions in terms of both planning and the condition of existing buildings, and reconstruction and reconstruction (Keleş, 1998; Akalın, 2017:6).

Urban transformation practices first emerged in the form of demolition and reconstruction of some areas (urban renewal) as a result of urban growth movements in Europe in the 19th century. Since the 19th century, urban transformation policies and forms of intervention have varied around the world. From the mid-1800s to the present day, the most important form of intervention against physical and social deterioration in cities is urban renewal (Akalın, 2017:8). In this context, all processes of social, physical and economic change and transformation in urban spaces are defined as ‘urban renewal’ in this study.

There is an absolute cyclical relationship between urban renewal, which aims to develop better quality, safer living spaces in cities; urban sustainability, which includes basic criteria such as a healthy and enlightened society, strong economy and safe urban design; urban rights, which have an important place in ensuring sustainable urban development and development; and livability, which refers to the social, environmental and spatial characteristics and qualities that affect the individual and social peace and the sense of satisfaction of being where one lives.

The First International Conference On Urban Regeneration And Sustainability (2000), which was held in Rio de Janeiro on April 25-27, 2000, links the concept of sustainability to the city in the sense that urban areas continue to function at the quality of life levels desired by society without limiting the options of future generations and without causing negative impacts inside and outside the city limits (Duman, 2017:192). Wu (2014) defines a sustainable city as a repeatable process of maintaining the well-being of the circular relationship between humans and nature through economic, environmental and social actions of the changes that occur within the city (Wu, 2014; Akpınar, 2021:56).

As the world's population begins to live in cities, the phenomenon of holistic urban planning gains importance. Sustainability, which emerged in the 1980s and became associated with urban renewal in the 1990s, involves an integrated approach to urban development. In this context, the objectives of expected urban renewal practices and sustainability goals are in harmony with each other. It is emphasized that sustainability, which is considered as an urban policy in the urban renewal agenda, should be economically effective, environmentally sustainable and socially satisfying (Duman, 2017:23).

According to Yang (2010), sustainability and urban regeneration are overlapping concepts and there are three main objectives agreed upon for both. These are;

- Ensuring social improvements along with economic development,
- Ensure environmental improvements along with economic development,
- To increase the capacity to adapt urban renewal to the needs of future generations (Yang, 2010:79; Akalın, 2017:292).

In this study, which deals with the concept of urban renewal, which has been on the agenda with the disasters that have occurred in recent years, with the reasons for its emergence and implementation methods, the historical flow of urban renewal will be examined and the process and implementation understanding in Türkiye will be revealed.

1. URBAN RENEWAL and HISTORICAL PROCESS

Urban renewal practices emerged for the first time in the 19th century as a result of the growth movements of European cities that started with the Industrial Revolution and the migration from rural to urban areas, as a result of the demolition and reconstruction of certain areas (urban renewal) (Gürler, 2003; Şişman & Kibaroğlu, 2009:3). While urban movements were ongoing, the First and Second World Wars that broke out in the first half of the 20th century caused the destruction of cities and a new urban structuring became necessary. After the First World War, preserving the cultural and historical values of cities became a priority. In this period, restoration and conservation methods came to the fore. The social problems and economic deterioration that emerged after the wars led to a great collapse in the

cities (Özden, 2008). After the Second World War, it is seen that the city centre and its surroundings started to decline and decay. Meanwhile, the technological change in the service industry in Western Europe and the beginning of restructuring have changed the morphological structures of the cities and at the same time created abandoned buildings in and around the city centre (Duman, 2017).

When urban planning resources are examined, it is seen that the definition of the concept of urban renewal differs from each other in line with the way scientists view the world and approach the subject (Yılmaz, 2009:11). The definition of urban renewal accepted by the West is; actions that aim to provide comprehensive and permanent solutions to the physical, economic and social conditions of an area experiencing change in relation to the solution of urban problems (Thomas, 2003; Duman, 2017:25). According to Lichfield (1992), urban renewal arises from the need for a better understanding of the causes of urban decline and is an agreement on the results that emerge from the realizations. According to Donnison (1993), urban renewal is a coordinated methodology for addressing the problems that arise in the process of urban deterioration. Roberts (2000) defines urban renewal as a comprehensive and integrated goal and action that seeks to continuously improve the physical, environmental, social and economic conditions of an area. At the same time, it is aimed to revitalize and develop economic activities that have disappeared, to integrate the community in areas where social exclusion has occurred, and to restore this balance in areas where ecosystem balance has been lost and degraded (Lichfield, 1992; Donnison, 1993; Roberts, 2000; Akkar, 2006:29).

