



DIPLOMARBEIT

TRANSFORMATION of a GECEKONDU NEIGHBORHOOD
DERBENT SARIYER, ISTANBUL
an Urban Transformation Concept

ausgeführt zum Zwecke der Erlangung des
akademischen Grades einer Diplom-Ingenieurin

unter der Leitung von
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KURZFASSUNG

Die vorliegende Arbeit beschäftigt sich mit dem *Gecekondu* Viertel Derbent in Istanbul, welches in 2017 vom türkischen Ministerrat als Stadterneuerungsgebiet erklärt wurde. Die zentral gelegene Nachbarschaft ist derzeit von Gentrifizierung bedroht.

Das Wort *Gecekondu* bedeutet wörtlich übersetzt "über Nacht gebaut" und ist der Begriff für sogenannte Squatter Siedlungen in der Türkei. Es handelt sich um eine Form von Selbsthilfeunterkünften mit geringer Dichte, die auf einem, von den Einwohnern illegal besiedeltem Gebiet ohne Erlaubnis der zuständigen Behörde errichtet wurde. *Gecekondu* Gebiete sind seit den 1940ern ein Teil von Istanbul, welche Grundbausteine der schnellen Urbanisierung darstellen. Ende der 1980er Jahre begann die türkische Regierung mit der Umsetzung von Stadtumbauprojekten. Diese waren durch Gentrifizierungs- und Stadtbaumethoden umgesetzt. Bei den ausgewählten Gebieten handelte es sich überwiegend um *Gecekondu* Viertel.

Ziel dieser Diplomarbeit ist es, ein sozial nachhaltiges, qualitatives Redensifizierungskonzept für die Derbent *Gecekondu* Viertel anzubieten und gleichzeitig die bestehenden Bewohner in ihrer aktuellen Nachbarschaft zu halten. Diese Arbeit befasst sich eingehend mit Fragen des erdbebensicheren bezahlbaren Wohnraums und konzentriert sich auf den Abbau der Monofunktionalität in der Region durch die Einführung von Freizeitaktivitäten. Darüber hinaus werden Ansätze zur Stärkung des Gemeinschaftsgefühls sowie zur Schaffung und Aufwertung von öffentlichen und Freiräumen ausgearbeitet.

Die Arbeit ist methodisch in vier Teile gegliedert.

Im ersten Teil werden der Begriff *Gecekondu*, dessen Entstehung sowie Eigenschaften erläutert. Dieser Teil enthält auch weitere Informationen zu rechtlichen Rahmenbedingungen und Institutionen in Bezug auf *Gecekondu* Viertel in der Türkei. Im zweiten Teil werden städtische Transformationspraktiken zur Aufwertung von jenen Vierteln beschrieben. In diesem Kapitel werden angewandte Stadtumbauprojekte in *Gecekondu* Vierteln in der Türkei untersucht. Darüber hinaus werden Beispiele für bewährte Verfahren im internationalen Bereich gründlich analysiert, um sie im Entwurfsprojekt weiter zu verwenden. Im dritten Teil wird eine detaillierte Analyse der aktuellen Situation des Derbent Stadtviertels durchgeführt.

Im Entwurfsteil wurden anhand der Analyse drei Vorschläge zur weiteren Verbesserung des Derbent Stadtviertels ausgearbeitet. Der erste konzentriert sich auf einen Prototyp für bezahlbaren Wohnraum, während sich die anderen beiden auf die Schaffung öffentlicher sowie Freiräume konzentrieren. Anhand dieser Maßnahmen soll der aktuelle Bestand weitestgehend renoviert und durch die Errichtung neuer Strukturen verbessert werden, ohne den Bestand vollkommen abzureißen.

ABSTRACT

This thesis looks closely at Derbent *Gecekondu* Neighborhood in Istanbul Turkey, which has been declared as Urban Transformation Area in 2017 by the Turkish Council of Ministers. The centrally located neighborhood is currently under the threat of gentrification.

Gecekondu literally means “built/ landed overnight” in Turkish and is the term used for squatter settlements in Turkey. It is a form of low-density self-help housing, which is built on an illegally invaded land without any permission from a concerned authority. *Gecekondu* areas have been part of Istanbul since the 1940s and are central component of rapid urbanization. At the end of 1980s the Turkish government started implementing urban transformation projects mainly through gentrification and redevelopment methods. Unfortunately, the selected areas for these urban transformation projects are mostly *gecekondu* neighborhoods.

The aim of this diploma thesis is to offer a socially sustainable, qualitative redensification concept for Derbent *Gecekondu* Neighborhood, while keeping the existing residents at their current neighborhood. Looking closely at issues of earthquake resilient affordable housing, this thesis focuses of dismantling the mono-functionality in the area via introduction of recreational activities. Moreover, approaches regarding the strengthening of community feeling and creation and upgradal of public and open spaces are elaborated on.

The thesis is methodically structured into four parts.

In the first part the term *Gecekondu*, its establishment and characteristics are explained. This part also contains further information about legal framework and institutions in Turkey about *gecekondu*. In the second part urban transformation practices to upgrade *gecekondu* districts in Turkey are described. Applied urban transformation projects in *gecekondu* districts in Turkey are examined in this chapter. Additionally, Good-Practice examples in international scope are analyzed thoroughly to be used further in the design project. In the third part a detailed analysis of the current situation of Derbent Neighborhood is conducted.

In the design part, based on the analysis, three suggestions for further improvement of Derbent Neighborhood are elaborated. The first one focuses on a prototype for affordable housing, while the other two concentrates on creating public as well as open spaces. Based on these measures, the existing structure is to be largely renovated and improved via construction of new structures without completely tearing the existing ones down.

PROLOG

Istanbul is one of the cities that has a very important place in history. Today, with its various historical and modern structures, it has turned into a mega city that attracts many people from different parts of the world. However, it owes its near future expansion to its famous squatter settlements: gecekondus. With their illegal emergence and aggressive spread over time, gecekondu districts have become a familiar subject for every Istanbulite. These structures, which were originally a temporary solution to the housing problem, have become unwanted parts of the city today. The solution that the state has found to this problem is to renew gecekondu districts via demolition and development of the area from scratch. This practices often lead to displacement of the current gecekondu inhabitants to the periphery.

As an Istanbulite myself, I wanted to offer a new solution for this ongoing debate on gecekondu districts with this project. With the information I learned during my architectural education, I believe that the existing parts of the city can be improved with little interventions to increase the welfare of its existing residents and attract new people.

I would like to thank

to my professor Andreas Hofer for his guidance and instructive attitude throughout this period.

to my mom Hafize, my dad Remzi and my sister Ekin for their patience and always being there for me, whenever I needed them. Distances are not an obstacle between us and I understood that once again in this period of time.

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1 GECEKONDU: a FORM of SQUATTER HOUSING

1.1 Squatter Settlements in a Comparative Perspective

Definition of Squatter Settlements

Either as past experiences or as a current problem, informal settlements are recognized by every country across the world. There are two terms used to define the characteristics of them: slums and squatter settlements.

UN-Habitat 2003¹ defines squatter settlement as a low residential area, which has developed without permission from the concerned authorities or legal right to the land. Because of the illegal status of the settlement, infrastructure and services are usually insufficient. On the other hand, the inhabitants of slums are characterized by insecure residential status. The inhabitants of these areas have inadequate access to safe water, sanitation and other basic infrastructure, the structural quality of housing is poor. Slums are overcrowded with high social exclusion and poverty.² According to UN-Habitat 2003 the main difference between two forms is the land ownership. While the inhabitants of slums have property ownership in poor environmental and socioeconomic areas, the inhabitants of squatter settlements built their dwellings without any legal title to land.

World Data Bank shows a rapid growth both for the world population and the ratio of urban population to overall world population. The world population has increased 10% in the last decade, while the urban population increased from 51.6% to 55.7%. Part of this new urban inhabitants, who mostly migrated from rural areas, live in dwellings described as squatter settlements. Another statistic shows, that in 2018 %29.2 of world's urban population still lived in slums and squatter settlements.³

Squatter settlements are mostly inhabited by country people, who migrated from rural to urban areas due to industrialization and mechanization of agriculture. According to Kemal H. Karpat⁴, squatter settlements have become an almost natural step for modernization in general and urbanization in third world countries. He claims, that if financial resources were to be made available, expansion and presence of squatter settlements can actually be avoided.

A variety of names is used for squatter settlements, which are reflecting the local culture and the establishment circumstances such as *gecekondu* in Turkey, *favela* in Brazil, *poblaciones callampas* in Chile, *ciudades asilas* in Colombia and

barrios piratas generally in Latin America. While the local term changes, one thing stays the same to describe squatter settlements. They are the by-product of rapid economic development and industrialization, of mechanization in agriculture and shortage of housing.

Rural Migration: the Driving Force of Squatter Settlements

Rural migration, which encourages the population growth and squatter settlements in the third world cities, was prepared by changes in economy and social structure of the developing countries in the nineteenth and twentieth century. These changes transformed traditional production and exchange systems. Because of the adaptation in agriculture production, expansion of trade and new economic system, urban centers started to serve as export outlets. According to Kemal H. Karpat⁵, this was the first major historical factor preparing the ground for migration.

In Brazil, the beginning of massive rural migration and the establishment of favelas, can be traced to the technological changes in agriculture.⁶ In 1910, the efforts to industrialize Mexico was considered main cause for the social dislocation and migration.

In Turkey, the case of rural migration was not very different from the rest of the developing countries. In 1940s the implementation of the Second Five-year Development Plan got interrupted by the start of the World War II. A five-year development plan is a set of strategies to achieve national economic goals in a nation. The Second Five-year Development Plan aimed to modernize the economic activities and agriculture, increase the share of industrial sector in GNP and raise the living standards of the society concentrating mainly on social justice and opportunity equality for all.⁷ After the war in 1948, USA started an initiative for foreign aid to Western Europe, which is called the Marshall Plan or officially European Recovery Program (ERP). The program operated for four years. The goals of the program was to rebuild war-torn regions, remove trade barriers, modernize industry, improve European prosperity and prevent the spread of communism.⁸ The Marshall Plan also encouraged the adoption of modern business procedures and increase in productivity. Throughout the program Turkey received a total of 137 million \$.⁹ Turkey used this aid to modernize agriculture and increase mobility by constructing highways. With the introduction of new tractors in agriculture, the unemployment in rural areas raised and people started to migrate from rural areas to urban areas, where industrialization was happening simultaneously.

In Turkey there was a wave of forced internal displacement of population from rural southeast areas to west urban areas between 1980s to the beginning of 2000s, because of the unsafe environment in southeast region due to terror activity.

