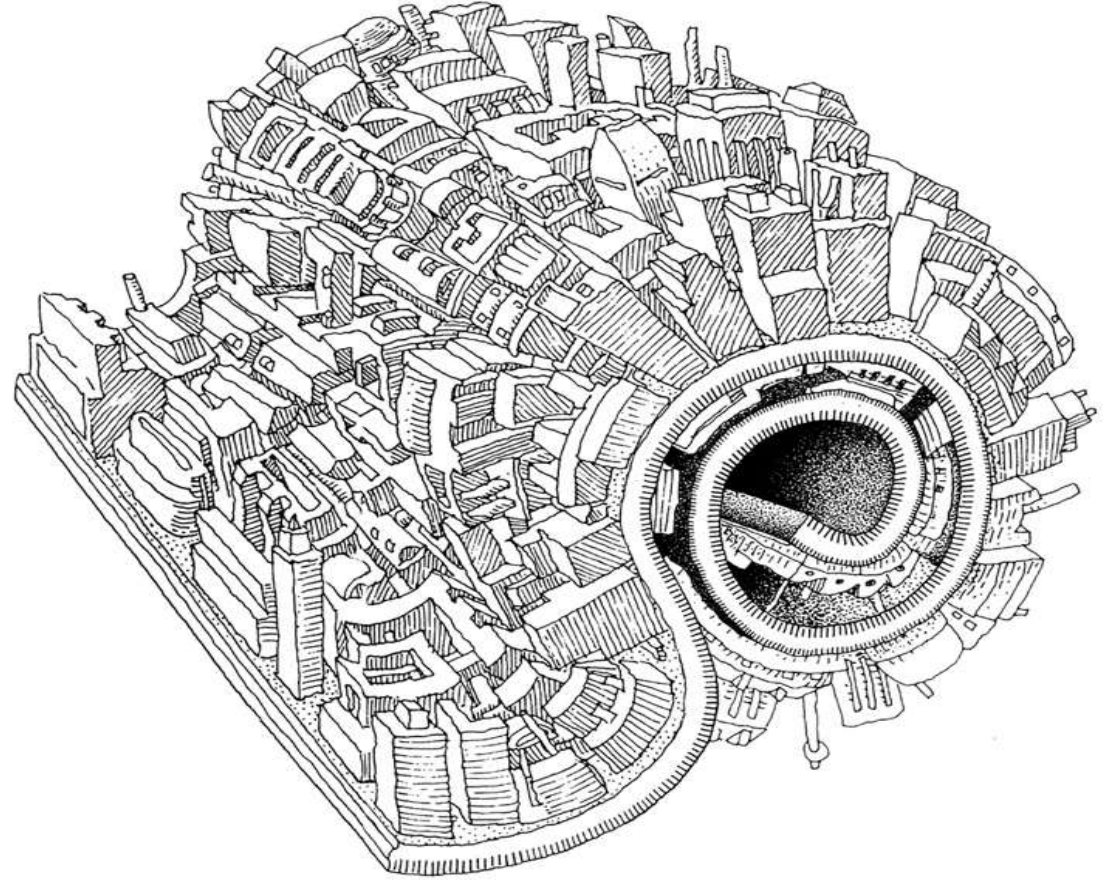


# URBAN REGENERATION PROCESS IN TURKEY



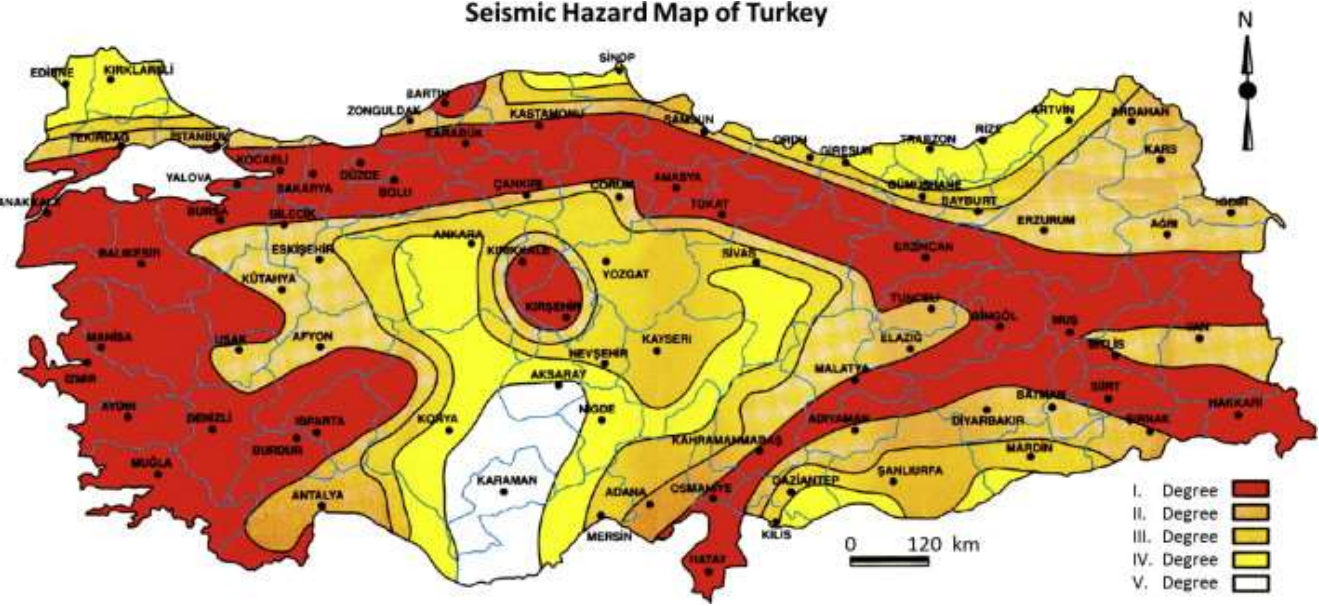
*Dr. Mustafa PALANCIOĞLU*  
*Mayor of Talas*

## DISASTER RISK

### Earthquake Reality!!!

### Facts of Turkey

Seismic Hazard Map of Turkey



- % 72 of Population
  - % 76 of Airports
  - % 80 of Energy Production Facilities
- are in 1. ve 2. order Earthquake Zone