The migration from rural areas to cities, which started in the 1850s, intensified with the Industrial Revolution and this situation created various health and settlement problems. At the same time, this increase has also led to social and economic problems in the cities and caused a significant amount of collapse. After the old areas were damaged, new areas such as boulevards and streets, educational buildings, administrative buildings, opera houses, cultural centers and stations were built (Bonacorsi, 1996; Özden, 2008:50). After the Industrial Revolution, increased environmental pollution in cities, crowded and low quality of life building stock, irregular structuring of industrial areas and unfavorable infrastructure led to the unhealthy development of cities (LeGates & Stout, 1998; Madanipour, 2000; Oc & Tiesdell, 1997; Akkar, 2006:30). In 19th century Europe, urban renewal movements started as demolition and reconstruction, and in the first half of the 20th century after the Industrial Revolution, the "*Modernist Movement*", which developed in parallel with the "*Garden City Movement*" and the "*New Towns Movement*" in England, continued by pioneering transformation strategies in cities. The "*Modernist Movement*" came to the agenda as the demolition of depressed areas of the city and re-planning with taller buildings and more green areas. With the start of this movement, many European cities, especially Paris (Figure 1), were rebuilt according to these principles (Akalın, 2017:9). In addition, both vehicular and pedestrian traffic and urban functions were separated in these cities (Boddy, 1992; OcandTiesdell, 1997; LeGates and Stout, 1998; Akkar, 2006:31).



Figure 1 Paris urban renewal movements (Kırıcıoğlu, 2023)

The destruction of European cities after the Second World War brought the issue of reconstruction to the agenda and the Modernist Movement was utilized in the renewal process (Akkar, 2006:31). In this period, central governments and local governments put forward reconstruction policies and institutionalized urban renewal, including urban planning principles (Akalın, 2017:9). Urban development implementation policies have come to the forefront since the second half of the 1940s. In these years, suburbanization emerged in western cities and towns. At the same time, new cities developed according to modernist design and planning criteria beyond the green belt, and rapid growth was observed in the existing ones (Akkar, 2006:31). In the 1950s, the clearance of "slums", which were referred to as nests of misery, began (Andersen, 1999; Özden, 2008:52). At the same time, after the onset of post-industrial times in the 1950s, the potential for public use of abandoned industrial areas was revealed. Attempts were made to reveal the ecological, economic and social values of the new residential areas in the city center and more in the development areas (Kökner, 2012:79). This policy, which included actions such as the demolition of parts of urban areas and the construction of new textures and streets, reorganization of traffic patterns, etc. was left behind in the 1960s with the idea of preserving historical buildings (Özden, 2008:52).

The 1960s were a turning point for urban renewal policies. In the 1960s and also in the early 1970s, emphasis was placed on "*urban regeneration*" policies. It was recognized that there was a link between social deterioration and physical deterioration in cities. In this context, strategies for social improvement in urban renewal projects began to be developed (Akalın, 2017:9). In this period, the idea that local residents should be given a say in the renewal and protection of urban spaces in transformation projects came to the fore (Özden, 2008:53). In this period, priority was given to transformation practices in urban peripheries and suburbs. These projects, carried out under the leadership of central governments, are of great importance in terms of taking into account the social change as well as the physical change of urban renewal. The renewal and improvement of poor neighborhoods and city centers have been placed on the agenda as priority urbanization policies (Akalın, 2017:9).

The 1980s was a period of significant changes in urban renewal policies and the general use of the strategy of "*urban redevelopment*". At the center of 1980s regeneration practices was the revitalization of the economy of idle and run-down areas (Akkar, 2006:31). The social disorder that emerged in these areas necessitated the intervention of public authorities. In many countries, this situation has required urban renewal to evolve from a target-oriented task to an understanding that aims to solve physical and social problems by ensuring sustainability in residential areas (Andersen, 1999; Özden, 2008:53).

Urban revitalization is the intervention type used in urban renewal practices after 1990. The multi-actor transformation process was accepted in this period. In addition to the public and private sectors, non-governmental organizations, voluntary organizations and different social segments were also involved in the projects. In this period, when it was understood that historical and cultural heritage should be protected along with the targeted economic development, the concept of "*urban conservation*" came to the forefront among urban renewal interventions (Akalın, 2017:10). Urban renewal, which was realized to make a significant contribution to the economy by revitalizing the construction sector, came to the forefront in the 2000s and beyond, especially in the UK, with the 'Build Operate Transfer' model (Michael and McCarty, 2013; Akalın, 2017:10).

Roberts (2000) mentions that many different forms of urban intervention, which are seen as urban renewal models, are applied in the solution of urban problems encountered. The solutions developed for each urban problem should be made in accordance with the space and time according to the conditions of that day (Roberts, 2000; Urbanization Council, 2017:143).

Urban renewal is an application with comprehensive and important objectives such as making decisions on new and existing buildings to be built in the city, reviewing and renewing the occupancy and vacancy rates of the city, determining conservation principles for buildings that need to be preserved, re-functionalizing the area, reviewing the transportation network, and determining policies related to the social profile (Özden, 2008:43).