Difference in Settlement Development Process

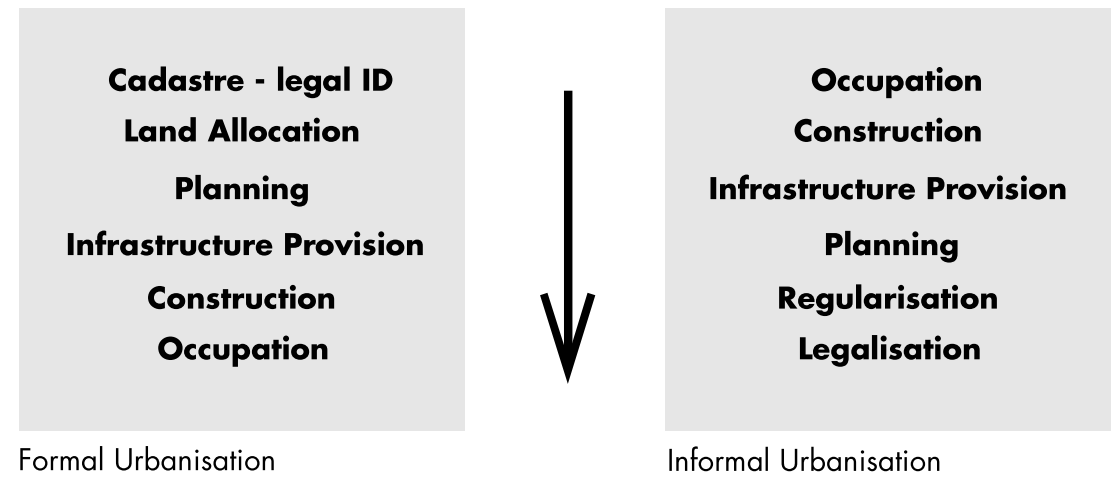


Fig 1 The Formal and Informal Logics of Urbanisation

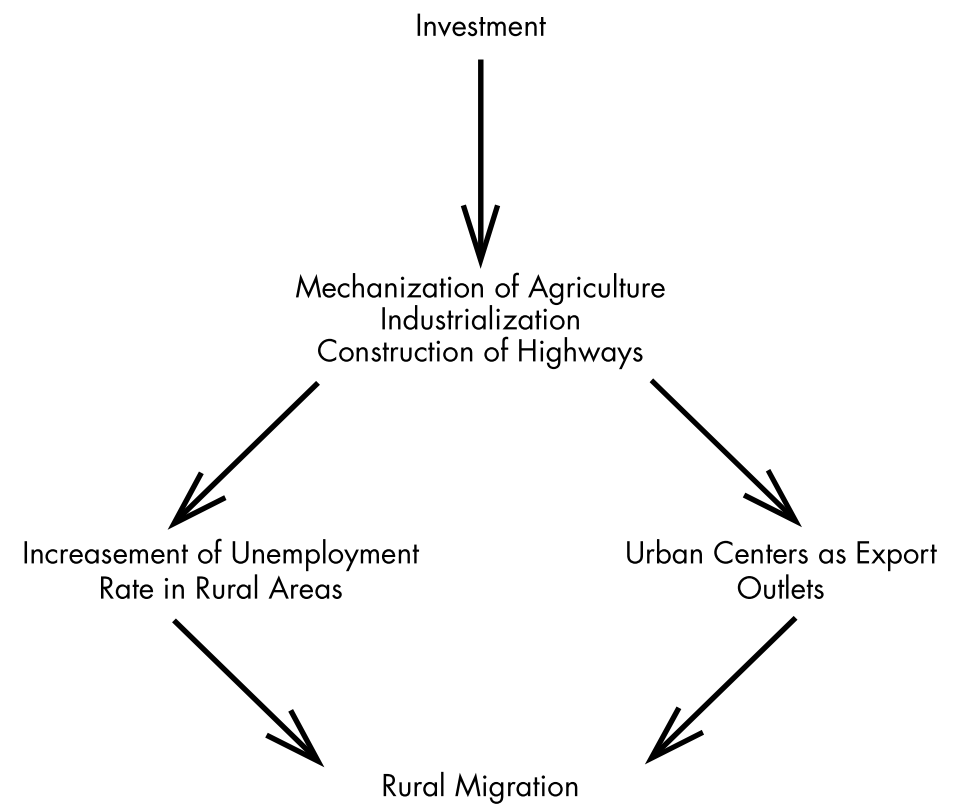


Fig 2 Causes of Rural Migration

1.2 Gecekondu in Istanbul, Turkey

Gecekondu literally means “built/ landed overnight” in Turkish and is the term used for squatter settlements in Turkey. It was once a major element of city, which is disappearing more and more from the urban space. It is a form of low-density self-help housing, which is built on an illegally invaded land without any permission from a concerned authority. Corresponding section in the Turkish constitution, *Gecekondu* Law (No 775) defines *gecekondu* : “By the term (*gecekondu*) mentioned in this law, it is meant the unauthorized buildings built on the land or plots that do not belong to them, without the consent of the owner, without being bound by the legalization and general provisions regulating the zoning and construction works.”¹⁰

The first encounter of *gecekondu* and urban areas happened in 1940s and the rapid growth of squatter settlements in urban area kept going until 1980s. Since the 1990s the clearance of *gecekondu*s and implementation of urban transformation projects on *gecekondu* areas are highly debated topics in the country.

Establishment patterns

The new urban inhabitants, who migrated from rural areas to cities, worked mostly in small businesses or had variety of low-paying jobs to afford living in the city. Some of them got jobs in big factories, however their wages were not enough to meet the expenses of a legal house or to buy a land and built their own dwelling on it. To save from transportation and rent costs, these new inhabitants started to build their own dwellings around factories and textile workshops.

The establishment of the first dwellings often occurred through land invasion by a group of people, who are usually related or known to each other. The invaded land mostly belong to the public, yet some of them were also built on private land. To be successful at the invasion the number of participants was significant. The larger the group and the bigger the settlement was, the more difficult was it for the police and the authorities to demolish them.

Not only rural migrants built their *gecekondu*s near factories, but also the urban lower class, who couldn't afford a homeownership in the commercial housing market, joined the huge wave of thousands, who were building illegal dwellings for themselves. In 1948 *Hurriyet*¹¹, a well-known national newspaper, claimed

that there were several thousand *gecekondu*s in the city.

The *gecekondu*s are legalized through acquisition of title deed. Before getting the title deed, a provisory title deed is issued through amnesties, which are issued by government. If the land belongs to public, the municipality gives the right of the land to the residents. After the necessary documentation is presented to the concerned authority and the set fee paid, the municipalities draw the master plan of the area. With the acceptance of master plan by Municipal Council, the residents get their title deeds and legalization process is completed. If the land belongs to a private person, the *gecekondu*s on them are demolished and don't get any chance of legalization.

Characteristics of dwellings

The dwelling, usually consists of just one room, is erected and furnished overnight. The furnishing is very important for the future of *gecekondu*. According to legal provisions, the destruction of inhabited houses without legal process is prohibited. If the house looks well settled, the inhabitants can claim that they are living there since long time to benefit from the law.

The building style of the dwelling and used materials are chosen according to the soil conditions and climate. The initial *gecekondu* room is usually constructed of makeshift materials, however during the expansion process the original materials are replaced with brick and cement. The finished house is mostly between 100 and 150 square meters and has at least two rooms.

The expansion of the houses are made by inhabitants themselves and can happen at once or over time, according to financial status of the inhabitants. The improvement of the house occurs usually after work hours and also includes gardening activities. The ultimate size of the house is achieved after acquiring the land title and depends on financial situation, number of family members living in the dwelling and squatter's own image of urban life.

The finalized *gecekondu* is mostly a one- storey building, which includes basic necessities such as bathroom and kitchen. However some of them, can be multiple- storey buildings. The number of storeys usually depends on how many families the building accommodates. The multi-storey *gecekondu* mostly contains one dwelling per floor with an external staircase. The most common multi-storey *gecekondu*s are two-storey ones, containing either a retail space or a smaller dwelling on the entrance floor. Furthermore, new built *gecekondu*s may

contain more than one dwelling in every floor and can have more than two storeys mostly being up to five storeys with an inner staircase.

The dwellings have mostly their own garden, which is used for growing edible plants. This area also functions as a room expansion for the inhabitants, where they can make preparations for winter months, hang clothes to dry and store miscellaneous items in a garden shed. Majority of the houses also contain a front porch that functions as an expansion of house to the street. There residents store their shoes, have place to sit, chat with their neighbours and do house chores.

At first the *gecekondu* areas lacked the basic infrastructure and services, such as electricity, sewage, paved streets, water, schools and hospitals. However in some areas the residents built some services and infrastructure by themselves. In other areas, the residents used elections for their own benefit. During election times, they demanded the missing infrastructure and services from candidates in exchange of their votes. With this strategy, the residents were provided with services mostly without paying taxes.

Patterns of settlement in the city

The rural migrants decided to move to the city because of the availability of employment and housing. In the beginning, it was only men coming to city, leaving their wives and children behind, to become acquainted with urban life. The newcomers didn't necessarily prefer to move into a *gecekondu*, this happened mainly due to financial situation and general housing shortage.

Another important factor in the decision making was the house ownership. In Turkey, owning your property is seen critical to secure the financial freedom of the family. It was common practice for *gecekondu* owners to preserve their dwellings until election time to secure land deeds in exchange of their votes. After realizing, there is a relatively good chance to own your house by paying less money, most migrants sought to build their own dwelling rather than rent a house.

The first *gecekondus* are erected at the periphery of the city. Over the years those areas started to become municipalities of the city and became legalized through amnesties in 1980s. However due to different laws and in time changing approaches of the government, the *gecekondu* settlements still are a problem of urban area in Turkey.



Fig 3 A typical *Gecekondu* Area

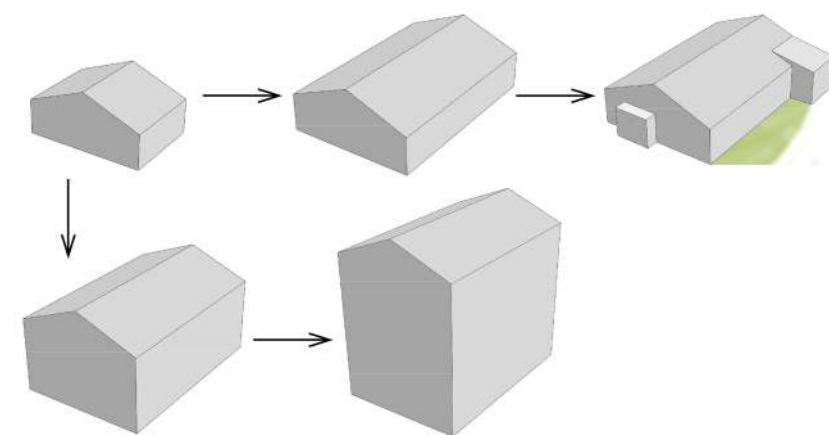


Fig 4 Transformation Process of *Gecekondu*

Government's approach to *Gecekondus*

After the construction of first squatter settlements in 1940s, *gecekondus* was defined as a housing problem by the governmental bodies. Because of this approach the authorities were much more understanding to the *gecekondus* constructions. The *gecekondus* were only demolished, if they were erected on the private land. To offer a solution to the ever growing *gecekondus* problem in Istanbul, Minister of the Interior stated in 1948, that the public land would be transferred to the municipalities and sold at low prices to those in need of affordable housing. The Minister of Finance declared that the demolition of *gecekondus* would be temporarily stopped until cheap land could be provided to those in need.¹² The *gecekondus* erected on public land also got the chance to buy the land and legalize their dwellings through that. The government was trying to solve the housing problem, which caused the construction of *gecekondus* in the first place. With this statement however, the state was sending the message to *gecekondus* residents that if they built their houses on public land and patiently waited enough, their property would be legalized. This caused the growth of the problem. With that the *gecekondus* owners and builders became two different groups and an illegal *gecekondus* market got established.

In 1951 the number of *gecekondus* reached to 8500 in Istanbul. In *gecekondus* areas, there were no public services provided. In 1953 and 1959 two laws were passed in the parliament that aimed to solve the *gecekondus* dilemma. However, these laws didn't provide any solution and the number of squatter settlements kept increasing. The government aggressively kept demolishing the *gecekondus* built on private land. According to Istanbul Ekspres Newspaper dated 14th of March 1959, 67000 *gecekondus* would be given title deeds and legalized with the law. However this plan didn't work out.

In early 1960s, the problem with *gecekondus* became bigger. By that time almost 40% of the dwellings in Istanbul were *gecekondus* and 45% of the population were living in them. With the military coup in 1960, the military came to power. The military regime stated that the construction of *gecekondus* were banned and all the new ones built after that time would be demolished. Despite that, the number of *gecekondus* kept rising. In 1962 the military stepped down and the civil government decided to take a much stricter approach to the *gecekondus*. In 1966, the *Gecekondus* Law was passed. The law aimed to improve the existing *gecekondus* and prevent further *gecekondus* development. After that law, some of the *gecekondus* areas declared district municipalities and many of them were provided with municipal services. The law didn't succeed in

preventing further development of new squatter settlements and in 1968 the number of *gecekondus* increased to 120.000 in Istanbul. During this decade squatting was still seen as housing problem. The government legalized the existing stock and tried to prevent the establishment of new ones.

According to the reports of Istanbul Metropolitan Municipality in 2003¹³, the number of *gecekondus* in Istanbul reached 195.000 in 1972. Earlier *gecekondus* were mostly built in the periphery, but now they were erected along the Bosphorus. On 1st of March 1976, the legal arrangement for *gecekondus* finalized, which assured that the *gecekondus* built before that date wouldn't be demolished. According to *Hürriyet* newspaper published on April 4th 1976, there were numerous complaints about public officers dividing up and offering plots of public land into for sale through illegal means. In 1976, the same newspaper dedicated its Istanbul issue of May 2nd to the subject matter of *gecekondus*. In the issue, it was stated that a new district was being added to Istanbul every year. It was also indicated that *gecekondus* were being demolished rapidly, while new ones built in the same time. Sükrü Aslan and Tahire Erman¹⁴ claim, that the *gecekondus* emerged as a response to the housing need of the poor in the first place, but lost its direct relationship those and become a source of rented accommodation for organized illegal groups.

In the early 1980s the population living in *gecekondus* in Istanbul reached over 50% of the total population. After the military coup in 1980, The National Security Council, who were ruling the country at that time, ordered the demolition of all *gecekondus* built after 2nd of June 1981.¹⁵ The council also drafted a law, which would grant amnesty for *gecekondus* built before 1st of January 1983. When the public found about the law, the construction of unlicensed buildings increased drastically. With this amnesty, the state aimed to transform existing *gecekondus* stock and bring them into commercial housing market. In the same time, through this amnesty the state was legalizing the tenures and withdrawing from its responsibility to provide affordable housing for the poor. However to ensure the protection of view, the area along the Bosphorus was kept outside of the amnesty law. With the amnesty law the *gecekondus* owners, who have their houses in the areas without master plans, would be granted provisory title deeds. These provisory title deeds were to be replaced by real title deeds after the application of master plans of the area.

With these regulations the *gecekondus* sites started to change into gated communities for luxury building projects and *gecekondus* were replaced by apartment blocks. In 1990s an aggressive campaign for clearance of squatter

areas started. The government adopted the property-led development model to cope with *gecekondu* problem in urban areas. At the end of 1990s with the help of municipalities, TOKI (Mass Housing Development Administration) and law making the government started aggressively drafting and implementing urban transformation projects in *gecekondu* areas.