# IMPORTANCE OF URBAN REGENERATION

## DISASTER RISK



### MAJOR EARTHQUAKES IN TURKEY

YEAR	LOCATION	LOSS OF LIVES*
1939	Erzincan	32,700
1942	Tokat, Erbaa	3,000
1943	Samsun, Ladik	4,000
1944	Bolu, Gerede	3,959
1966	Mus, Varto	2,396
1975	Diyarbakir, Lice	2,385
1976	Van, Muradiye	3,840
1999	Marmara	17,118
2011	Van	604

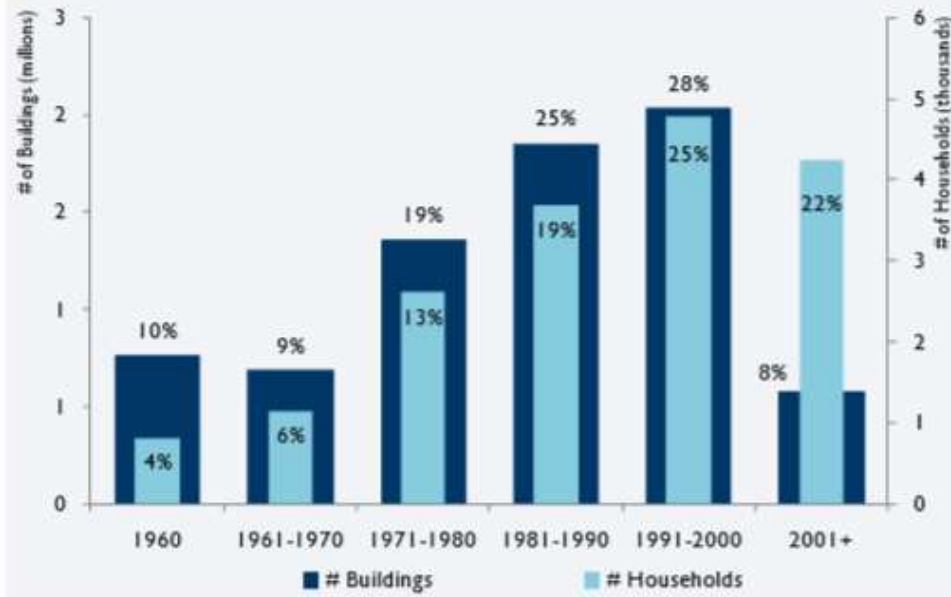
(\*) Official numbers.



# IMPORTANCE OF URBAN REGENERATION

## UNHEALTHY AND AGED STRUCTURES

BUILDING STOCK AND HOUSEHOLDS (BY BUILT YEAR)