Turok (2004) mentions three characteristics of urban renewal today. These are;

- It aims to change the nature of a place and seeks to involve local residents.
- Depending on the problems and potential of the area, it includes objectives in common action with the responsibilities of the management.
- It covers the forms of partnership between different participants (Turok, 2004:57; Duman, 2017:25).

Among the targets of urban renewal;

- Stimulate the economy so that the city has better conditions in commercial and industrial areas,
- Rehabilitating urban infrastructure,
- Creating quality environments and better living conditions in cities,
- Realizing social transformations in areas with intense social problems,
- Ensuring the protection and utilization of historical buildings,
- Realizing the continuity of the provision of affordable housing,
- Preserving the identity of cities by preserving old buildings in their entirety, rather than demolishing and rebuilding them,
- Conserving energy, (Urban renewal has the potential to create advantages in urban areas suitable for the use of renewable energy, in the integration of smart energy systems into the planning system and in addressing energy efficiency in the urban planning system. Green buildings and infrastructures, housing and neighbourhoods that produce their own energy, environmentally friendly sustainable infrastructure systems that consume less energy are defined under this heading.)
- In urban renewal projects, pursuing a holistic and integrated strategy by encompassing social, legal, administrative, managerial, economic, planning and design dimensions together (Roberts 2000:22; Duman 2017:27).
- Guaranteeing the residency of local residents after the transformation (It is possible to guarantee social sustainability. Ensuring social sustainability depends on the interaction of local residents with each other, strong social networks, participation in social activities and local administrations, sense of belonging, stability, safety and security in the place of residence. At the same time, social and cultural transformation of local residents should be ensured by combating problems such as displacement, spatial exclusion, gentrification, uniformisation, and the disappearance of localities in the transformation process.)
- Ensuring that those who manage the transformation process and all stakeholders agree in cooperation (Roberts, 2000:22; Duman, 2017:27)
- Ensure devolution of powers to local governments,
- Ensuring the participation of the private sector and public-private partnerships (Özden, 2008:48).
- Ensuring the proper use of economic, natural and human resources (Roberts, 2000:22; Duman, 2017:27)
- Based on a detailed analysis of the conditions of the urban area, aiming to harmonize the physical structure, economic, social and environmental conditions (Roberts 2000:22; Duman 2017:27).

According to Tekeli (2014), the issue of change and transformation of urban areas is constantly on the agenda due to the continuous increase in the urban population. The concept of urban renewal emerges due to the changes in the living and working spaces for urban people with the change in needs and the growth of the urban economy. At the same time, the need for urban renewal arises when natural causes such as earthquakes, obsolescence of buildings, and floods cause or are likely to cause loss of

life and property (Tekeli, 2014; Urbanization Council, 2017:140). Interventions can be made in the city's historical textures, abandoned industrial and storage areas, unused shipyards, port areas and residential areas for urban renewal purposes. Urban renewal aims not only to change land use, but also to understand the causes of urban decline and provide solutions (Duman 2017:26). In addition to urban areas that have been transformed by legal and political instruments in recent years, processes that have been transformed spontaneously or by external factors for the last fifty years are also accepted within the scope of urban renewal. These include forms of transformation that include both physical and social dimensions such as the development of urban fringe areas as mass housing areas, the transformation of urban areas through slum development, the reconstruction of depressed areas, or the revitalization and protection of historical city centers (Ataöv & Osmay, 2007:57). In order for the transformation to be fully realized, in addition to physical transformation, it is necessary to determine the needs of the people by using various methods and to ensure transformation in economic, social and cultural areas (Urbanization Council, 2017:140). In this context, urban renewal is a concept that includes four basic dimensions: physical/design, social, economic and legal/administrative (Table 1).

Table 1. *Dimensions of urban renewal*

Urban Renewal Dimension	Description
Social Dimension	It includes various social and cultural interventions such as increasing employment opportunities and income levels by creating new economic and income sources, eliminating social exclusion and alienation, and raising the level of education (Urbanization Council, 2017).
Economic Dimension	Production-consumption relations, social status (class-stratum), income group of residents, distribution of labor force, local and central government policies are examined in this dimension (Urban Planning Council, 2017).
Renewal Legal - Administrative Dimension	Each country has established basic laws on urban renewal. In order to fully realize transformation projects, the laws must be complementary and compatible (Özden, 2008:95).
Planning and Design Dimension (Spatial - Physical Dimension)	Transformation is a set of decisions and strategies, but its physical and spatial dimension reflected in plans is also important (Özden, 2008:89). This dimension is related to the physical improvement of the environment, transportation and infrastructure, and housing conditions by bringing new functions to old buildings.

