

Seeking Methods for Determining Sustainable Strategies in Urban Regeneration Application

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Urban Regeneration in Turkey

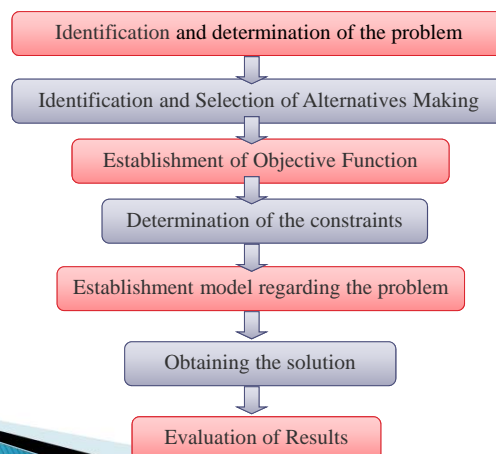
In Turkey, urban regeneration applications provide;

- ▶ physical renovation in cadastral bases, updating land registries,
- ▶ increasing employment in economical recovery areas,
- ▶ sectoral arrangement of land usage,
- ▶ changing aim and efficiency of construction plans,
- ▶ physical regeneration,
- ▶ sustainable development,
- ▶ protection and sustaining of socio-cultural and
- ▶ historic fabric provide the increase of environmental quality.

- ▶ In some urban regeneration applications in Turkey, common interest strategies can not be obtained for participating groups. This situation causes failure in applications. Determination of common strategies for equal income for all participating groups is a decision making process.

Increasing the Capacity of Decision Making in Urban Regeneration

- ▶ Decision making, is the process of choosing the most proper one or several for the aim or aims within all existing alternatives.
- ▶ When we study the literature, general structure of resemblances between decision making steps which differs one another in some points are as in below;



Determination of Decision Analysis Process and Strategies in Urban Regeneration Applications in Turkey

In Turkey, urban regeneration applications consist of two steps as planning and application.





Planning	Application
<ul style="list-style-type: none"> • declaring regeneration areas for all process within regeneration area, • determination of ownership structure of the area, • social structure analysis for specifically to field • determination of financial model, 	<ul style="list-style-type: none"> • establishment of real estate determination committee • value determination of real estates • reach an agreement with estate holders and application of socialization by authorized management if an agreement is not reached • preparation of areas infrastructure, • construction, • landscaping and architecture plans, • revision or changes in upper stage plans and application of the plan to area.





We can sum up strategies which will be created for urban regeneration application areas;





- ▶ Strategies about economical structure related with real estates,
- ▶ Spatial planning strategy,
- ▶ Environmental structure strategy,
- ▶ Social structure strategy,
- ▶ Legal and management strategies of authority,

Decision Analysis Process and Changes of Strategies in Model Applications in Turkey

- ▶ Strategy change and process of finding the strategies which provides the best benefits for all attendant groups will be defined by problems faced in some urban regeneration applications in some metropolitans of Turkey and definition of related attendant groups.
- ▶ These applications are conspicuous in its social structure change, Istanbul Sulukule urban regeneration application, Haydarpasa harbor urban regeneration application which is one of the transportation focus of Istanbul and Ankara Ulus historical central urban regeneration application samples.

ISTANBUL (SULUKULE Romanesque District)	NECESSITY OF URBAN REGENERATION
	Necessity of increasing social structure quality, Opening Romanesque cultural and ethnical structure for tourism, Its qualification of being an archaeological area and Byzantium era (url 1), Existence of building which has earthquake and fire risk, Its being a regular and pure tourism center,
	REGULATIONS There is 620 property owner, 434 tenant and 45 stores in project area which consist of square, 10 streets and 3 avenues. Houses which will constitute Ottoman-Turkish architecture will be 2, 3 and 4 floor as they are now. Siding of the houses will be rock and timber cover. Street silhouettes will be protected. However, 44 licensed masterpieces which include mosque, church, fountain, houses will be restored. There will also be a culture center and boutique hotel in project area. Sulukule Culture and Entertainment Facility will have closed area and will teach conservatoire along with Romanesque music (url 2).
	PROBLEMS Although it is an archaeology area, archaeological excavation can not be done and archaeologists get angry with that (url3). European Roman Rights Center says that there is racism in here and regeneration without considering a society who has lived there for centuries will be meaningless (url 4). Municipality announces this project as the most social project of the world and property owners are understood but as the rate of tenant are huge, it reduces the success rate of the project.
	PARTICIPATING GROUPS Municipality, Property owners, Tenants, Commission of Culture and Natural Values Protection, Civil Organizations, ERRC (European Roma Rights Centre), Istanbul Metropolitan Municipality PRIMARILY DETERMINED STRATEGIES 1. Strategies about social structure 2. Planning Strategies 3. Strategies about economical structure

ANKARA (ULUS Historical City Center)	NECESSITY OF URBAN REGENERATION
	Necessity of regaining and reacting Ankara's one of the oldest historical and cultural structure, Ulus, which is settlement and merchandise center. Existence of first, second and third degree archaeological and urban sit area Its being a historical urban center from Roma Era to Ottoman and Republic (url 5). Ulus which has lost its identity of being the most dynamic place of Ankara after 1940's , is tried to get back its old reputation (url 6).
	ARRANGEMENTS
	New Mia decision, transitional period protection plans, replanning of historical urban center, new arrangements are done as public project areas.
	PROBLEMS
	Turkey Grand National Assembly chamber of architects and Chamber of Ankara Branches City Planners sued and stopped the executive as they think that regeneration project is illegal. Sue process still goes on (url 8). 1- Inefficiency of local administrations technically and economically, lack of experience and savings, 2- Communication and coordinate lack, bureaucratic obstacles between Local Managements itself and their contact with centralized management, 3- Difficulties and insufficiencies with people's planning and positive effect on application in the application area of centralized management, 4- Authorize chaos between legal and management frame (url 9),
	ATTENDANT GROUPS
	Professional organizations, Architectures, Civil Organizations, Tenants, Property Owners, Council of protecting culture and natural values, nongovernmental organizations, Ankara Metropolitan Municipality.
	PRIMARILY DETERMINED STRATEGIES
	Planning strategies, Strategies about economical structure, Environmental structure strategies,