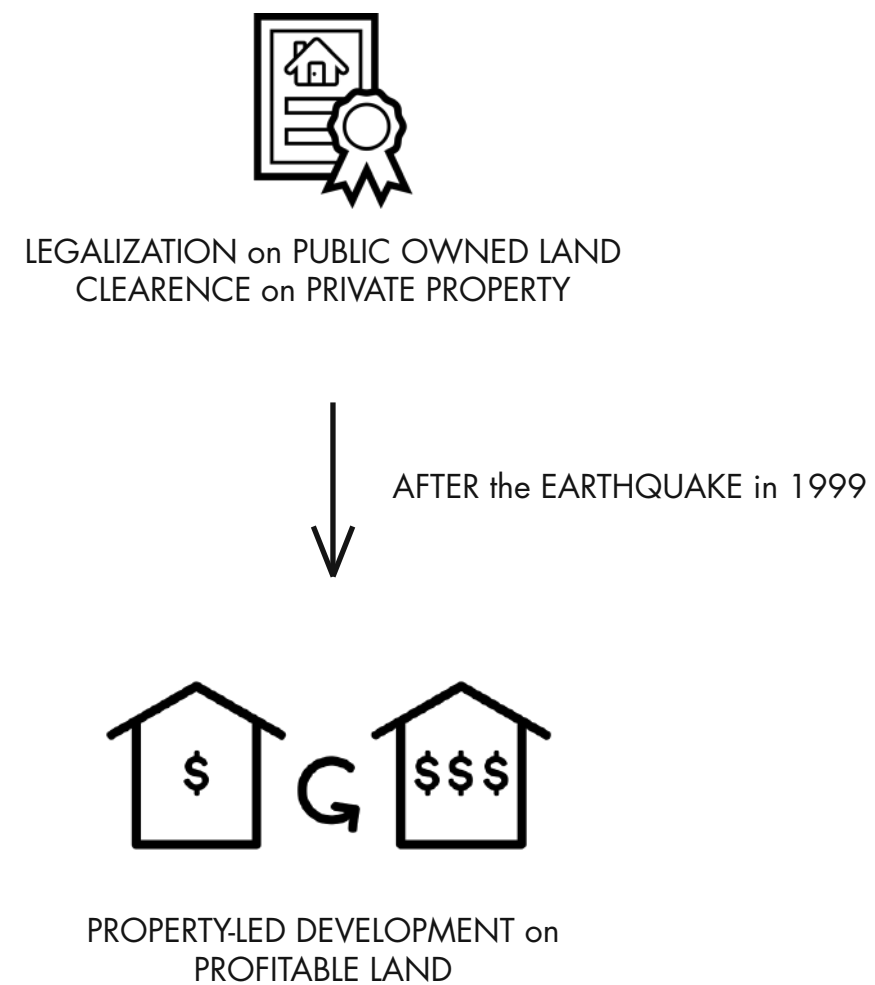


Fig 5 The change of government's approach to *gecekondu*

1.3 Legal Framework and Institutions about *Gecekondus*

Legal Framework about *Gecekondus*

There are several laws and amnesties to legalize the existing housing stock and prevent the establishment of new *gecekondus* in Turkey. Most important of them being The *Gecekondus* Law No. 775, which provided the definition of *gecekondus* for the first time and tried to solve the problem by considering different aspects of *gecekondus*. The latest one being the Law No 7143, which pardons almost all of the illegally built structures with only a couple of exclusions.

5218 Law on Allocation and Assignment Authorization to the Ankara Municipality under Certain Conditions and without Being Subject to the Provisions of the Law numbered 2490 to those who will dwell a certain part of the land: This law was accepted in 1948 due to public pressure reflected in the parliament and is the first amnesty for the *gecekondus*. The law gives authority to the Ankara Municipality to allocate the municipal and state-owned lands to residents of Ankara.¹⁶ It aims to solve the *gecekondus* problem in Ankara by legalizing them, however the word *gecekondus* is never used in the law itself. The law also allowed the transfer of unlicensed buildings on lands, that didn't belong to them in the said areas, to their owners by the municipality at a very low cost. It also ensured, that the treasury lands in these regions were transferred to the municipality free of charge. The parliament discussed the possible inclusion of other cities in the law, however due to the urgency of situation in Ankara the law was passed as it was.

5228 Building Construction Incentive Law: This law was accepted in 1948, two weeks after the Law on Allocation and Assignment Authorization to the Ankara Municipality and expanded the decisions made in the Law 5218 nationwide. With this law all municipalities were authorized to distribute land and various favors are provided to the residents.¹⁷ They were exempted from numerous taxes and given low interest loans. The main difference of the law from the law 5218 is, that this law includes all unused land of municipalities, while the law 5218 only covers the land, for which the boundaries are pre-defined.

5431 The Law on Demolishing Unlicensed Buildings and Amending Article 13 of the Municipality Building and Roads Law No. 2290: The law was adopted in 1949. It orders the application of Law 5218 to those buildings, which were made until the date the law entered into force, and ordered the demolition of what will be done after this date. The law was not very

strict at its application on new built illegal buildings, so it wasn't very successful to prevent the *gecekondus* problem.

6188 Law on Incentives for Building Construction and Unauthorized Buildings: The law was put into force in 1953 and aimed to solve the housing problem of the new rural migrants and improve old residents' quality of life. It allowed the municipalities to buy the land of treasure and use its own land to build cheap and simple dwellings. The priority for the new built houses were to be given the *gecekondus* owners, whose houses were demolished. The law also repealed the Laws 5218 and 5228.

775 The *Gecekondus* Law: The law was adopted in 1966 and has brought a squatter settlements policy that complies with the main lines of the principles adopted by the development plans. The law aimed to solve the problems of *gecekondus* related to both economic and social issues and urbanism. The goals are improvement, elimination and prevention of squatter settlements.

The law contained the first definition of *gecekondus* (see Chapter *Gecekondus* in Istanbul in Turkey) and ordered the municipalities to determine the number of *gecekondus* within six months. It also established funds within the Real Estate Bank. In 1988, the funds were transferred to TOKI to buy land to build dwellings and provide infrastructure and services in *gecekondus* areas to improve them. The selection of improvement and construction areas were to be made by municipalities under the supervision of Ministry of Development and Settlement. In addition, the law includes the clause that all provisions contrary to this law are void, where this law is applied. After the approval of this law, the Law No 6188 was repealed.

2981 Law on Some Procedures to be Applied to Buildings that Are Contrary to the Zoning and Slum Legislation and the Amendment of an Article of the Zoning Law No. 6785: The law was accepted as an amnesty in 1984. It separated *gecekondus* into groups as to be protected, will be protected by rehabilitation and will not benefit from the provisions of this law. With this law the residents of illegal dwellings could get provisory title deed and after the improvement development plan is drawn initial title deed. The law aimed to legalize squatter settlements. The provisory title deed, which functions as a provisory document to prove the ongoing legalization process of illegal building, is used first time in this law. The law initially was to be repealed in 2012, however the repeal was postponed two times for the next three years.

3290 Law on Changing Some Articles of the Law No. 2981 dated 24.2.1984 and Adding Some Articles to this Law: This law has expanded the scope of *gecekondu* amnesty. With the Law No 3290 enacted in 1986, the *gecekondus* built in the Istanbul Bosphorus and its frontal view area got the allowance to benefit from the amnesty. The scope of the law has been greatly expanded, including all squatter dwellings built up to 1985.

3366 The Law on Amendment of Some Articles of the Law No. 2981 as amended by Law No. 3290: The law has been put into action in 1987. With this Law, all types of buildings illegally built such as those on coasts, military zones, and within the boundaries of highways expropriation, are interpreted as *gecekondu*. With this, the scope of amnesty was expanded a little more and diversity was brought to the definition of *gecekondu*.

3414 The Law on the Amendment and Adoption of the Decree Law No.247 dated 3.5.1985 on the Amendment of Some Provisions of the Gecekondu Law No. 775 and the Decree Law No. 250 dated 16.8.1985 on Amendment to the Two Articles of this Decree Law: With this law, the power to make decisions about *gecekondu* areas, which were given to municipalities, was transferred to district municipalities. The law also enabled *gecekondu* owners to build a new squatter dwelling elsewhere by giving or selling their land or dwelling to the contractor.

In the 2000s, variety of amnesties were put into action to legalize the squatter settlements. The Law No. 4833 (accepted in 2003) allowed the provision of services, such as electricity to the illegal buildings. In 2003 enacted Law No 5027, ensured the supplying the *gecekondu* areas with services such as sewage and cleaning. The Law No. 5377 prevents the imprisonment and punishment of the *gecekondu* builders since 2005.

7143 Law on Restructuring Taxes and Some Other Receivables and Amending Certain Laws (Provisional Article 16): The Law No. 7143 on Development Peace (accepted in 2018) is the most comprehensive omnibus law article ever issued. The Bosphorus coastline and frontal view, the historical peninsula of Istanbul and Çanakkale Wars historical sites were excluded from the decisions made in the law. The law opened the way for the legalization of all the structures built contrary to legislations, which were built in urban and rural areas that need to be developed in accordance with planning principles. No irregularity that could create life-threatening risks has been considered as obstacle to prevent certification. According to Binali Tercan¹⁸, this law contradicts

the law's purpose of reducing disaster risks, "imposing amnesty to unlicensed buildings with the highest disaster risk" and "leaving the earthquake resistance of buildings for which building registration certificates are issued to the responsibility of the building owner".



Fig 6 Timeline of Laws on *Gecekondu*

Institutions about *Gecekondu*

Ministry of Environment and Urban Planning: Ministry of Public Works and Settlement was founded in 1983 after merging the Ministry of Public Works (founded in 1972) and Ministry of Settlement (founded in 1958). The Ministry was responsible of providing transportation and communication infrastructures, building housing infrastructure, planning the district municipalities and villages and taking necessary measures before and after disasters. Ministry of Environment and Forest was founded in 2011, which operated as Special Environmental Protection Agency until that time. In 2011, both ministries have been merged into a new one: the Ministry of Environment and Urban Planning. The Ministry orders the clearance of *gecekondu* areas and makes sure that the dislocated residents have access to affordable social housing options. It provides the necessary supervision at various steps to municipalities, TOKI and residents. The Ministry also drafts legislations to prevent the construction of new *gecekondus*, to legalize the existing illegal buildings and does the necessary work for the adoption of the law.

TOKI (Mass Housing Development Administration of Turkey): After the change of countries ruling system from parliamentary democracy to presidential system, TOKI, which was founded in 1984, was attached to the Ministry of Environment and Urban Planning of Turkey. The aim of the administration is to produce solutions to the problems regarding housing and urbanization in Turkey at national scale.¹⁹ After 2002, according to the Turkish Government Programs and legal assignments, TOKI put its focus on developing mass housing projects for the middle and low-income target groups to fulfill the existing demand for qualified and affordable housing. The administration targets mainly low and middle-income people, who cannot own a dwelling because of the market conditions. Projects targeting financially troubled groups and housing projects to manage disasters and to restructure, the social housing projects implemented by TOKI consists urban transformation projects. TOKI also takes part in restoration of historically and culturally important buildings, giving credits to war veterans and cooperatives and providing migrants with dwellings. The dwellings built by the administration are sold by lot to the persons, who took place in the lot. It is not possible to rent a house from the administration, however the cost of the house can be paid by mortgage.

TOKI constructs affordable social housing projects to prevent the erecting of new *gecekondus*. If the existing *gecekondus* are demolished according to the orders of authority, the institution provides them with houses in social housing projects

and the necessary bank credit to pay for those.

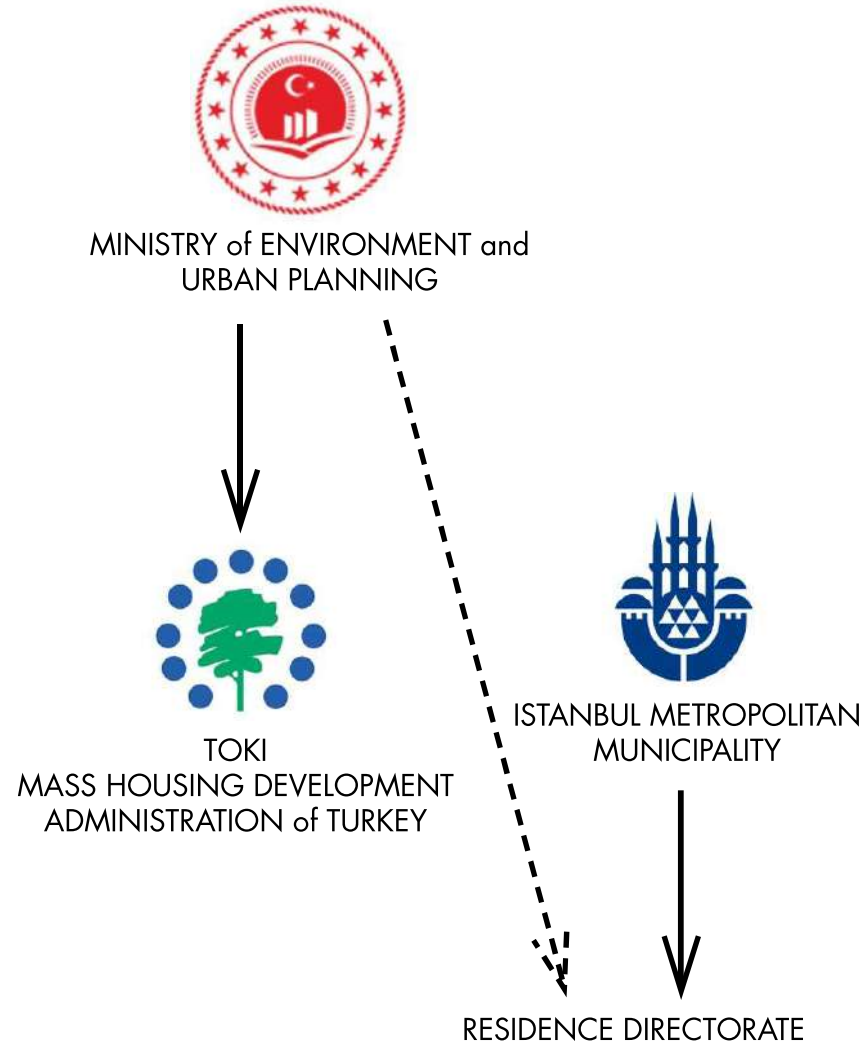
Metropolitan Municipality or Municipality: In Turkey there are 81 provinces, 30 of them are metropolitan municipalities and the other 51 are municipalities. Metropolitan municipalities are subdivided into districts, where each one has its own district municipality affiliated to the metropolitan municipality.