Source: Özden, 2008 and Urbanization, 2017

Among the dimensions summarized in Table 1, the physical dimension deals with the transformation area's transportation links, social and technical infrastructure, building stock and environmental issues. The design dimension includes the urban design process that physically affects the development, conservation and transformation of the city. The economic dimension involves improving the quality of job opportunities in and around the transformation area. The legal/governance dimension includes relations with local communities, the structure of local decision-making, the type of leadership and the involvement of other interest groups. The social dimension includes access to education, health, housing and public services, segregation and crime, and the participation of the private and public sectors, volunteers and local people in the project implementation process (Polat & Dostoğlu, 2007; Şişman & Kibaroğlu, 2009:2). In addition to these issues, the local people are not informed about the project during the preparation and implementation phase of the urban renewal project and after its implementation, and public participation is not ensured. This situation leads to the formation of plans and projects that are not socially and spatially integrated with each other (Ertaş, 2011:9).

The social and cultural dimension in urban renewal projects are the most important factors that directly affect the local people living in the Project area (Duman, 2017:23). Urban renewal is important in terms of not being realized only for the elite, offering spaces that will make all urbanites happy with a holistic approach and providing public benefit. In order to evaluate the social dimensions, which are not prioritized in urban renewal projects, together with these projects;

- Feasibility studies should be conducted to reveal the socio-demographic structure of the local people living in the area to be transformed,
- Create a bond between the implementers of the transformation project and the public and ensure the establishment of trustworthy relationships,
- Individuals living in transformation areas should continue to live in the area, rehabilitation services should be provided to help them adapt and job opportunities should be provided in the area,
- The level of belonging of local people living in transformation areas should be determined and methods should be developed to prevent psychological damage,
- Public facilities and social areas should be created in a functional structure to meet the needs of local people,
- Instead of creating a uniform city with the same solutions for different urbanization problems, different solutions should be produced that take into account locally specific zoning and settlement characteristics (Akalın, 2017:52).
- Urban renewal should be evaluated as a process instead of projects that deal with physical change, and projects that take into account the economic and social dimensions of the phenomenon should be produced (Görgülü, 2009:777).

Urban design is seen as the most important method for transformation projects where the physical dimension is more important than the social dimension. Although it is thought that urban design changes the physics of the space, many changes are realized for the local people living in the area and the users of the area with this application (Özden, 2008:74).

Urban renewal, which started in the cities of England and spread to other European countries in order to transform the negative housing conditions of the city into livable environmental, economic, social and cultural areas, also aims to produce solutions in urban depressed areas with high crime rates (Görgülü, 2009:769). Therefore, issues such as preventing and reducing urban crime add positive value to urban renewal. With urban renewal, which is used as an effective method in combating urban crime, slums and depressed areas that contain suitable environments for crime and criminals are transformed using different forms of urban renewal intervention (Akalın, 2017:274).

2. URBAN RENEWAL IN TÜRKİYE

Türkiye is a country that has witnessed rapid socioeconomic, cultural and physical transformations from past to present. These transformations are reflected in urban areas with the influence of political elements (Özden, 2008:271). Urban renewal in Türkiye is experienced according to the 'spontaneous/instantaneous' solutions of the society, the interaction of central and local governments and market conditions (Ataöv & Osmay, 2007:59). In particular, areas that have been legalized through rehabilitation plans and developed illegally come to the forefront in urban renewal practices. These regions, which are subject to urban renewal due to the fact that their land values have risen much higher than their real estate values due to their location on the periphery of the city center, are handled in terms of real estate and are regulated with a rent-oriented perspective. This point of view brings urban renewal to the agenda only as a physical application, and the economic and social dimensions of this concept are completely ignored (Görgülü, 2009:772). Since urban renewal practices in Türkiye are mostly handled for economic and political purposes, there has not been a conscious approach to the issue. The applications mostly renewed or changed the physical structure of the city. After the Second World War, policies developed for transformation in Western countries were implemented with different associations. While post-war urban restructuring and renewal were the generally used transformation intervention methods, in the following periods, intervention methods such as improvement, conservation, urban revitalization and sanitization came to the fore in order to meet different needs. Urban renewal strategy, on the other hand, is the type of intervention adopted by local governments in Türkiye (Ataöv & Osmay, 2007:58). In order to solve different urban regeneration problems in Türkiye, legal and institutional approaches that consider regeneration as a problem should be abandoned. At the same time, problematic areas for urban regeneration in Türkiye should be clearly

defined and priorities should be set; legal, financial and institutional arrangements should be made urgently for priority regeneration areas (Akkar, 2006:35).