ISTANBUL (HAYDARPASA HARBOR)	NECESSITY OF URBAN REGENERATION
	Its being 1st degree urban protection area. Visual and environmental problems lived in harbor, Its being an important focus point of the city, Its being city's one of the old and important merchandise centers,
	REGULATIONS
	Regeneration project which will be applied to Haydarpaşa Station will be determined by a contest in which citizens will also take place (url 10). Project is planned as cruise harbor in the coast and Commerce-Service structures will take place is accepted by Istanbul Metropolitan Municipality Council in December 2009 Haydarpaşa Station Building's ground floor will be station, other parts will be rest area, recreational facility, and culture center functions will take place, 1/5000 scaled Haydarpaşa Station, Harbor and Back stage and Kadikoy Square and Real Constructions Plan for protection of the Environment (url 11).
	PROBLEMS
	There was a fire danger, Problems of the harbor about environmental structure,
	ATTENDANT GROUPS
	Turkish state railways, Istanbul Metropolitan Municipality, Protection Councils, A council consist of scientist men ,occupational groups, architectures, organizational groups,
	PRIMARILY ADOPTED STRATEGIES
	Environmental Structure Strategies, Planning Strategies, Economic Structure Strategies,

Method Researches in Decision Analysis Process of Urban Regeneration Applications

- ▶ In Turkey, when urban regeneration applications are studied, it is seen that strategies are changed according to necessity of urban regeneration, attending groups and faced problems.
- ▶ In urban regeneration applications, it is very important to make optimum strategy decision for each attendant group. For this reason, decision making models which will be used in optimum strategies choices should be studied in regards to assessment criteria. So, necessary model and assessment criteria which are needed for qualified urban regeneration applications can be determined.

▶ Some decision making models used in literature;

METHODS	Advantages of the method	Disadvantages of the method
SWOT	Swot analysis has a structure which consists of independent and different analysis. The more various and high volume information and data analysis are put into effect and more details data are get, the more detail results come out for the results in SWOT analysis. This situation can gain clearer and healthier perspectives to appliers	SWOT analysis is insufficient in the absence of adequate data analysis.
Nominal Group Technique	This is the method which is used for listing "New Ideas" list of all group members according to primary order	Technique, does not allow the analysis of alternatives. It is not easy to use.
Multi Purposed Decision Making	Multi Purposed Decision Making are decision problems which include more than one aim. Decision maker have to consider environment, process, sources while looking for solution	Subjective assessment can provide different results in different time. It does not solve group decisions or problems in proceedings.
Pareto Analysis	It is a method which is used for ordering reasons of a problem and separate unimportant ones from important ones and gathers attention on important ones. Pareto analysis tell the primary problem to be solved more than the solution of the problem	Pareto analysis is not used defining of the process and development of the solution.
Delphi Technique	This is the technique which is used for predictions (Aktan, 2008). This is the study of experts trying to achieve a consensus by the help of a lot of unnamed post survey	It takes a lot of time. Answerers should be able to transform their thoughts to written documents in a true way. Answerers should be motivated in surveys. Technique do not provide benefits to attainers about social relationships. There is no possibility of explicating expressions in verbal.
Game Theory Model	Game theory model is a mathematical device which is used for modeling of the strategically confrontations in a model. This model can determine strategies for each attendant group in urban regeneration applications and can provide common benefits for all attendants.	

Comparison of the Methods

- ▶ In other models which are studied, decision maker's decision choice is emphasized. So there is not a competition. But it is very rare that lack of competition in a real life problem. In real life more than one decision maker are in competition with each other for having the most benefit for themselves. This aim and targets are within the frame of game theory model.

Urban regeneration Applications requires;

- ▶ Strategically point of view
- ▶ Rationalism
- ▶ Alternative point of view
- ▶ Best point of view fro all rivals in competition conditions

For this reason within all these decision analysis techniques, game theory can provide most proper benefit for all attendant groups and applied project in the end in urban regeneration applications.

When Istanbul Sulukule urban regeneration application, Ankara Ulus urban regeneration application, Istanbul Haydarpasa urban regeneration applications are studied, it is seen that attendants, problems and related demands changes for each of these applications. So strategies will change for each project.

Game theory technique can be used in increasing sustainability and achieve in urban regeneration applications in Turkey.

CONCLUSION

- ▶ In urban regeneration applications, getting share in capital increases and realization of their demands are very important for attendants. This situation is a decision analysis process. Gaining successful results in urban regeneration applications can be getting by a decision model. Game theory model can be a decision making model as it provides a strategically point of view and can be applied in competition conditions. Also local managements can use game theory for asking attending groups' opinions and determining common strategies.
- ▶ Despite all of these, urban regeneration applications are real life problems. For this reason game theory can be insufficient in defining real life problems. In this situation artificial intelligence techniques and their hybrid methodology with game theory can be used in applications.