The Municipalities identify the existing *gecekondus* in their jurisdiction, take necessary steps to legalize or demolish them under the supervision of Ministry of Environment and Urban Planning, municipalities make sure the communication between the higher authorities and residents of squatter settlements runs smooth and develop strategies to prevent the construction of new *gecekondus*.

Residence Directorate of Metropolitan Municipality/Municipality/District Municipality: Residence Directorate works under Municipality/Metropolitan Municipality and carries out all the procedures required by the law within the scope of the *Gecekondu* Law No. 775 and the implementation of regulation. It also does the work and transactions within the scope of the Zoning Amnesty Law.

Gecekondu Beautification Associations: The Associations exist almost in every *gecekondu* neighbourhood and consists of the residents of the neighbourhood. It is established as non-governmental organization and named after the related neighbourhood. It holds regular meetings about the problems in the concerned *gecekondu* area, tries to solve these and communicates with the necessary authorities about the problems in the concerned area.

GOVERNMENTAL INSTITUTIONS



NON-GOVERNMENTAL INSTITUTIONS

GECEKONDU BEAUTIFICATION ASSOCIATION

Fig 7 Diagram of Institutions about *Gecekondu*

2 URBAN TRANSFORMATION PRACTICES to UPGRADE GECEKONDU DISTRICTS

2.1 Definition and different methods of urban transformation

Definition of urban transformation

According to ever changing needs of its inhabitants and time cities are constantly evolving. One can even say that there is only one constant feature of cities: change. Urban form also tends to adapt itself to the changes of the society reflecting their economic and social structures.

Cities are shaped by the change in the movements of its residents, their social, cultural, economic and political behaviour and sometimes by natural events. The first cities of the world came into life when the society had the capacity to become more settled and permanent. The population started doing agricultural production, instead of depending just on hunting and gathering. As the agrarian lifestyle was adapted by the society, a new class in the urban population emerged. This new class was wealthier and had a different lifestyle in comparison to that of hunters and gatherers. Around 3000-4000 BC, the first cities in Mesopotamia and in the Nile Valley appeared. These cities became significant for their role in trade and governance. This point on in history, cities became an inseparable feature of the landscape as political, cultural and economic centers for society.

In the 19th century cities had a major transformation due to industrial revolution, where manufacturing production was the driving force of the society. Because of this development a phenomenon called urbanization occurred. Urbanization refers to the population shift from rural to urban areas and the changes in societies and cities through the increase of population in urban areas. According to Giddens²⁰ the transition to the urban industrial world in the 18th and 19th centuries produced one of the great transformations in human history. While the integration of work and living was common practice for rural, the urban way of living in the 18th and 19th century separated them strictly. All of a sudden production was factory based instead of being dependent on land and seasons of the year, and being done in the house of oneself. The new emerging factories needed new structures to keep working, so new locations and city expansions for them became significant. In this respect, labor force was needed for the factories and workers needed housing options developed close to their new workplaces. Rapid industrialization and national and international trade patterns influenced the population and growth of the city substantially. Cities started to become part of a global economic chain rather than being just a part of the national economic

system. In this new system, growth in wealth and expansion of the urban area was key of well-being of the society. However, the cities were not ready for the fast happening urbanization and its side effects. This caused problems such as lack of infrastructure and housing shortage.

To ensure the cities transformation and adaptation to the needs of the ever changing economic and social structures, a new concept arose: urban transformation. Across the literature there are varying definitions of "urban transformation". Mostly it is described as far-reaching, long-term, persistent and sometimes also as systematic, structural, irreversible, political, contextual and complex in the sense of multi-scale, -actor and -level. Roberts defines urban transformation as 'a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental conditions of an area that has been subject to change'.²¹ A broader definition is provided by Couch, Fraser and Percy. In their definition, they emphasize on the importance of the reproduction of social inclusion, restoration of environmental quality and ecological balance. Their definition also stresses on the aspect of the management and planning of existing urban areas rather than development of new urbanization.²² This definition is highly influenced by the needs and values of today's society. UN Habitat claims that urban transformation needs to diversify economic activities, preserve and reuse heritage, reactivate public space, strengthen service delivery and suggest densification and intensification strategies.²³

The urban transformation began in the late 19th century and focused on solving the urgent problems of the industrial cities. After the World War II the context of urban transformation projects changed drastically. The concentration was on the urban development, reconstruction of the demolished areas and public housing programs. The main aim of the transformation projects during that time was clearing off the destructed and old houses from site and reconstructing new ones.²⁴ In the 1960s the main focus of urban transformation projects was on the physical and economic renewal of degraded inner-city areas. During that time the demolition and total renewal of the area was preferred method for implementation of the projects. In 1970s industrial structures and central functions mostly settled to the periphery of the city, as a consequence the structures in the old city centers started to collapse. The big city centers became the headquarters in the 1980s and the empty run down structures of 1970s were upgraded to be used by them. During this time the problems at the city were researched precisely. The implemented urban transformation projects aimed to improve the

social, physical and environmental problems at the area for the long-term. In the 1990s the main purpose shifted to a more integrated approach to urban development, which tries to stimulate economic activities and environmental improvements about social and cultural aspects of the city. The urban transformation is spread in the world after 1980s but its implementation differ in each country, even across projects within the same city.

The 21st century is dominated by urban living. In 2008, for the first time in the history of mankind the majority of the population was living in cities.²⁵ According to United Nations 55,3% of the world's population lives in urban areas. By 2030 this proportion is expected to increase to 60%.²⁶ With time and the change in the technology came the shift from manufactory based economy to the knowledge based economy, which influences the changes in the society and the cities in the 21st century. In today's civilization the change in cities happen not just due to deindustrialization, economic globalization and international and internal migration but also to achieve urban resilience, which focuses primarily on climate change, natural disasters and terrorism.

Different methods of urban transformation

There are different methods in urban transformation practice. These are called revitalization, gentrification, renewal-renovation, rehabilitation, redevelopment and regeneration.

Rehabilitation: To rehabilitate means to return something to a good condition. This method is used to repair the existing structure. The main difference to the other transformation methods is the conservation of the existing residents without any change in the land ownership after the implementation of transformation program. Because of that this method gets more support and participation by residents during application. However the financial source can be a problem during the process.

Redevelopment: It is the process of demolishment of the functionally and economically unimprovable structures in the area. This method is mostly used in the areas with low incomed residents. The area is improved by new designs, while the existing residents are relocated somewhere else and the newly built area is open for new users.

Renewal-Renovation: Renewal-Renovation aims to renew the existing habitat by public help into new commercial, industrial and public structures. The process

is implemented according to the regional plans and can cover the whole or parts of the city. It is defines as making the city better with new city planning by demolishing the buildings that cannot meet the social and economic needs of the area.

Gentrification: In this method the historical or significant places, which are too old to meet the needs of people and environmentally insufficient, are reconstructed. The end result aims to attract the rich residents of the city and eventually causes conflict between the existing poor residents and the new rich residents of the area. Most of the time the old residents are dislocated from the site and resident typology of the area changes completely.

Regeneration: To regenerate means to improve something, by making it as good or as successful as it was before. The main aim of the method is to produce projects that are planned in a wide effective and harmonious way by improving the social, economic and all conditions of the area that has become a general problem in the city.

Revitalization: The term revitalization comes from the word to revitalize and means to give a new life to something. In this context the method is used to revive the obsolescence areas, to provide them functionality and features for new investments. In order to provide new job opportunities and efficient space, this method is mostly used for worn off buildings.

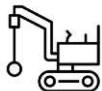



	 DEMOLITION/ CONSTRUCTION	 REPARATION	 RESIDENT DISPLACEMENT	 RESIDENT PARTICIPATION
REHABILITATION		X		X
REDEVELOPMENT	X		X	
RENEWAL-RENOVATION	X	X	X	
GENTRIFICATION	X		X	
REGENERATION	X	X		X
REVITALIZATION	X	X	X	X

Fig 8 Different Implementation Ways of Urban Transformation Methods

2.2 Transformation of *Gecekondu* Settlements in Istanbul, Turkey

Urban transformation in Turkey

The journey of urban transformation in Turkey started not very different from the other countries of the world. It starts with the end of the World War II and its effects on the increase in the population in urban areas and dates back to today.

In 1940s with the start of the World War II, Turkey postponed its economic goals. These economic goals aimed at modernizing agriculture, building more industrial production facilities and raising the living standards of society. After the war, like many countries in Europe, Turkey received aid from USA and used this money to modernize its agriculture, build new highways to increase mobility and opened new factories. With these changes people, who lost their jobs in agriculture in rural areas, started to migrate to urban areas to find employment. Due to housing shortage and cost of living in urban areas, these new inhabitants built themselves *gecekondu*s.

Until 1980s the economy of Turkey was closed and based on state investments. After that with the liberalization of the market, more companies made bigger investments at the periphery of the city and because of that cities began to grow rapidly. With that the population started to shift to periphery and city centers began to wear out. At the end of 1980s with the help of new economic policies, the urban transformation projects started to be implemented. The implemented urban transformation projects mainly used gentrification method in the near city center areas. During this time a new form of housing appeared: Mass Housing. Before that every family was living in low-rise buildings individually. At the *gecekondu* areas the method of the urban transformation project depended on the placement of the settlement, the size of the area or building and the governmental policies about transformation of the time of implementation. Furthermore according to Senyapılı and Türelî²⁷, while big companies transformed the high profitable areas quickly, the small scaled firms opted to transform the less-profitable areas. The city areas at the periphery, where the landscape is not convenient, industrial areas too close to the site and profit is very low, the transformation projects are not even considered. These areas are left to collapse in time. The authorities prefer to mostly use the property-led residential redevelopment model under the name of urban transformation projects and adopt top-down approach to implement them. However, this model does not allow any grassroots participation in project development or implementation.

Another very important influence on urban transformation in Turkey is earthquakes. A huge part of the country is located on earthquake zone. In the recent history there were couple of earthquakes in Turkey such as in 2020 Izmir, 2020 Elazığ, in 2011 Van and in 1999 Izmit (also known as Marmara Earthquake, because of its effects on the whole Marmara Region of the country).

The Marmara Earthquake is the one with the highest moment magnitude (7.6) caused a severe destruction in Istanbul and Izmit, damaging 120.000 buildings beyond repair and causing the collapse of 20.000 buildings. The earthquake killed around 17.000 people, injured 44.000 people additionally and left more than 250.000 people homeless.²⁸ After this earthquake the urban transformation projects were highly implemented on illegally built areas to achieve earthquake resilience. These projects are not always designed for the whole area, often just for the building itself through tenure legalization process.



Fig 9 Debris after the earthquake in Marmara Region in 1999

Legal framework about urban transformation in Turkey

There are some laws to facilitate the implementation of urban transformation projects in Turkey. Some important ones of them being Law on Protection of Cultural and Natural Heritage (No 2863, Year 1983), Zoning Amnesty Law (No 2981, Year 1984), Mass Housing Law (No 2985, Year 1984), Metropolitan Municipality Law (No 5216, Year 2014), Municipal Law (No 5393, Year 2005), The Law on the Preservation by Renewal of Worn Historical and Cultural Immovable Property (No 5366, Year 2005) and Law on the Transformation of Areas at Risk of Disaster (No 6306, Year 2012).

2863 Law on Protection of Cultural and Natural Heritage: The aim of the law is to determine the movable and immovable cultural and natural assets and regulate the studies that can be done on them. Which institution will take the necessary decisions about those assets and the duties of the institutions are explained within the scope of this law. The law originated from the year 1983 and is updated 20 times throughout the years with supplementary articles the first being in 1987 and last being in 2018.²⁹

The abundance of the historical buildings in the mostly in old regions designed urban transformation project areas increases the effect of the articles of this law.

2981 Law on Some Procedures to be Applied to Buildings that Are Contrary to the Zoning and Slum Legislation and the Amendment of an Article of the Zoning Law No. 6785: This law aims to regulate the procedures to be applied for all buildings built and under construction in violation of the zoning and *gecekondu* legislation, and to determine the application, regulation, evaluation, application and announcement principles and other related issues. The law is accepted by the government in year 1984 and is revised 5 times between the years 1986 and 2003.³⁰

The existence of *gecekondus* in most of the urban transformation area increases the importance of the articles of this law.