During the Republican period, urbanization movements accelerated with rural-urban migration and the foundation of unhealthy urbanization was laid with unplanned practices. In post-war Türkiye, while there was a decline in the agricultural sector, there was rapid growth in the industrial sector and an economic up swing. With mechanization, the demand for labor in rural areas decreased and the labor force working in the agricultural sector was forced to migrate to the city (Akalın, 2016:29). However, the concept of urban renewal, which started to be mentioned as a result of the earthquake factor, was on the agenda after the 1999 Marmara earthquake because the existing building stock was not earthquake resistant (Duman, 2017:292). After the 1999 Marmara earthquake, the main problem of the urban renewal process that came to the agenda is the urban areas that have become increasingly unhealthy with the improvement zoning plans and the illegal built areas. This process has led to the perception of urban renewal interventions in Türkiye as the demolition and reconstruction of the physical fabric (Görgülü, 2009:771). The legal and institutional arrangements and planning approaches that oversee these transformations have often followed the transformation practice. The development of urban renewal policies is led primarily by public institutions, namely the Ministry of Environment, Urbanization and Climate Change and the Housing Development Administration (TOKİ), followed by the market and private individuals and organizations (contractors) (Ataöv & Osmay, 2007:65). The mandate of the Ministry of Environment, Urbanization and Climate Change, the primary actor of urban renewal, is to *"determine the procedures and principles regarding the general planning, programming, feasibility, project design, operation, financing needs and investment priorities related to the infrastructure systems of local administrations; the procedures and principles regarding the planning, design and construction of technical infrastructure facilities in accordance with spatial strategy plans, environmental layout and zoning plans, and the procedures and principles regarding all kinds of surveys, projects, building permits and occupancy permits in these matters"* (ÇŞİDB, 2022). The first law in which the concept of urban renewal is used is the *"Law on the Transformation of Areas under Disaster Risk"* dated 16/5/2012 and numbered 6306. With this law, the budget to be allocated to urban renewal was brought to the agenda for the first time and the General Directorate of Infrastructure and Urban Renewal Services was established under the Ministry of Environment, Urbanization and Climate Change (Duman, 2017:15).

The *"Urban Strategy Document"* published by the Ministry of Environment, Urbanization and Climate Change is an urban renewal roadmap that includes basic decisions on urban renewal projects to be carried out by metropolitan municipalities, provincial and district municipalities and special provincial administrations within their jurisdictional boundaries. According to this document; in order for an area to be declared an urban transformation or urban renewal area, it must meet the following criteria (ÇŞİDB, 2022).

"Basic Principles in the Implementation of Law No. 5393 In the transformation works to be carried out under Article 73 of Law No. 5393; "

- *"Renovation of worn-out parts of the city, "*
- *"Revealing the historical and cultural texture and identity of the city, "*
- *"Creating healthy, balanced and livable spaces, "*
- *"The principles of providing the needed reinforcement areas will be observed. "*
- *"In order to be declared as an Urban Transformation and Development Project Area; "*
- *"To create housing areas, industrial areas, commercial areas, technology parks, public service areas, recreation areas and all kinds of social facilities, to reconstruct and restore the old parts of the city, to protect the historical and cultural texture of the city or to take measures against earthquake risk."*
- *"This area is located within the boundaries of the municipality or the adjacent area",*
- *"The area size should be at least 5 hectares (50,000 m²) and at most 500 hectares (5,000,000 m²),"*

- *"A Municipal Assembly Decision is required (metropolitan municipalities within the borders of metropolitan municipalities, and district municipalities are authorized to declare Urban Renewal and Development Project Areas within their borders if deemed appropriate by the metropolitan municipal assembly)" (Urban Strategy Document, 2022).*
- *"Reconstruction and restoration of the regions that are worn out and are about to lose their characteristics, registered and declared as protected areas and the protection areas belonging to these regions, in accordance with the development of the region"*
- *"Renovation and conservation of historical and cultural immovable assets and their use by integrating them with contemporary life, "*
- *"Renewal Areas" are declared for the purposes of taking measures against natural disaster risks. Basic Principles in Urban Renewal Implementations In the renewal works to be carried out in historical city centers and urban protected areas; "*
- *"Restoring the worn-out historical city centers to their original identity, "*
- *"Revitalizing the decaying historical city centers and giving them new functions, "*
- *"The principles of creating social reinforcement areas that harmonize with the historical and cultural texture are observed" (Urban Strategy Document, 2022).*

According to the classification made by the World Bank, Türkiye, which is in the "upper-middle income" group, is considered as a developing country (Tuğaç, 2018:731). According to Turkish Statistical Institute (TÜİK) data; Türkiye's population in 2024 is 86,011,789. Türkiye's population is expected to reach 100 million 331,233 people in 2040. As the current trends continue, it is predicted that approximately 90% of the population will live in cities (TÜİK, 2024). Urban development and growth, which is inevitable in Türkiye where the urban population is constantly increasing, should be realized in a sustainable manner, by protecting resources and utilizing them effectively (Tuğaç, 2018:731). While the urbanization rate in Türkiye was 76.8% in 2011, it increased to 92.3% in 2018 and 93.4% in 2022 (TÜİK, 2024). Intensive internal and external migration to cities causes the urbanization rate to increase continuously. Migration, which involves many factors related to political, economic, technological and social issues, leads to an increase in the demand for more water, food and fuel in cities, an increase in the emission of harmful gases, waste and water pollution (Gök and Yiğit, 2017:254). These migrations also create problems such as squatting in cities, the inability of migrants to integrate with the city, ethnicity, unemployment, and cause an increase in urban areas and crime elements.