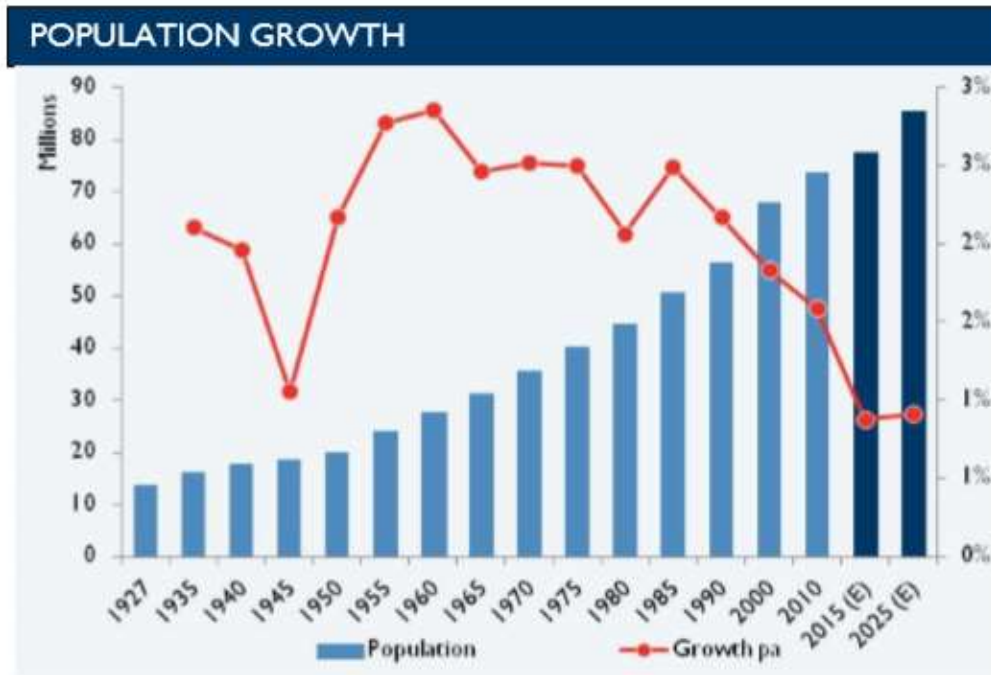
SOURCE: Data is compiled from TURKSTAT





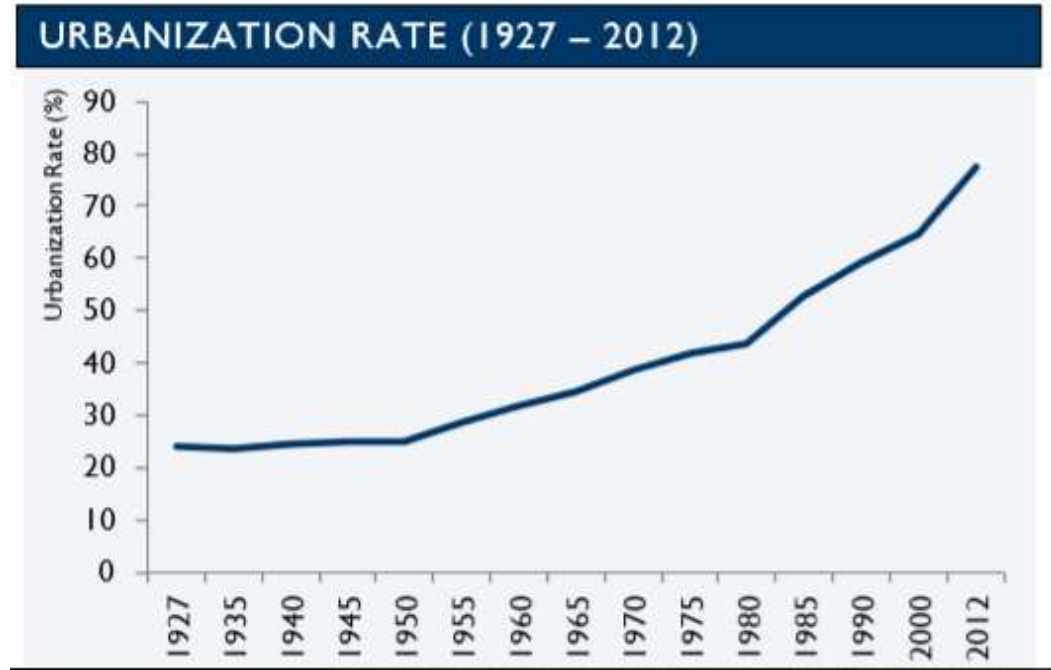
# IMPORTANCE OF URBAN REGENERATION

## POPULATION GROWTH



SOURCE: TURKSTAT

## HIGH URBANIZATION RATE





# IMPORTANCE OF URBAN REGENERATION

## ENVIRONMENTAL DEGRADATION



## SQUATTER SETTLEMENTS



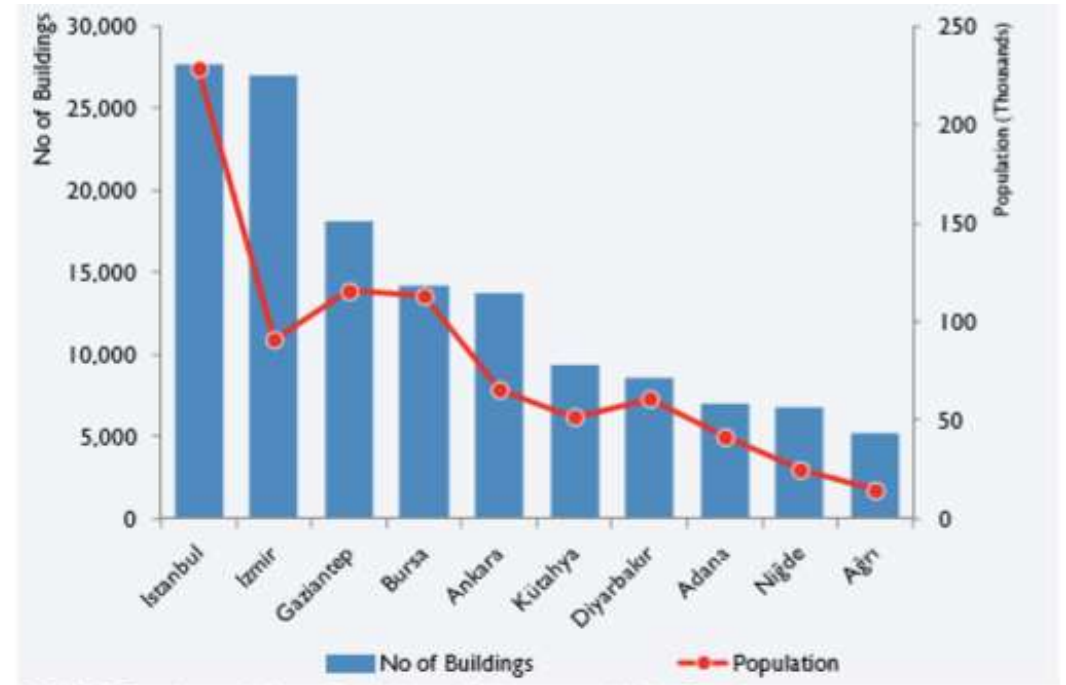
# IMPORTANCE OF URBAN REGENERATION

## THE RISK AREAS



SOURCE: The Ministry of Environment and Urban Planning

## TOP TEN RISK AREAS (CITIES)



SOURCE: Data is compiled from The Ministry of Environment and Urban Planning



# LEGAL FRAMEWORK URBAN REGENERATION TURKEY



**CURRENT  
LEGISLATION**

**Municipal Law (numbered 5393 - 73)**

**Law on the Regeneration of Areas under Disaster Risk  
(numbered 6306)**







# LEGAL FRAMEWORK URBAN REGENERATION TURKEY

**Municipal Law (numbered 5393 - 73)**

Disaster Risk

Safety Problems

Transportation and Vehicle Parking Problems

Residential, Commercial and Social Infrastructure Areas

Preservation of Historic and Cultural Structures





# URBAN REGENERATION PROCESS IN TURKEY

## The main purpose of the law is;

To develop safe and livable areas countrywide by regenerating the areas that are under disaster risk.