2985 Mass Housing Law: The purpose of this law is to regulate the rules to be followed in order to meet the housing needs of the country. It contains articles about the criteria about topics like area, suitable material, construction techniques, tools to be used and governmental support. From its acceptance in 1984, the law is renewed 28 times between the years 1985 and 2018.³¹

With certain articles of this law the details and content of the urban transformation projects are regulated, which are made by the support of the TOKI (Mass Housing Development Administration). The mentioned law also set TOKI's duties, incomes, supervision and the fields in which it makes disbursements.³²

5366 The Law on the Preservation by Renewal of Worn Historical and Cultural Immovable Property: The aim of the law is related to historical areas, where urban transformation projects are mostly carried out. It aims to renew and renovate the protected areas in accordance with their environment, which are beginning to lose its historical features and getting obsolescent. The law is put into effect in 2005 and has been revised 5 times, the last revision being in 2020.³³ The law focuses on to remove the deterioration and adversities in the area, create new areas for social, business and settlement purposes and take precautions against natural disasters like earthquakes. The protection, renovation and opening to new uses of historical and cultural immovable assets is also targeted by this law.

The 2nd article of the law defines how these areas are determined. The areas are approved by the provincial council in provinces, by the absolute majority of the members of the municipal council in municipalities, and by the metropolitan municipal council in the metropolitan cities and sent to Council of Ministers for approval. The approved areas are implemented in stages. The 3rd article explains that the project construction and implementation method will be prepared by the special provincial administration and the municipality. The approval of the project is made according to the 51st article of Law on Protection of Cultural and Natural Heritage (No 2863), meaning when a decision about a preservation zone made by the High Council for the Protection of Cultural and Natural Heritage (affiliated to the Ministry of Culture and Tourism), another decision cannot be made by the Regional Council for the Protection of Cultural and Natural Heritage. The 4th article is about the expropriation process of the assets on the area. The 5th article explains that the immovable cultural assets and historical buildings on the plot can be established as a real right to restore or protect their characteristics to institutions, which are working for the public benefit.

With this law the immunity of especially in the city center located worn or unusable historical buildings was lifted, so these can become a part of the urban transformation project.

5393 Municipality Law: In this law the aim is to regulate the establishment and work of municipalities. The law explains the internal structure, management principles, powers, responsibilities and working principle of municipalities. It is put into effect in 2005 and revised 37 times, last being in 2020.³⁴

The 73rd article of this law is very important for the urban transformation projects. According to this article municipalities, with the decision of the municipal council has the authority to implement urban transformation projects in order to create residential, industrial and commercial, public service, recreation and all kinds of social reinforcement areas, to reconstruct and restore old parts of the city, to protect the historical and cultural texture of the city or to take measures against earthquake risk. It also states that the implementation are must be within the municipal boundaries. In the 5th paragraph it is emphasized that the way of agreement is essential in the evacuation, demolition and expropriation process of the buildings, which are located in the defined urban transformation area.

6306 Law on the Transformation of Areas at Risk of Disaster: This law aims to determine the procedures and principles for improvement, liquidation and renewal in order to establish healthy and safe living environments in accordance with science and art norms and standards in areas under disaster risk and where there are risky structures outside these areas.³⁵

The 2nd article defines disaster risk area as the area determined by the President of the Republic, which has the risk of causing loss of life and property due to the ground structure or the construction on it. In the same article the risky structure is described as the building that is inside or outside the disaster risk area, which has completed its economic life or is determined on the basis of science and technical data that it carries the risk of collapse or severe damage. According to the same article the reserve structure areas are determined by the Ministry ex officio or upon the request of TOKI (Mass Housing Development Administration) or the Administration, to be used as a new settlement area in the applications to be carried out in accordance with this law.

According to the law, renovation areas will be determined by the absolute majority of the total number of members of the provincial and municipal councils in special provincial administrations. The decisions taken regarding the renovation areas will be submitted to the Council of Ministries with the proposal of the Ministry of Environment and Urbanization. The law also explains that the President of Republic has the authority to define an area as disaster risk area, if at least the 65% of the buildings on the area is in violation with the zoning

legislation or don't have any building or housing license, to establish healthy and safe living environments in accordance with science and art norms and standards and to ensure the processing of public services such as education, health and transportation regularly. The boundaries of disaster risk area are determined under consideration of application integrity.

The law also states that the risky buildings can be detected by building owners within the framework specified in the regulation to be prepared by the Ministry of Environment and Urban Planning or the Ministry will be able to request the detection of it from their owners by giving them time. According to the law, areas that remain under the scope of the Bosphorus Law as back view and under effect areas will also be included in the scope of transformation.

The transfer of immovables owned by public administrations other than the Treasury to TOKI or the municipality free of charge is also enabled by this law. Upon the request of the Ministry, the municipality and TOKI, the structures in disaster risk areas and risky buildings will not be provided with electricity, water and natural gas services, and all other services provided will also be stopped. The owners of the risky buildings will be given a period of not less than 60 days for the demolition of these buildings.

It is stated that taking into account the nature and urgency of the work, transactions and practices within the scope of the law, plans to be made about the area will not be subject to the restrictions in the Zoning Law. Provisions of other laws that overwrite this law regarding the business, transactions and practices related to the areas covered will not be applicable.

The main difference of this law is the decision of disaster risk area and risky buildings are almost directly made by the Council of Ministers and the increase in the authority of TOKI. The law has put in action in 2012 and revised 9 times until 2019, 3 of them being the decision of Constitutional Court.³⁶

5216 Metropolitan Municipality Law: There are 81 provinces in Turkey and 30 of them are metropolitan municipalities. Those are subdivided into districts, where each district has a district municipality as a second tier municipality. Metropolitan Municipality Law defines the legal status of the metropolitan municipality administration and ensures that the services carried out in a planned, scheduled, effective and harmonies manner. The law passed firstly in 2014 through the government and since than revised 19 times, last being in 2018.³⁷

Metropolitan Municipality prepares and implements urban transformation projects using its power defined by this law and its associated articles.

Today, it is seen that the legal bases of urban transformation applications are mostly the Law No 6306 on Transformation of Areas under Disaster Risk and Article 73 of the Municipality Law No 5393.

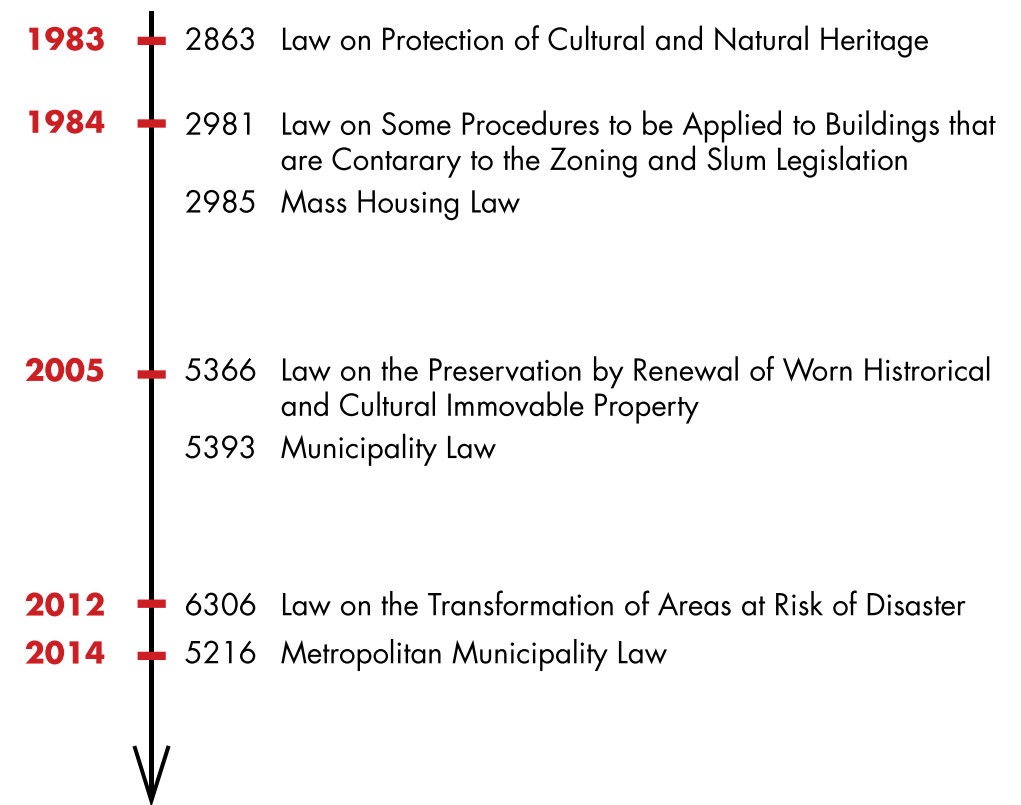


Fig 10 Timeline of Laws on Urban Transformation in Turkey

Institutions about urban transformation

The President: The President of the Republic of Turkey is the head of state and the government. After the constitutional referendum in 2017, he/she holds both ceremonial and executive status and ensures the implementation of the Constitution of Turkey and harmonious functioning of the state organs. The president can promulgate or return laws to the Grand National Assembly to be reconsidered and sign executive orders, that are not related to the fundamental, personal or political rights and not against other laws of the Constitution.

According to the Law No 6306, he/she also has the authority to define an area as a disaster risk area, if at least 65% of the buildings in the area are in violation with the zoning legislation or don't have a building or housing license. After the adoption of Executive Presidency, the President has the full responsibility to appoint and relinquish Ministers from their duties.³⁸

The Council of Ministers: The Council is composed of the heads of the major ministries. Till 2018 the ministers were appointed by the president on the advice of Prime Minister, currently they are directly appointed and relinquished by the president himself/herself. The Council is led by the President and consists of 16 ministers and the Vice President. The decisions of the council are made by majority of votes in the group.

According to the Law No 6306, the Council has the authority to determine an area or a building as disaster risk area and risky building. The law 5363 gives the Council of Ministries the power to approve an area for urban transformation projects, and this is decided by the Metropolitan Municipal or Municipal Council.

The Ministry of Environment and Urban Planning: The Ministry aims to protect the environment, build sustainable cities through urban transformation and immovable management, which celebrates its local identity and encourages horizontal densification.³⁹ In order to provide and manage different needs of the public, it has handful of units under its direction. The ministry orders the detection of risky buildings and areas by municipalities and residents. It also can detect those by itself.

TOKI (Mass Housing Development Administration of Turkey): TOKI provides the citizens with affordable dwellings, which are located in social housing projects with necessary social infrastructure. Following the 2023 Vision of Turkey, the administration carries out Urban Regeneration and Slum

Transformation Projects in cooperation with Municipalities, social housing projects for low and middle-income families, historic fabric and local architecture development projects and Community Garden projects, being at least one in each of the 81 provinces.

In order to implement the urban transformation projects TOKI relies on the Metropolitan Municipality Law No 5216, the 73rd article of the Municipality Law No 5393, the Mass Housing Law No 2985, the *Gecekondu* Law No 775, the Law on the Preservation by Renewal of Worn Historical and Cultural Immovable Property No 5366, the Expropriation Law No 2942, the Law on the Transformation of Areas at Risk of Disaster No 6306 and the Law on Supporting the Development of Forest Villagers and Assessment of the Lands Excluded from the Forestry on behalf of the Treasury and the Sale of Agricultural Lands Belonging to the Treasury No 6262.⁴⁰

The High Council and the Regional Council for the Protection of Cultural and Natural Heritage: Both of the councils are affiliated to the Ministry of Culture and Tourism. The high council determines the principles to be applied in works related to the conservation and restoration of immovable cultural and natural assets that need to be protected. Furthermore the high council decides on issues submitted by the ministries to be discussed at the High Council for conservation, assists the Ministry by evaluating the general problems arising in practice due to the decisions taken by the regional council and gives opinion about those decisions.⁴¹ The Regional Council has the responsibility of suggesting conservation plans and expropriation of assets that are of cultural or natural significance to the nation, and providing financial contribution to the repair of registered buildings.⁴² The Council can decide on which cultural assets can be repurposed and used in an urban transformation project and give opinion about them to the authorized institution.

General Directorate of Infrastructure and Urban Transformation

Services: This directorate works under the direction of Ministry of Environment and Urban Planning. Furthermore, the directorate aims to determine the disaster risk areas and urban transformation areas and to arrange and check the expropriation process.⁴³ It mainly prepares and checks the necessary procedures to be applied to declare an area as disaster risk or urban transformation area according to the Law No 775, Law No 5393 and Law No 6306.

Metropolitan Municipality or Municipality and their Councils:

According to Law No 5216, Metropolitan Municipality prepares and implements

urban transformation projects using its power, which is defined by this law and its articles. According to Law No 5393, with the decision of the municipal council, municipalities have the authority to implement urban transformation projects.

The Law No 5366 gives the Council of Municipality/Metropolitan Municipality to decide on an urban transformation area and after its approval by the Council of Ministers. The planning and implementation of the projects are the responsibility of the Municipality/Metropolitan Municipality.