The fact that the concept of urban renewal is increasingly accepted as demolition and construction leads to the production of fragmented areas that have difficulty in establishing a connection with the city. This situation creates the problem that the cultural, social and economic dimensions cannot be fully integrated. At the same time, the texture of the transformation area within the city and its harmony with the whole city are ignored. In the meantime, the historical, cultural and social values, local identity, social and physical typology of public spaces are lost. On the other hand, since each urban renewal area is not designed with a transformation scenario and a model based on this scenario to be implemented according to the function within the city and the characteristics of the area, there are problems in managing the resulting rent. In addition, the fact that individual (parcel-scale) urban renewal practices are increasing rapidly, especially today, indicates that the aforementioned problems will grow even more (Urbanization Council, 2017: 147-148). Transformation projects, which have emerged as a solution to urban problems, are implemented in almost all cities. In order for the projects to be successful and to get healthy results, it is necessary to focus on solving the problems. These are; public participation and support during the implementation phase of the projects, how the projects should be implemented and by whom they should be implemented, and correct profit-loss analysis for healthy urban development (Karadağ & Mirioğlu, 2011:43). In Türkiye, protecting the rich historical and cultural heritage, transferring it to future generations, and keeping it alive by providing various functions with a balance of conservation-utilization is an important criterion. It is aimed to achieve sustainable cities by carrying out urban conservation and transformation practices together (Tuğaç, 2018:733).

Ataöv & Osmay (2007:61) analyze the concept and practices of urban renewal by dividing them into three periods, each of which is characterized by migration and economic growth. These are the 1950-1980, 1980-2000 and post-2000 periods. In these three periods, metropolitan cities, which first grew in size, later transformed into cities that grew polycentric and gradually divided into regions.

1950-1980 period: Starting in the 19th century, Türkiye was a late entrant to the industrialization and urbanization process, and thus experienced the problems of late industrialization and late modernization. Housing development in Türkiye's urbanization in the 1950-1980 period; due to the state's unwillingness to supply housing and private property and lack of employment (Duman, 2017:287), urban sprawl shifted towards rural or vacant areas on the periphery of the city and the population migrating from rural to urban areas met their housing needs by building slums in these areas (Yenice, 2014:83). In this period, with the growth policy that brought a central planning approach, the perspective of local governments changed and they sought solutions to urbanization problems (Ataöv & Osmay, 2007:62). Among the most important issues of urban renewal practices in this period were the prevention of 'slums' in illegal housing development and the demolition and reconstruction of low-density buildings. These developments have been reinforced by the implementation of legal regulations guiding the transformation of cities. The Slum Law No. 775, which was enacted in 1966 to combat illegal housing areas, aims to transform slum areas into regular housing (Yenice, 2014:81). This law prepared a legal infrastructure for slums to become permanent (Adaman and Keyder, 2006; Duman, 2017:287). According to Tekeli (1999), the migration experienced during this period accelerated the formation of slums around the city, while accelerating apartmentization within the city. This situation led to the physical transformation of metropolitan cities, the construction of vacant lands, and the addition of new and large building areas to the city. At the end of this period, unemployment increased, economic crises were experienced, children and women started to join the labor force and the construction sector came to the fore (Ataöv & Osmay, 2007:58).

1980-2000 period: *"Everyone has the right to live in a healthy and balanced environment and it is the duty of the state and citizens to improve the environment"* Article 56 of the 1982 Constitution of the Republic of Türkiye. Article 57 of the 1982 Constitution states that *"The state takes measures to meet the housing need within the framework of a planning that takes into account the characteristics of cities and environmental conditions, and also supports collective housing initiatives"*, thus stipulating that the state has the responsibility to meet the housing need by taking into account a number of principles and that it will do so by producing collective housing (Akalin, 2017:16).

The rise of neoliberal economic policies in Türkiye coincides with the post-1980 period. The mobilization of national and international capitals by these policies led to the proliferation of large housing projects across the country (Ataöv & Osmay, 2007:64). After 1980, new buildings were added to the city peripheries, leading to the so-called *"oil spot"* growth without gaps (Tekeli, 2001:83; Genç, 2008:117). This situation led to the emergence of a managerial-institutional organization model in metropolitan cities with the demand for the rehabilitation of slum areas formed by illegal construction. Between 1983 and 1988, legal arrangements were sought to transform these areas into legal housing areas by licensing illegal structures (Yenice, 2014:82). In addition, during this period, there was an industrial development; accordingly, a new urbanization process started and the rural population decreased compared to the urban population. The urbanization rate reached 50.9% in 1985 and 55.4% in 1990, while the share of the slum's population in the urban population reached 33.9% in 1990. After 1980, as a result of increasing population movements and urban sprawl and fringing (Duman, 2017:288), more and more housing projects led to the loss of agricultural and forest lands. At the same time, areas in the city center that have lost their economic functionality have started to create new living areas with urban renewal projects (Ataöv & Osmay, 2007:63). The Dikmen Valley Urban Renewal and Development Project and the transformations realized in Portakal Çiçeği in Ankara can be given as examples (Duman, 2017:291).