**Law on the Regeneration of  
Areas under Disaster Risk  
(numbered 6306)**

Disaster Risk

Rental Payment

Interest Payment

Exemption from tax and other official payments

Expropriation

Advantages during Judicial Processes

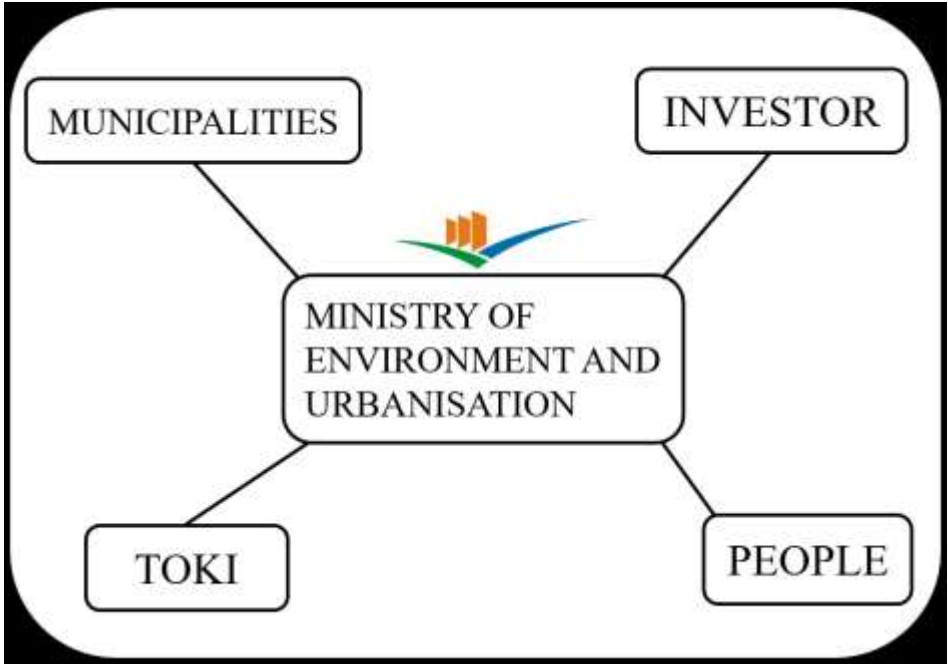




# LEGAL FRAMEWORK URBAN REGENERATION TURKEY

**Law on the Regeneration of Areas under Disaster Risk (numbered 6306)**

## MAIN PLAYERS







# IMPLEMENTATION OF URBAN GENERATION





# URBAN REGENERATION PROCESS IN TURKEY





# URBAN REGENERATION PROCESS IN TURKEY



# of City

**52**

# of Risky Area

**216**

Total Area

**12.500 hectar**

# of Housing Units

**550.000**

# Effected People

**1.800.000**

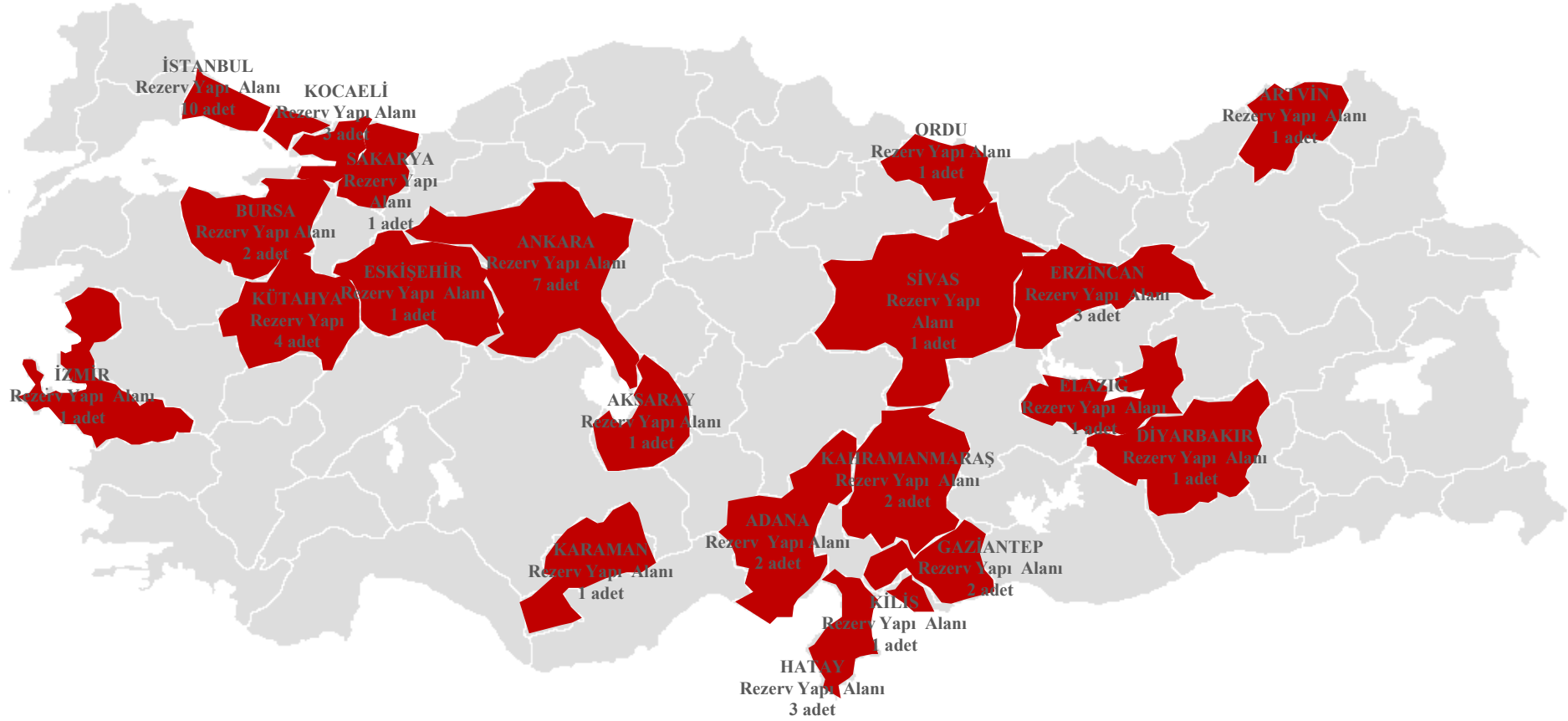
**Law on the Regeneration of Areas under Disaster Risk  
(numbered 6306)**