Urban Transformation Directorate of Metropolitan Municipality/Municipality/District Municipality:

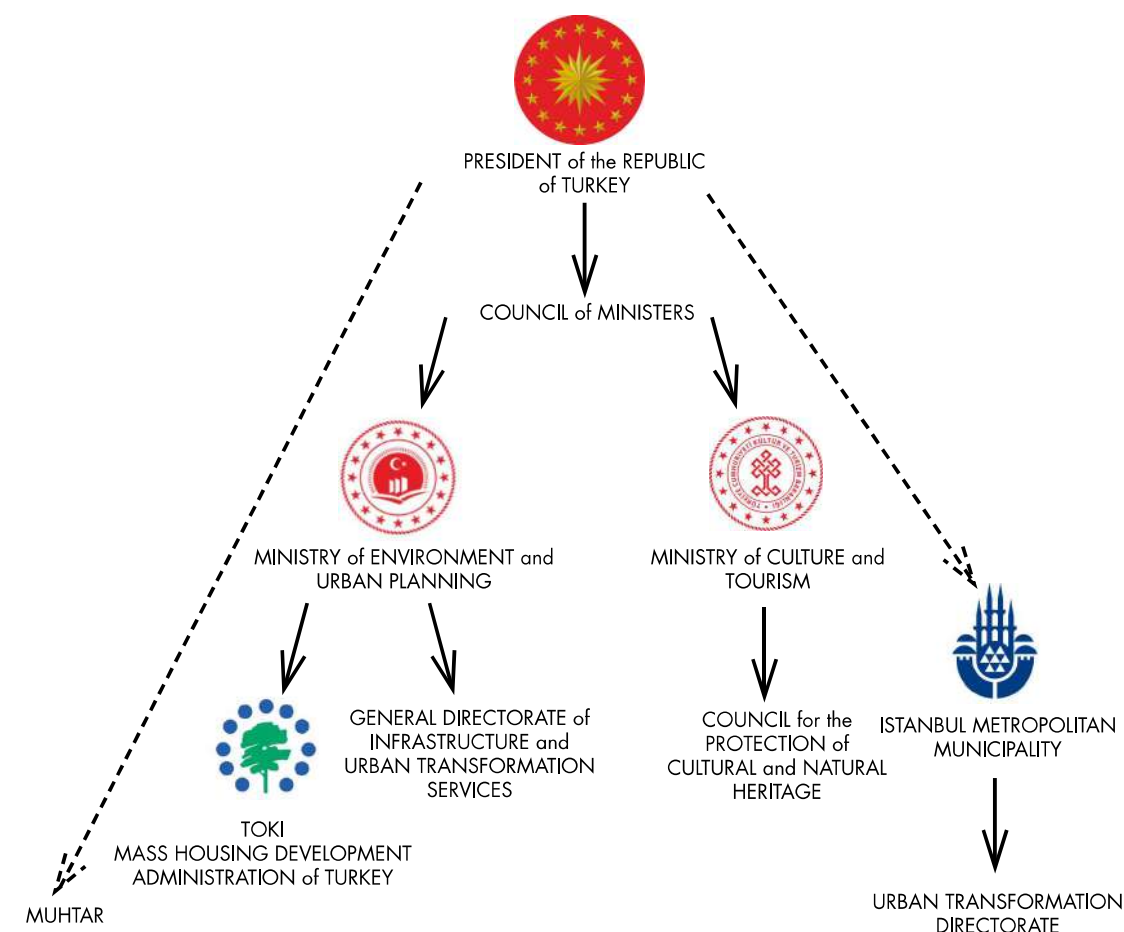
This directorate is affiliated to the Metropolitan Municipality/Municipality/District Municipality. The District Municipality is part of the Metropolitan Municipality and is affiliated to it. Due to this fact, the directorates of them work together in cooperation.

In line with the upper-scale strategies, goals and policies determined by the Presidency, the directorate prepares or gets projects and programs prepared for long-term urban strategic plans.⁴⁴ Furthermore, the directorate determines physically, socially and economically debris and depression areas, disaster risk areas, critically dense and irregularly developed areas and prepares urban transformation plans and implementation programs for them. It prepares and implements preliminary, final and application plans for urban transformation projects. The directorate also prepares the documentations for disaster risk areas and reserve structure areas according to the Law No 6306 and present these to the Ministry of Environment and Urban Planning. The municipality also makes correspondence with the Ministry in order to take the necessary President's decision, after the definition of an area as a "Renewal area" according to Law No 5366 by the Municipal Council. The directorate is responsible of expropriation by compromise and agreement of the area and of informing the public about the planned project and its implementation steps.

The Union of Chambers of Turkish Engineers and Architects (TMMOB):

The Union was established in 1954 and is defined as professional organization in the form of a public institution⁴⁵ and consists of 24 Chambers and 50 Provincial Coordination Councils. It aims to represent engineers and architects in professional, economic, social and cultural areas and to provide a common ground to use their professional experiences for the benefit of public. The Union also takes initiatives to protect interests of public and country, protect the environment, historical sites and cultural heritage, increase agricultural and industrial production and detect and save the natural resources. In issues related

GOVERNMENTAL INSTITUTIONS



NON-GOVERNMENTAL INSTITUTIONS



the UNION of CHAMBERS of TURKISH ENGINEERS and ARCHITECTS

Fig 11 Diagram of Institutions about Urban Transformation

to its professions, it cooperates with official institutions and other organizations, provides help and makes proposals about the topic.

TMMOB mostly makes statements about approved disaster risk areas, hotly debated urban transformation projects and the legislations concerning urban transformation issues.

Muhtar: In villages, muhtar is the elected head of the village. However in the jurisdiction of a city muhtars are the elected representative of the neighborhood. He/She cannot be part of a political party and has to be residing in the same neighbourhood he/she represents. Muhtar registers residents of the quarter, arranges the documents required for ID transactions and helps the disabled and poor citizens to get aid from government.⁴⁶ Muhtar is responsible for the well-being of the residents and has to determine the needs of the citizens with the participation of the residents of the neighborhood. In addition to improving the quality of life in the neighborhood, muhtar is also responsible for reporting to the relevant organizations about the needs of the citizens. They operate affiliated to the district governor. Municipalities are obliged to meet the needs reported by muhtar.

In the urban transformation process, muhtar hears about the concerns and needs of the residents of the neighborhood and informs the Municipality about them.



Fig 12 Urban Transformation Projects versus existing structure in Istanbul



Fig 13 Urban Transformation Projects versus existing *gecekondus* in Istanbul

2.3 Applied Urban Transformation Projects in *Gecekondu* Districts in Istanbul, Turkey

In Turkey big urban transformation projects are applied mostly in big cities such as Ankara and Istanbul, because of the higher return of the project on the residents. In the last decade, the bigger percent of them are implemented by private-public partnership, meaning that public institutions are working on the project with private institutions. However the earlier projects were mostly realized by public-public partnership. In this case, public institutions cooperate at the realization of an urban transform project.

In the upcoming part, two implemented urban transformation projects will be discussed to show the implementation process of urban transformation projects in Turkey. The projects are "Ayazma Urban Transformation Project" (Redevelopment Project) and "Sulukule Urban Transformation Project" (Renewal Project). Both of the projects led to gentrification process of the implemented area and displacement of the existing residents.

Ayazma Urban Transformation Project (2004-2017)

In 1990's East and South East Anatolian immigrants came to Ayazma and Tepeüstü regions in Istanbul, after they were forced to migrate from villages because of security concerns. Due to this fact, they had to migrate unprepared and en masse. These people either bought their *gecekondu*s or built them by themselves. The buildings were missing basic necessities such as water, electricity and sewage.

Ayazma Urban Transformation Project is known as Turkey's first urban transformation project and located in Küçükçekmece, Istanbul (since 2008 in Basaksehir District. Basaksehir was made a district in 2008 after separating it from Küçükçekmece, Esenler and Büyükçekmece)⁴⁷. The effected neighborhoods Ayazma and Tepeüstü are located near to the Olympic Park with the Olympic Stadium (built between the years 1997-2002) and TEM highway (one of the two main networks in Istanbul). The location of the project increases the value of the area. In 2004 TOKI, the Istanbul Metropolitan Municipality and Küçükçekmece

District Municipality signed a protocol, which decided to declare the two neighborhoods as urban transformation area using the Municipality Law No 5393. This decision was approved by Municipality Council in 2005. Following the approval 1625 buildings were demolished in 139 hectar area, effecting 10675 people. The effected beneficiaries was relocated in TOKI social housing structures in Bezirganbahçe, which is located 1,5 hour away from the original site by walk, in 2006 and 2007. The relocated beneficiaries had the right to get a new house by paying the selling fee of the new house by mortgage. The renters however didn't get any beneficiary rights to get a flat from the newly built TOKI social housing area.

The project in the Ayazma neighborhood is implemented in 3 steps and were given through bidding. The first step started in 2009 and finished 2012 by Agaoglu Group, as a luxury gated community project under the name Agaoglu My World Europe. The second step was built by Makro Construction between the years 2012-2014, again as a luxury gated community with its pools under the name Bahçeköy. The third and the last step of the project was implemented by the

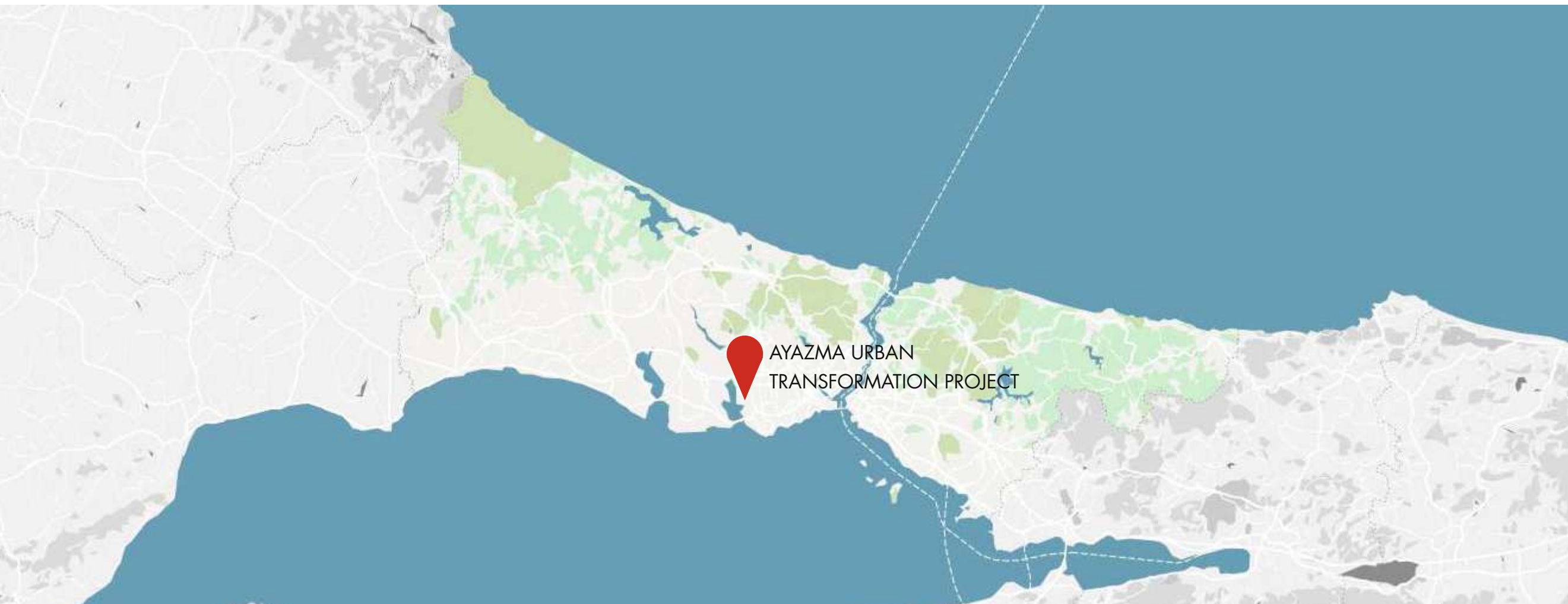


Fig 14 The location of Ayazma Urban Transformation Project

Özalke-Özkar partnership under the name Bulvar Istanbul as gated community with luxury infrastructure between the years 2013 and 2016. In the Tepeüstü neighbourhood of the project a shopping mall (Mall of Istanbul), offices, luxury dwellings and a Hilton Hotel was implemented by Torunlar REIC in 2014.

The first urban transformation project in Istanbul also happens to be the first gentrification and first redevelopment project in Turkey, demolishing unimprovable old structure, relocating the complete population of two neighbourhoods to somewhere else and changing the resident and user group identities in the area drastically. According to Asuman Türkün and Sükrü Aslan, due to the fact that they were not able to pay the credit back to bank half of the residents in the social housing programs moved out of their houses and resettled in the city in other *gecekondu* neighborhoods.⁴⁸ This statistic shows the failure of planning in social housing system and implementation process of the project.