After 1980, the granting of zoning authority to local governments and the rapid operation of legalization through policies such as zoning amnesties and the private ownership of public lands have come to the fore (Duman, 2017:290). This situation gradually increases the influence of local political forces on the city and planning. These developments have increased the building stock in cities by

increasing the expectations for free-market construction (Yenice, 2014:83). As a solution to the problem of unlicensed construction, the following amnesty laws were enacted between 1983 and 1988 in conjunction with the amendments made to the Zoning Law No. 6785 on Certain Procedures to be Applied to Structures Contrary to the Zoning and Slums Legislation and the Zoning Law No. 6785 (Şenyapılı, 1998; Yenice, 2014:82);

- "Law No. 2805 of 1983, which envisages the legalization of all kinds of illegal developments,"
- "Law No. 3290, which entered into force in 1986, includes illegal structures used for residential and non-residential purposes and gives the right to build four stories in slum areas,"
- "Laws No. 3414 of 1988, which abolished all restrictions imposed by the Slum Law No. 775 and included all illegal structures within the scope of amnesty"
- "Law No. 2981 enacted in 1984, which envisages the issuance of title deeds to squatters,"
- "Law No. 3366 in 1987, which permitted the construction of plans in vacant areas" (Ataöv & Osmay, 2007:66).

Finally, the Ministry of Environment and Urbanization's 'Zoning Peace (Amnesty)', which aims to solve the zoning and settlement problems of 13 million houses, was published in 2018 (Anonymous, 2024). Amnesty laws reflect the perspective on urban renewal of that period. It was aimed to solve property problems in slum areas and to transform the density of slums into apartment buildings (Duman, 2017:290). These amnesties led to the construction of vacant lots, changes in urban areas, the addition of new and large buildings to the city and the formation of sprawling cities (Tekeli, 1999:17).

Three important legal regulations enacted in this period define urban renewal processes and urban macroform (Duman, 2017:290-291). These are;

1983 Expropriation Law,

Law No. 3030 of 1984 on Metropolitan Municipalities

Zoning Law No. 3194 dated 1985.

In addition to these three laws, laws and regulations affecting change in areas such as slums and housing, historical, cultural and natural environment have come into force. The most decisive legal arrangement in the context of transformation is the "Law No. 2985 on Collective Housing" dated 1984. This law envisages the transformation of slum areas within the scope of the action plan, the realization of mass housing projects to meet the housing need and the rehabilitation of historical housing density. The implementation of this law enabled the reconstruction of rural areas, the creation of new housing zones on the urban periphery, and the demolition of old shanty towns and their transformation into new organized housing zones (Ataöv & Osmay, 2007:65). Istanbul-Halkalı, Izmir-Mavişehir and Ankara-Eryaman are considered in this context. Along with these developments, the "Law No. 2863 on the Protection of Cultural and Natural Assets", which came into force in 1983 and brought the maintenance, conservation, repair, change of function and restoration of immovable cultural and natural assets to the agenda, has given urban renewal a fresh meaning and dimension (Yenice, 2014:83).

Post-2000 period: Following the 1999 Marmara earthquake and its devastation, the concept of urban renewal was sought to be legally regulated. In this context, the "Draft Law on Urban Renewal and Development", first introduced in 2004, is noteworthy. The draft law aims to renew and utilize the historical and cultural texture within the balance of conservation and utilization and to transform the city's aging textures and settlement areas into qualified urban spaces (Yenice, 2014:83). The participatory approach, which has started to be discussed in the urban planning agenda, has found its place with local initiatives. Participatory conservation policies, strategic planning approaches and multi-stakeholder decision-making processes have become widespread (Ataöv & Osmay, 2007:68).

Considering the main elements of the three periods, urban renewal and urban development processes;

- That there has been a process of change in which public spaces have been reduced and urban integrity has started to deteriorate.
- The power of laws, markets and public institutions is becoming increasingly effective,
- That increasing development rights is the main tool for generating 'project finance',
- 'real estate-oriented' projects gain weight in market conditions,
- It shows that instead of a holistic approach, a fragmented planning approach has been displayed (Urbanization Council, 2017:137).

Table 2 summarizes the laws and regulations enacted on urban renewal practices over the years.