# URBAN REGENERATION PROCESS IN TURKEY



# of City

**26**

# of Reserve Area

**86**

Total Area

**40.000 hectar**

**Law on the Regeneration of Areas under Disaster Risk  
(numbered 6306)**





# URBAN REGENERATION PROCESS IN TURKEY



**# of Development Area**

**70**

**Total Area**

**8.000 hectar**

**# of Housing Units**

**23.000**

**# Effected People**

**150.000**

**Municipal Law (numbered 5393 - 73)**





# IMPLEMENTATION OF AN URBAN REGENERATION PROJECT IN CITY OF KAYSERİ



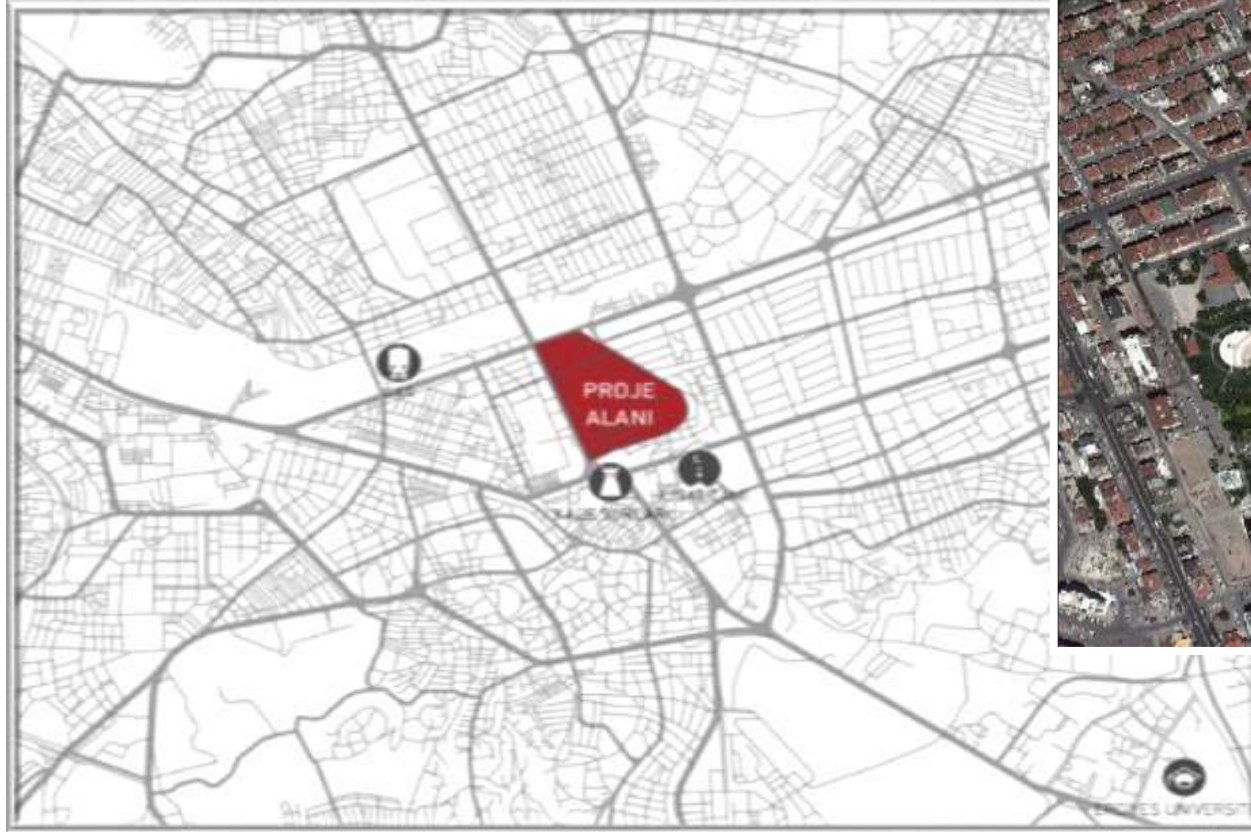
**URBAN REGENERATION**





# IMPLEMENTATION OF AN URBAN REGENERATION PROJECT IN CITY OF KAYSERİ

## DECIDING THE REGENERATION AREA





# URBAN REGENERATION PROCESS IN TURKEY

## PROJECT AREA INFO

### CURRENT CONSTRUCTION AREA INFO

Project Area	515.064	m <sup>2</sup>
Current Construction Area	632.971	m <sup>2</sup>

### PARSEL INFO

# of Parcel	817	
Parcel Area	337.362	m <sup>2</sup>

### OWNERSHIP INFO

# of Ownership	8.689
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### Current Building and Unit Info

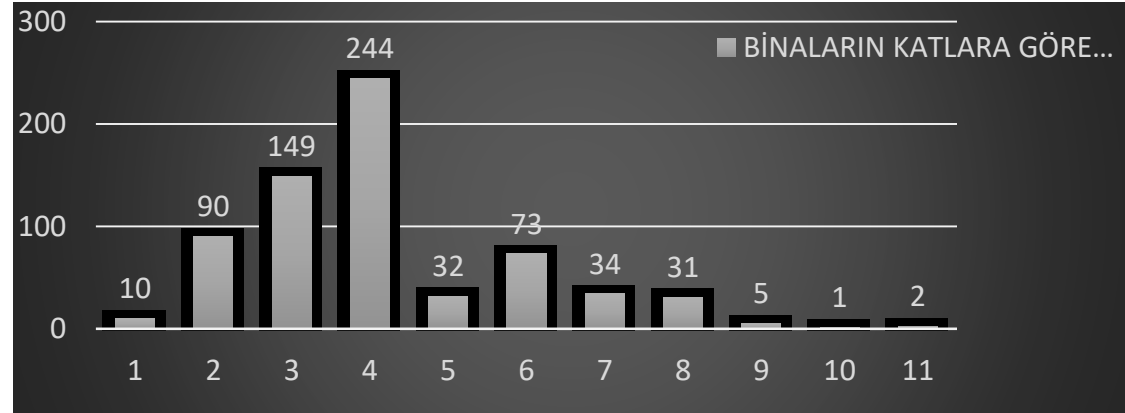
# of Existing Buildings	638
# of Residential Units	3.799
# of Commercial Units	1.618
Other Units	396
Total # of Units	5.826



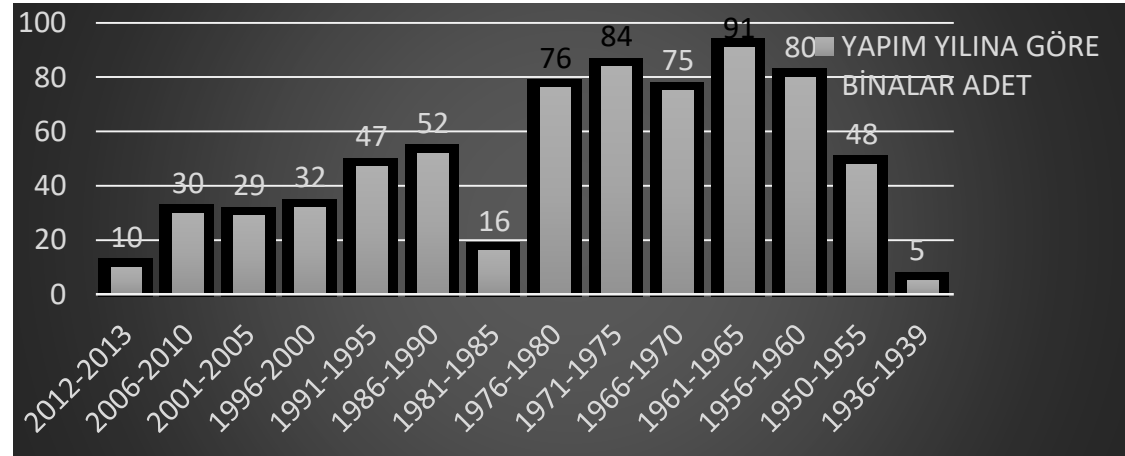
# URBAN REGENERATION PROCESS IN TURKEY

## PROJECT AREA INFO

# of Building Floors



Construction Years of Current Buildings







# URBAN REGENERATION PROCESS IN TURKEY

## PROJECT AREA INFO

## OWNERSHIP INFO

OWNERSHIP	AREA (m <sup>2</sup> )	%	NUMER OF PARCELS
Private Property	240.812	46,75	645
Kocasinan Municipality	27.612	5,36	120
State Property	36.678	7,12	12
Kayseri Metropolitan Municipality	573	0,11	3
Official Institutions Areas	2.792	0,54	3
Public-Private	26.490	5,14	34
Non-Registrated Areas	180.107	34,97	-
<b>TOTAL</b>	<b>515.064</b>	<b>100,00</b>	<b>817</b>