Fig 15 Demolished *Gecekondus*



Fig 16 TOKI Ayazma Mass Housing Area



Fig 17 Mall of Istanbul Shopping Center

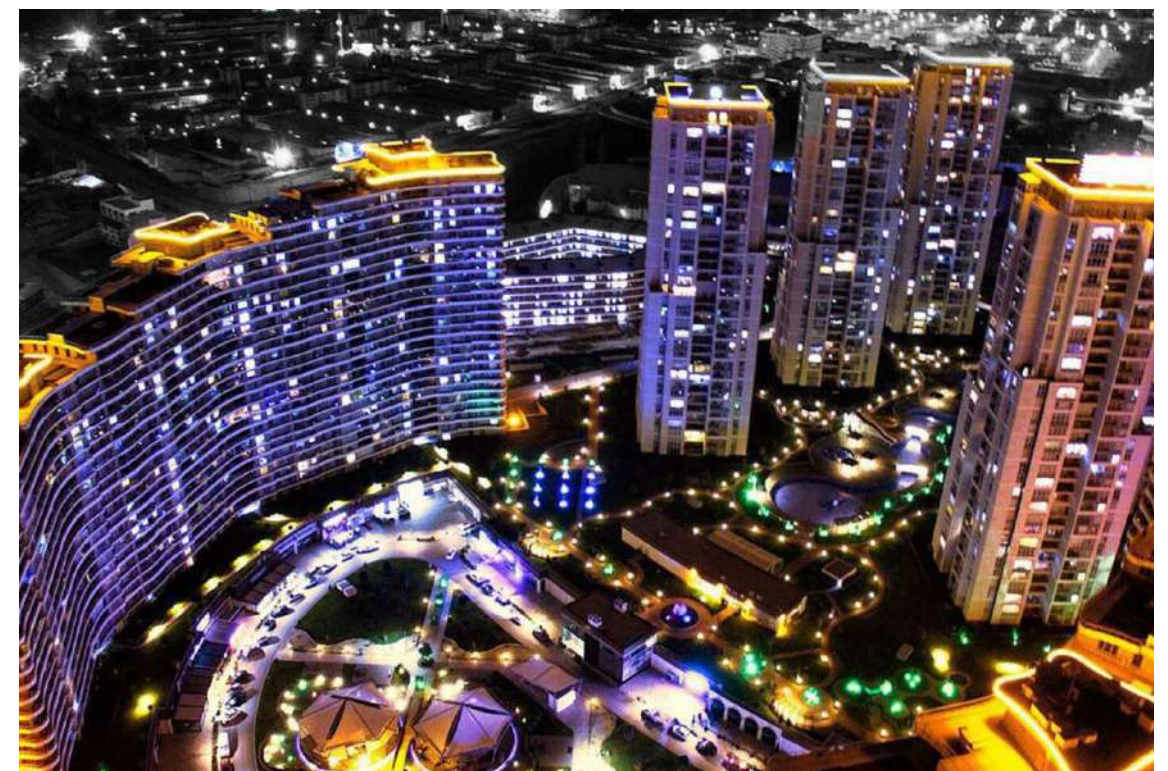


Fig 18 Agaoglu My World Europe

Sulukule Urban Transformation Project (2005-2015)

Like everywhere in the world, the city of Istanbul has changed economically, socially and culturally with the development process. With the formation of different economic classes, living conditions and environments have also transformed. Sulukule is the first urban transformation project that started to be implemented in Istanbul. The project was born with idea of renovating damaged building blocks. The area is situated in historical Fatih District in historical peninsula and covers the two neighborhoods Neslisah and Hatice Sultan. The residents in area were mostly Romani people, also known as Gypsies in English. They settled in the existing unused structure in 1960's after the construction of Adnan Menderes Boulevard instead of their before settlements. A big proportion of the Romani people also worked in the neighborhood in Entertainment houses, which were also owned and run by them. They worked there as dancer, singer and musician.

The District of Fatih contains various examples of civil architecture and historically

important structures that were neglected due to the residents' financial situation. An important proportion of the district is also located in earthquake zone. This is a threat for the life of people living there. According to the Law on the Preservation by Renewal of Worn Historical and Cultural Immovable Property No 5366, 40% of the area is identified as urban decay area and 50% of that was declared as urban transformation area by Fatih District Municipality and TOKI in November 2005.⁴⁹ It was the first time this law was put in action in Turkey. In 2006 it was decided, that TOKI would give the property owners in the area a fixed property and the renters the possibility to buy a social housing flat through mortgage. However the majority of the residents in the area were renters and the suggested social housing area was located in the periphery.

The Council of Ministries approved the declaration of the Sulukule urban transformation area in the same year. After that the area got expropriated stepwise. In 2007 the residents applied to state council for cancellation of the expropriation decision, however the demolition work in the area started in that year. The residents applied to the court multiple times with the support of

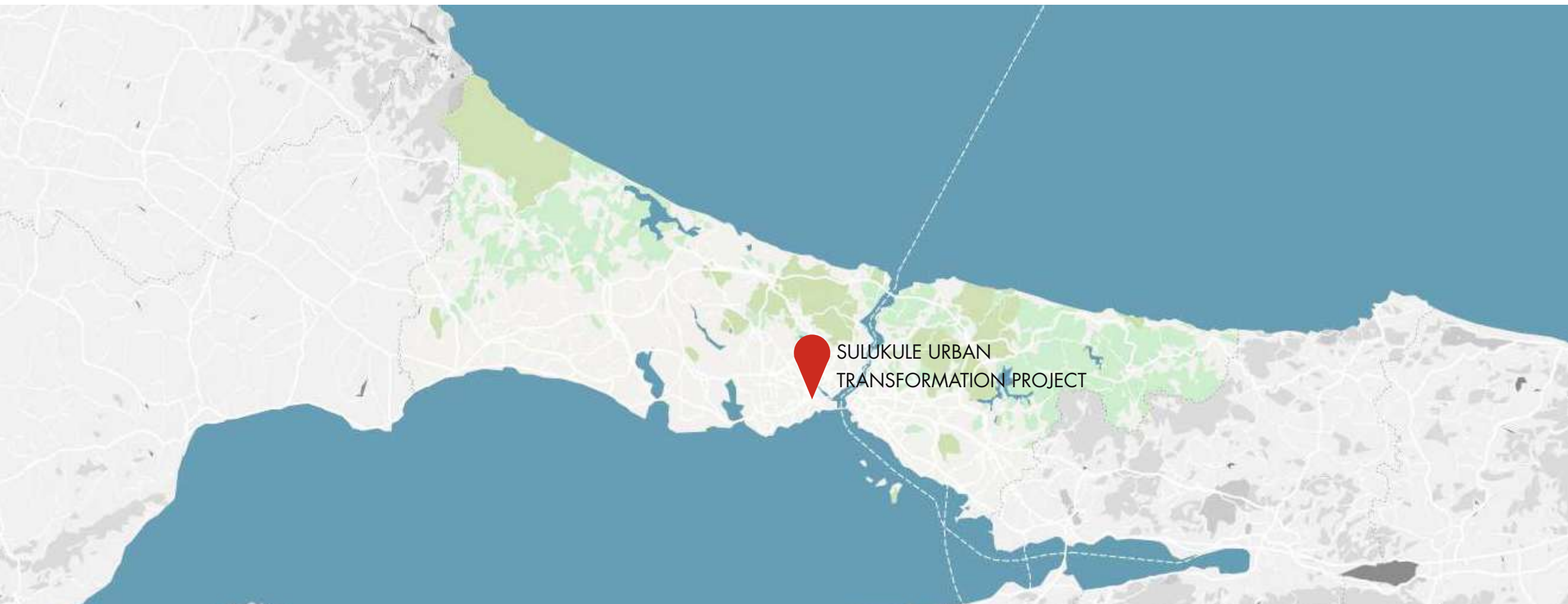


Fig 19 The location of Sulukule Urban Transformation Project

non-governmental organizations and professional associations. In 2009 after finalization of demolition works, Özkar Group won the bidding process and started with the implementation of the project. In 2010 the foundation laying in the area started and in 2012 the court ruled the cancellation of the project. Despite the court decision, the construction was not brought to a halt and in 2013 the keys for the finished condos of the project have been delivered to new their residents. In 2019 the court process about the project was still in progress, last decision being the cancellation of the project.

The project's main aim was the continuation of the existing structure by renewal, because of that the same amount of housing and commercial structures were planned. The housing structures were considered to be 2,3 and 4 floors with an inner courtyard. All of the structures have an underground car park and open spaces are pedestrianized with green spaces, resting areas, social structures and a park. Despite the fact that the project sounds promising in terms of positive urban development, the property owners, who got new houses in the transformation area, claim that the authorized people initially told them that they would just renovate the houses and not demolish them. According to the property owners, the new concrete structures doesn't represent the old neighborhood at all.

Another problem associated with the project is the relocated residents. Most of

them couldn't afford to make the payments for their new social housing flats and had to move out due to their low monthly earnings. The new area happens to be too far to Fatih District, where the residents are mostly working. A proportion of the relocated residents also had problems at getting used to their new area and moved because of it. According to news, only a couple of the relocated families still lives in the social housing area.⁵⁰

Sulukule Urban Transformation Project, happens to be the first gentrification by renewal project and is highly criticized, because of the way of its implementation. The project started with high hopes and turned into a story of unknown future for the transformation area and great sorrow for relocated residents.



Fig 21 Sulukule Implemented Project



Fig 20 Sulukule before Demolishment



Fig 22 the Social Housing Area built for Relocated Residents

The Strengths and Weaknesses of Applied Urban Transformation Projects in Istanbul, Turkey

Both of the applied projects introduced variety of new uses in their neighborhoods. Especially in the case of Ayazma Urban Transformation Project, the area has been transformed into a luxury area with high-end housing options and to a commercial area with high economic returns. In the case of Sulukule Urban Transformation Project, the area has been introduced with new open space areas, which should contribute to new retail activities in the area.

After the transformation process both of the areas are introduced with modern and safe structures, which can resist to the threat of earthquake. This is especially important in the case of Turkey, because of country's location on earthquake fault lines. The existing residents also got the opportunity to get a legal social housing flat with a legal title deed.

However, consequently the weaknesses of both projects outweigh the strengths presented by them. In both cases the existing residents were mostly relocated into mass social housing in the periphery. However the inhabitants were not able to pay the mortgage debt and the other costs of living in the social housing, due to their financial situation. Most of them were also not used to living in flats and were not familiar with the house rules of such structures, which caused problems with other neighbors.

Because of their peripheral position, the locations of newly erected social housing areas for the existing *gecekondu* inhabitants are also very disadvantaged. This situation prolongs the commute time and increases the cost of it. Those areas also lack needed social infrastructure and open space for the residents.

The existing residents were left without any possibility of participation at the project and they were also not informed about the implementation process of the transformation. As a result, these residents were faced with a lot of trouble in terms of the compulsory changes that they had to go through towards adjusting their lives according to the new developments and prepare themselves for further changes to come.

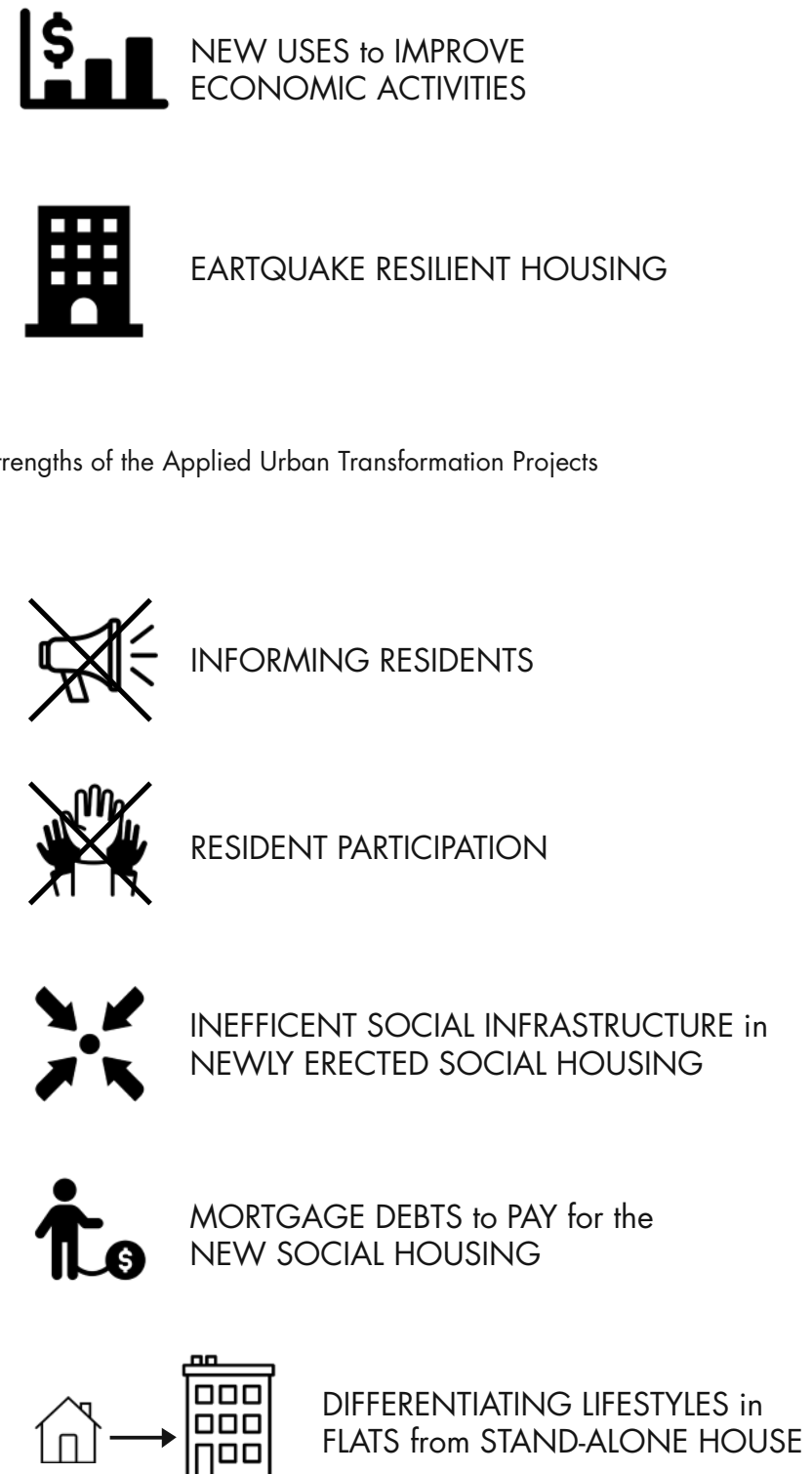


Fig 23 Strengths of the Applied Urban Transformation Projects

Fig 24 Weaknesses of the Applied Urban Transformation Projects



Fig 25 Urban Transformation Projects applied in Ferenciek tere, Budapest/Hungary



Fig 26 Urban Transformation Projects applied in Griffith Park Boulevard, Los Angeles/USA

2.4 Urban Transformation Practices in International Scope

Changes in the urban areas are inevitable, because of the changing needs of its residents. The cities have its limitations, which have been reached due to the long life span of them. However the population increases rapidly throughout the years. With the increasing population the need for denser urban areas rise to accommodate its new residents. With the new developments in economy, technology and social life, there are new necessities and expectations of urban inhabitants. The urban open areas should be able to satisfy these to keep the citizens happy.