Table 2. *Laws and regulations on urban renewal*

History	Number	Law, Draft Law or Regulation
1983	No. 2942	Expropriation Law
1983	No. 2863	Law on the Protection of Cultural and Natural Heritage
1984	No. 2985	Mass Housing Law
1984	No. 3030	Metropolitan Municipality Law
1985	No. 3194	Zoning Law
2004		Draft Law on Urban Renewal and Development
2004	No. 5104	Law on North Ankara Entrance Urban Renewal Project
2005	No. 5366	Law on the Renovation, Protection and Preservation of Historic and Cultural Immovable Assets
2005	No. 5393	Municipality Law
2006	No. 5543	Settlement Law
2010	No. 5983	Law Amending the Law on Cooperatives and Certain Laws and Decree Laws
2012	No. 6306	Law on the Transformation of Areas Under Disaster Risk
2014		Regulation on Sustainability Performance Urban Renewal

Since 1983, laws, regulations and draft laws have been enacted for the change and transformation of cities, and since 2012, the "Law No. 6306 on the Transformation of Areas Under Disaster Risk" has been in effect. Along with this law, the "Law No. 5366 on the Renewal, Protection and Utilization of Worn-out Historical and Cultural Transport Assets by Renewal" is used to declare an area as an urban renewal area, and the 5393 Municipality Law is used to declare an urban renewal area.

The Regulation on Sustainable Performance Urban Renewal published by the Ministry of Environment, Urbanization and Climate Change in 2014 states that;

"The transformation of areas under disaster risk within the framework of the law should be carried out according to sustainability principles, It aims to achieve an implementation standard within the framework of the evaluation of sustainability-themed loan opportunities of international and domestic financial institutions in urban renewal and the evaluation of urban renewal as a tool to meet Türkiye's national obligations on climate change, and to guide the process of obtaining ecological settlement units with a pioneering perspective from settlements with certain characteristics" (ÇŞİDB, 2022).

In Eskişehir city, which was selected as a pilot region in 2015 for the implementation of sustainable performance urban renewal, some applications were made, but it is seen that the subsequent urban renewal applications were not carried out according to this regulation. The reason for this may be that sustainable performance urban renewal is a costlier practice.

Rapid migration and socioeconomic polarization in residential areas constitute important reasons for urban renewal. In addition, global trends in which concepts such as democratization, equality and sustainability have come to the fore have influenced the legalization of urban renewal (Ataöv & Osmay, 2007:68). Urban renewal has been seen as a response to the economic, physical, social, environmental and social decline and deterioration in urban areas over a period of time (Akkar, 2006:29).

CONCLUSION

Starting with the Brundtland report, all efforts to realize the sustainability of cities have been frequently expressed in international conferences and sessions and the importance of ensuring the sustainability of cities has been emphasized. From the European Urban Charter (1992) to the Habitat III (2016) conference, all sessions have aimed to create sustainable, livable and safe cities. In this context, it seems possible to create a world with sustainable, livable and safe cities if the outputs of the conference, which are constantly evolving, are put into practice. The importance of urban renewal processes focused on urban renewal processes focused on sustainability and urban development, urban rights, which are among the principles set out in the European Urban Charter, and the importance of managing the processes by addressing complementary concepts in a holistic manner should be emphasized.

In the 2017 Urban Planning Council, it is frequently mentioned that intervening not only physically but also directly or indirectly in social life has become one of the main objectives of urban renewal in order to increase the spatial quality of life required by the city and its people and thus to make the city livable and sustainable. Urban renewal includes various social interventions such as eliminating poverty, social exclusion, deprivation, increasing income level, creating employment opportunities, raising income level, raising education level, creating urban functions that generate new economic resources and income sources. Therefore, urban renewal practices should be adopted socially and culturally as well as physically.

One of the most important problems in urban renewal projects is the lack of analysing the socio-demographic structure, which should be done to evaluate social impacts. Therefore, determining the policies for managing the expectations of the people living in the transformation area without analysing them prevents the transformation from achieving success. This situation creates negative effects on the local people such as future anxiety, inability to keep traditions alive, lack of services for the needs, not feeling belonging to the area and loneliness.

In urban renewal projects, the necessity of realizing social and cultural transformation as well as physical transformation should be emphasized. This is realized through the participation of people living in the project areas in the urban renewal process. Their participation in the process allows them to take ownership of the project, giving it legitimacy, credibility and knowledge of the local area and aspirations.

In urban renewal projects implemented in Türkiye, mostly economic, environmental and physical impacts are taken into consideration. In order for urban renewal projects to be effectively solved in problematic areas and to achieve positive results, a balanced and sustainable transformation between social, economic, physical (built environment) and environmental dimensions should be ensured. All these dimensions need to be investigated individually, their impacts and decisions regarding the direction of these impacts need to be determined. Transforming spaces by creating new and strong structures makes positive contributions in terms of providing healthier and better quality living environments for local people. The formation of livable and sustainable cities seems to be possible by creating safe and sensitive environments that respect urban rights.

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