# URBAN REGENERATION PROCESS IN TURKEY

## PROJECT AREA INFO

### LAND USE MAP

RESIDENTIAL AREA – DETACHED
RESIDENTIAL AREA- BLOCKS 4 FLOORS
RESIDENTIAL AREA- BLOCKS 8 FLOORS
RESIDENTIAL AREAS- SEPERATE BLOCKS
OFFICIAL INSTITUTION AREA
GREEN AREAS
RELIGIOUS AREAS
DORMITORY
SOCIAL AREAS
BAZAAR
SCHOOL
LISTED BUILDINGS





# URBAN REGENERATION PROCESS IN TURKEY

## PROJECT AREA INFO

LAND USE MAP

LAND USE	AREA (m <sup>2</sup> )	%
Residential Areas	240.507	46,68
School Areas	35.214	6,84
Religious Areas	3.627	0,70
Official Institutions Areas	6.773	1,31
Social Areas	2.845	0,55
Dormitory	2.141	0,42
Bazaar Areas	3.626	0,70
Green Areas– Listed Buildings	21.356	4,15
Road	199.107	38,65
TOTAL	515.196	100,00





# URBAN REGENERATION PROCESS IN TURKEY

CONSERVATION AREAS AND LISTED BUILDINGS





# URBAN REGENERATION PROCESS IN TURKEY

## IMPLEMENTATION



## URBAN DESIGN PROJECT



# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

1- Gathering data and documents

2- Project Area Analysis

3- Consultation and Approval of the other public organizations

4- Approval by the Municipal Council

5- Determining Project Area

6- Urban Regeneration Decision and Informing the Owners

7- Ministerial Board Decision

8- Data Input Phase

9- Preparation of Regulations about Implementation Principles

10- Preparation of Appraisal Reports

11- Revision of Urban Design Project

12- Agreement Talks

13- Ownership/Title Transfers

14- Demolition and Construction Phase







# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

### 1- COLLECTION OF INFORMATION AND DOCUMENTS

- 1- Procuring Deed Records
- 2- Procuring Structure Plans
- 3- Procuring Cadastral Maps
- 4- Detemining Conservation Areas and Listed Buildings
- 5- Getting Address Records
- 6- Getting Licenses of Building Permits and Architectural Projects
- 7- Determination of Business Licenses
- 8- Determination of tax values
- 9- Taking Photos of Project Area
- 10- Recording Video Films Of Project Area



# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

1- PREPERATION OF MAPS

2- PREPERATION OF GEOLOGICAL SURVEY

3- CADASTRAL MAP CORRECTION

4- DETECTION OF STAKEHOLDERS

5- DETECTION OF PUBLIC PROPERTIES

6- URBAN PLAN ANALYSIS

## 2- PROJECT AREA STUDIES



PROJE SAHİBİ  
KAYIRCI BÜYÜKŞEHİR BELEDİYESİ BAĞLIKLI  
PROJEYİN ADI  
KAYIRCI İLİ KOCASİPİRAN İLÇESİ SAHABİYE-FATİH MAHALLELERİ  
KENTSEL DÖNÜŞÜM PROJESİ KENTSEL DÖNÜŞÜM PROJESİ RAPORU  
PROJE YERİ  
KAYIRCI İLİ, KOCASİPİRAN İLÇESİ, SAHABİYE MAHALLESİ



# URBAN REGENERATION PROCESS IN TURKEY

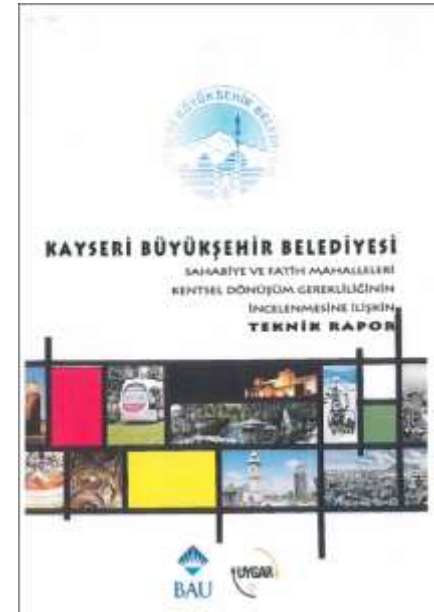
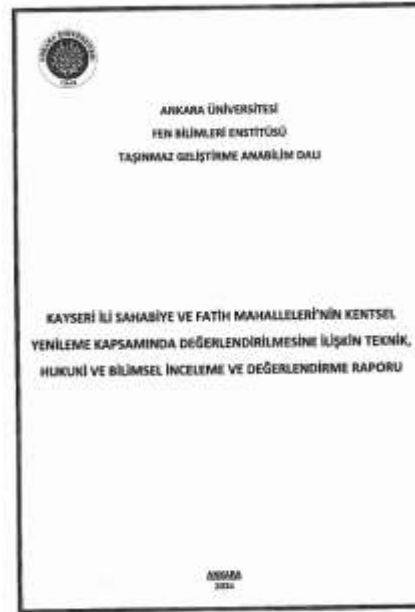
## STEPS OF THE PROJECT

1- Report of Ankara University

2- Report of Bahcesehir University

3- Report of Police Department

### 3 - SCIENTIFIC REPORTS









# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

1- Gathering datas about buildings and area.

2- Producing a new software

3- Implementation

5 - DETERMINING PROJECT AREA



# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

1- Informing Inverster Organizations

2- Informing to the Institutions and Organizations that have Real Property in the Region

3- Informing stakeholders

4- Establishing web sites, social network pages

5- Establishing Information Center

## 6-INFORMATION ABOUT PROJECT











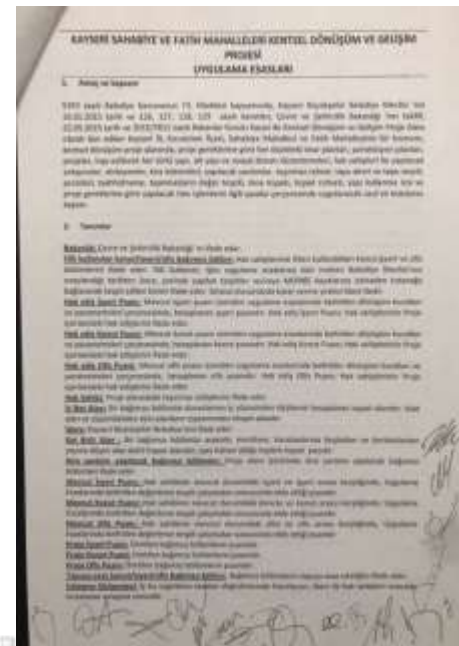
# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

1- Defining The Principles of Distribution Model Of New Project

2- Proposing there principles to City Council.

## 9- PREPARING THE APPLICATION PRINCIPLES





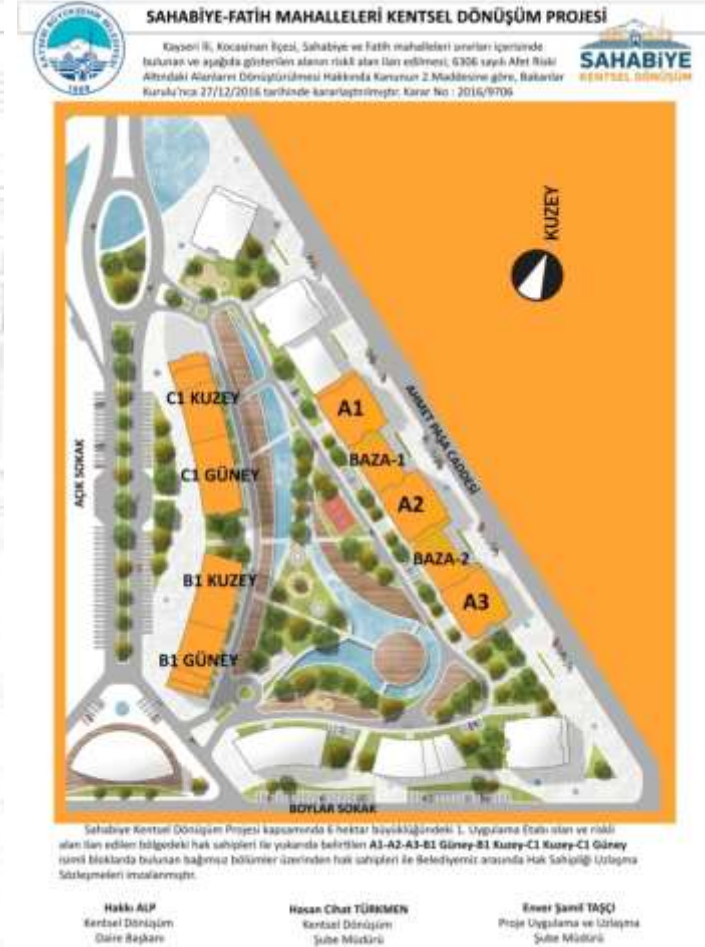




# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

### 1 – PREPARATION OF URBAN DESIGN PROJECT



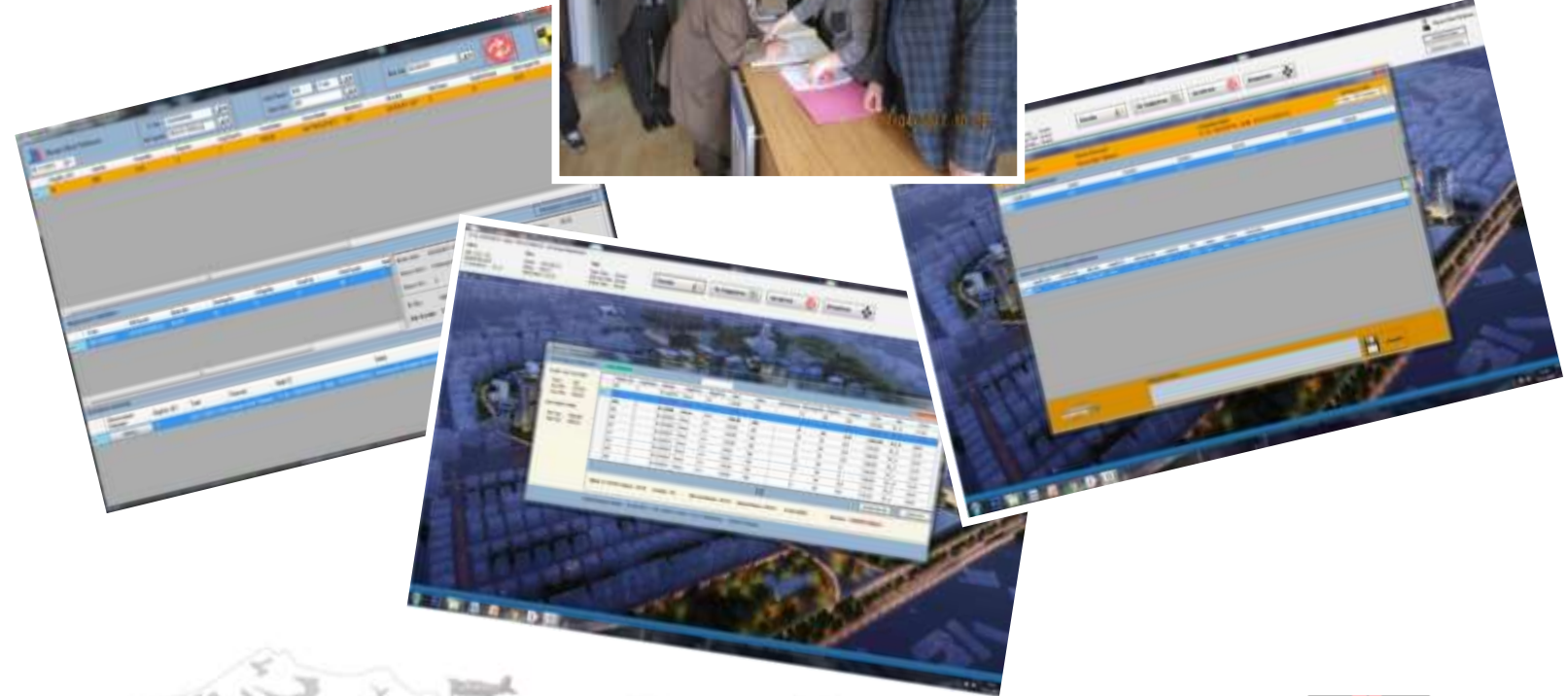




# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT

12 – AGREEMENT TALKS







# URBAN REGENERATION PROCESS IN TURKEY

## STEPS OF THE PROJECT



### 13 - OWNERSHIP/TITLE TRANSFERS

CITY		NAME AND ADDRESS OF PURCHASER	
TOWN		KATRAKAT	
DISTRICT		TÜRKİYE CUMHURİYETİ	
VILLAGE		TAPU SENEDE	
STREET			
NO.			
DATE			
TYPE OF PROPERTY			
NUMBER			
ADDRESS			
DATE			
APPROVED AND SIGNED BY THE LOCAL SAKAT OFFICE		DATE	



# URBAN REGENERATION PROCESS IN TURKEY

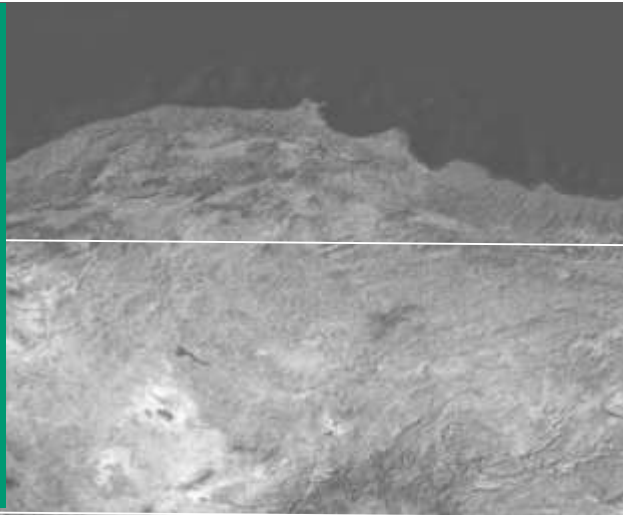
## STEPS OF THE PROJECT

### 14 - DEMOLITION AND CONSTRUCTION PHASE



# URBAN REGENERATION PROJECTS IN TURKEY

EXAMPLE  
PROJECTS IN  
TURKEY





# URBAN REGENERATION PROJECTS IN TURKEY

## Erzincan-Demirkent



# URBAN REGENERATION PROJECTS IN TURKEY

## Erzurum-Yakutiye





# URBAN REGENERATION PROJECTS IN TURKEY

## Kütahya-Pazarlar

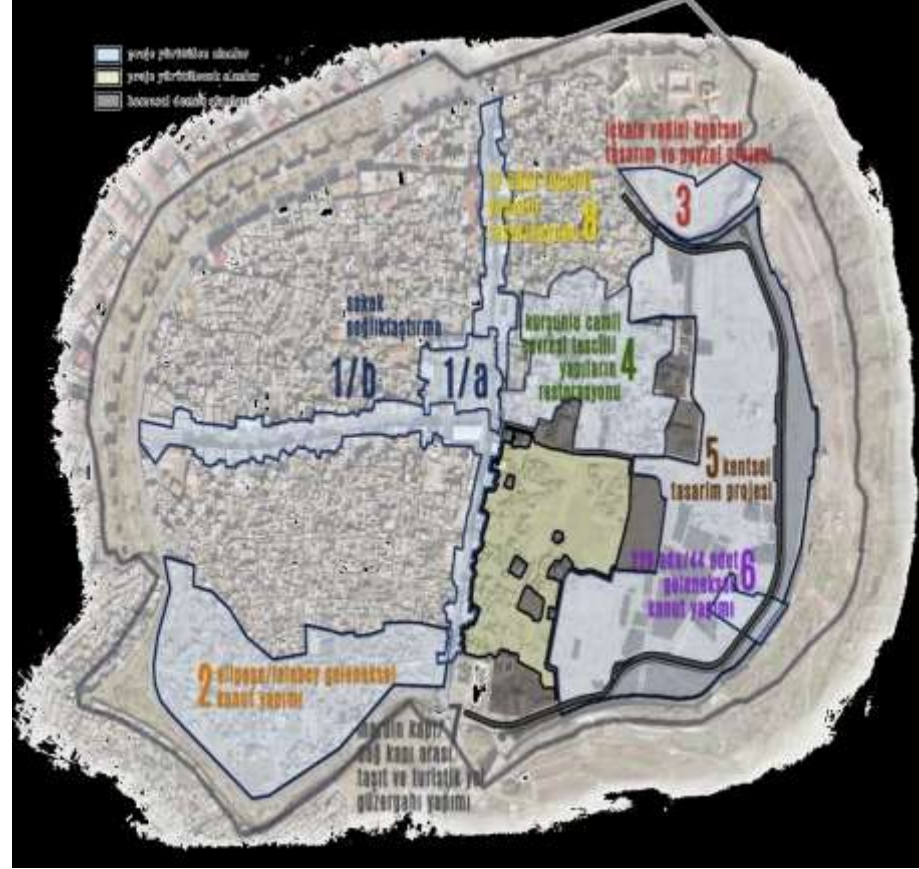




# URBAN REGENERATION PROJECTS IN TURKEY

## Diyarbakır - Suriçi

KIR - SUR ORTOFOTO





# URBAN REGENERATION PROJECTS IN TURKEY

## Diyarbakır - Suriçi





# URBAN REGENERATION PROJECTS IN TURKEY

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## SUGGESTIONS

- IMPLEMENTING AREA BASED AND ON-SITE URBAN REGENERATION
- PLANNING MORE SOCIAL, URBAN WELFARE AND PUBLIC AREAS
- PREPARATION OF A URBAN REGENERATION MASTER PLAN
  - MANAGAMENT AND PLANNING OF URBAN REGENARATION
  - PROVIDING COMMUNITY FOCUSED AND PARTICIPATORY APPROACH
- INSURING URBAN REGENERATION PROJECTS







# URBAN REGENERATION PROJECTS IN TURKEY

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## SUGGESTIONS

- CREATING SMART CITY STRATEGIES
- AVOIDING URBAN SPRAWL
  - PRESERVING AGRICULTURAL, GREEN AND SPECIAL AREAS
- IMPLEMENTING LIVEABLE AND HUMAN SCALE PROJECTS
- AVOIDING GENTRIFICATION
- NOT CAUSING GATED COMMUNITIES