The governments try to meet the needs of their citizens with adapting existing structures due to limited available land in urban areas. If there is enough space available, these adaptations are made either by urban expansion or by urban transformation projects by renewing, rehabilitating, redeveloping, regenerating or revitalizing the existing deteriorated urban areas.

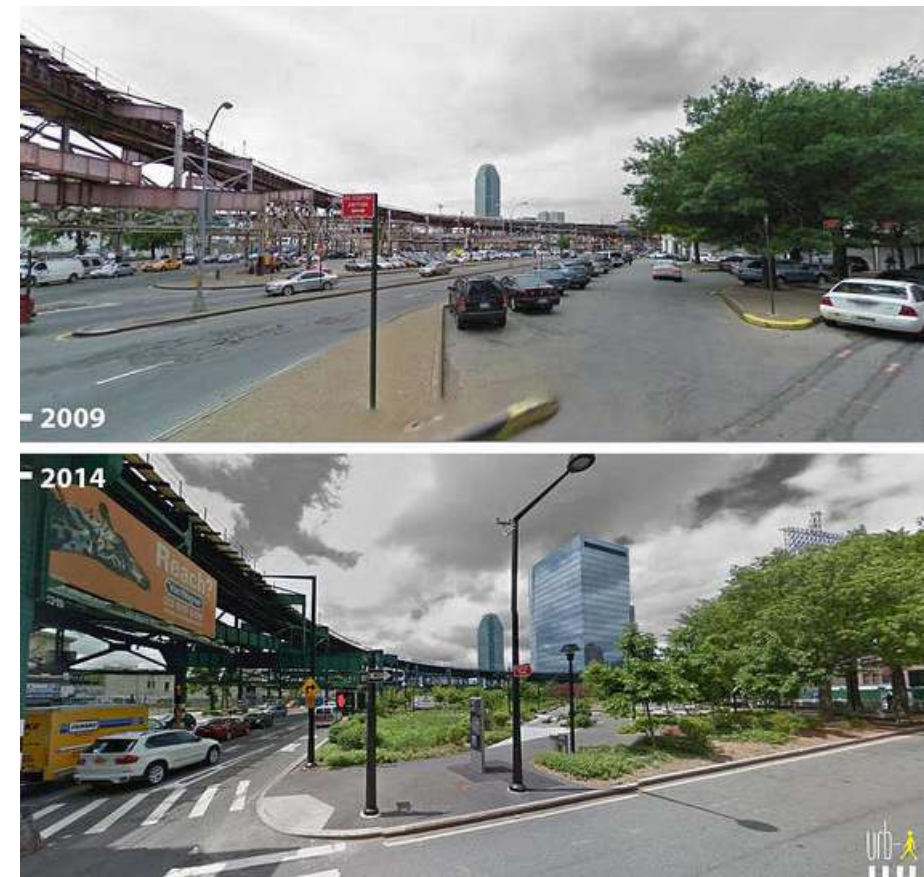


Fig 27 Urban Transformation Project applied in Dutch Kills Green, New York/USA

Vienna Urban Procurement and Urban Renewal Fund (Wohnfonds_wien), Vienna/ Austria (since 1984)

Vienna Land Procurement and Urban Renewal Fund(wohnfonds_wien) was founded in 1984 to provide land for state-subsidized housing construction and to supervise the renovation of old houses. It is a tool for quality assurance of affordable housing. It has different options for subsidies for urban development aiming to renovate apartment blocks, converse existing buildings into apartments, renovate occupied private apartment blocks and open public property development competitions to ensure quality and affordable housing for everyone. The funding is run by the City of Vienna.

Soft Urban Renewal Program: It was launched in 1984 and has contributed towards improving living conditions of citizens of Vienna. The aim of the city was to revive the worn out areas in the city and improve the quality of living and life through revitalization instead of demolition to avoid gentrification. The program is mostly described as “large-scale project of small steps”.⁵¹ Its main focus is modernization of existing housing stock through renovation without having to eject tenants. The program⁵² deals with the renovation of apartment blocks (Sockelsanierung), the conversion of existing building into apartments (Totalsanierung) and renovation of residential homes in different scales(Erhaltungsarbeiten). Through implementation of program building heights is increased by converting and extending loft areas (Dachbodenausbau), buildings would be renovated thermally and energetically (THEWOSAN) or new balconies, common areas and lift are constructed in buildings (Wohnkomfort). There are also target areas of the city, in which whole blocks with its houses are examined and structural and operational interventions are planned for the area. With homeowners’ request and funds provided by wohn_fonds, these interventions are implemented.

Subsidies are available for publicly and privately owned buildings and rental increases are monitored and restricted. The most important success of the program is the inclusion of residents in the renewal process by informing and coordinating them about housing reconstruction plans, redesign of public spaces and ecological measures through their support offices (Gebietsbetreuung) located in targeted transformation areas.

Public Property Development Competitions: These competitions aim to increase the quality of housing projects and improve the related costs. The Fund⁵³ is responsible for providing land for subsidized multi-storey housing projects. The project teams consists of building contractors, architects and experts.

The projects are assessed according to the Four Pillar System, and are based on four qualities: architecture, costs, ecology and social sustainability. The basic requirement of subsidized housing is the affordability. Therefore, the costs of land, overall building, user costs, contractual terms as well as relevant equipment costs are important. Subsidized living space should correspond to different uses, user groups and forms of living through versatile floor plans, development and communal and outdoor areas to ensure social sustainability. The architectural quality of the project is evaluated by the jury by considering design, urban, building and housing structure issues. The ecological features of the building are also very important to ensure climate and resource friendly building, healthy and environmentally conscious living, quality and differential offers of use in green and open spaces. Through these competitions the sustainable growth and improvement of the city is ensured, while providing affordable quality housing for all.



Fig 28 Vienna, Austria



Fig 29 Inner Courtyard before and after the Renovation with the fundings from Soft Urban Renewal Program - Neulerchenfelder Straße, Ottakring/Vienna

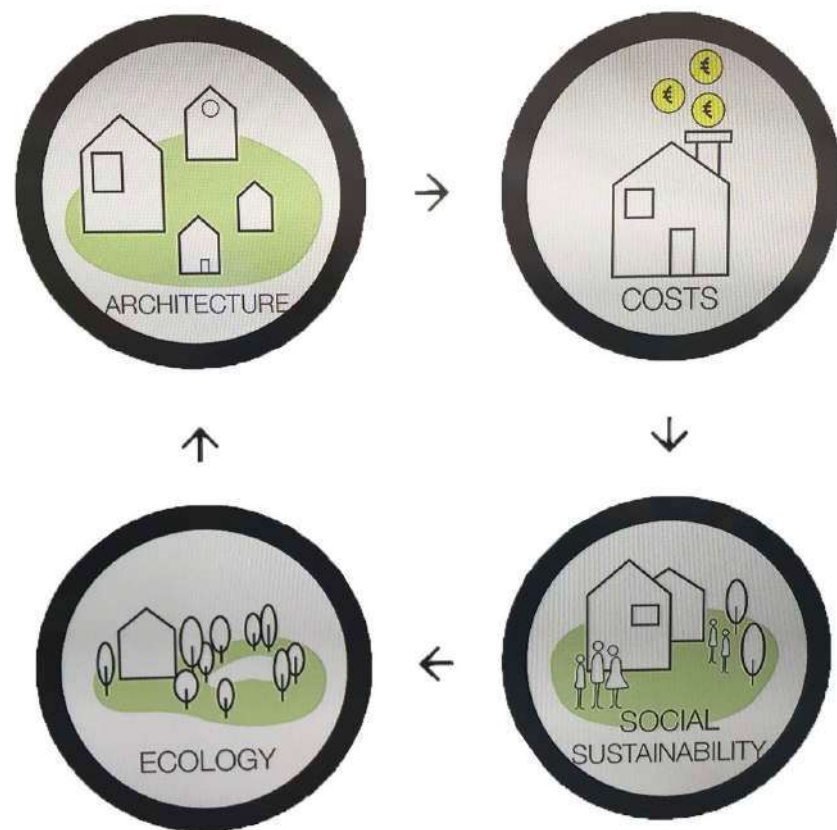


Fig 30 Four Pillar System Vienna



Fig 31 Implemented Public Property Development Competition Project
Sonnwendviertel C01, Favoriten/Vienna

Elemental, Iquique/Chile (2002-2004)

The urban transformation project is located in Quinta Monroy, Iquique in Chile on a 5000 m² (0,5 ha) land and implemented in 2004 by architects Alejandro Aravena and ELEMENTAL. The land was illegally occupied by squatters before, where they had no running water or sewer connection and problems with light and direct ventilation. The first priority of the project was to keep the residents of the area in the same place, instead of displacing them to the periphery. "Only a home that can grow in quality over time, that preserves social connections, and is well located in the city can become an effective tool for overcoming poverty."⁵⁴

The architects consider social housing as an investment and with that in mind they thought a way to add value to the initial subsidy over time. Because as the architects tell it in their statement, everybody buys a house with an expectancy of value increase over time, however social housing decreases its value with time.⁵⁵

The project should be able to accommodate 100 families with a strict budget on the original land. The initial thought of one family per lot was abandoned due to the impossibility of construction of affordable houses for every existing resident and the possibility of ending up with informal additions to houses through time. The idea of building row houses to make place for more families eliminated, because it would reduce the quality of built rooms once an expansion for the house would be built. This idea also compromised privacy, because circulation has to be done through other rooms. The concept of high-rise building was considered too, however it blocked the possibility of house expansion, which was needed for the residents. It also could create conflicts among neighbors, because of the issues with maintenance of shared spaces.

Because of its location the site was very expensive. In order to be able to obtain a profitable return, keeping density without overcrowding was a very important issue. The architects designed the Parallel Building. It is a collective building on a shared plot with a house on the ground floor and a two storey apartment on top. The building was designed as a porous incremental structure, where families would construct at least 50% of the built space by themselves following the framework provided by the architects to make it affordable. To prevent future conflicts regarding maintenance and privacy, each apartment has its direct access to the ground. The lot was nine by nine meters to ensure the flexibility to place the lot freely on plot just by rotating it. On the plot there was a six by six by 2.5 meters house was built that contained a house on the ground floor with bathroom, kitchen and a living and dining space. An additional three by six

meters area was left near the built area for future expansions. The house also has access to a three by nine meters backyard, where future expansions also can occur. These were separated from upper floors by a concrete slab that worked as a horizontal dividing wall. On top of that a duplex apartment was designed with a volume of six by six by five meters. Only half of this volume was constructed with the same program as the house, resulting in a double height loft space of three by six by five meters for future expansions.

While the relationship with the neighbors and extensive family was very important for the poor families, collective space was planned. This area is a common property with restricted access and is big enough to host 20 families.

During the demolition and construction process, the residents were relocated in a temporary camp. While the implementation process was ongoing, workshops for inhabitants occurred to reassure the fulfilment of their wishes. In those workshops the residents were provided with the framework of constraints and facilities to ensure harmonious growth and structural safety. The inhabitants were also able to plan their future expansions in advance during those workshops and had direct access to assistance. The beneficiaries were regularly invited to take part at the guided site visits during construction to relieve anxiety, suppressing the spreading of rumors, misinformation and misunderstandings.

However, according to the article of Felipe de Ferrari and Rodrigo Perez de Arce⁵⁶ in the neighboring area of the project, new high quality housing is built. This situation was going to cause a gentrification pressure in the area. The settlement also transformed itself in a closed community and the community feeling has been lost. The residents claim that the leadership in community living is missing and that has to be provided by the state. The inhabitants also want that the land for social housing should not be resold for profit and should stay that way. However, this was not the case with couple of the houses built in this particular site.



Fig 32 Iquique, Chile



Fig 33 Implemented Parallel Building

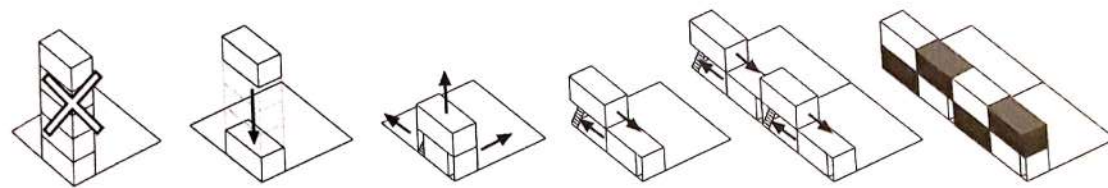
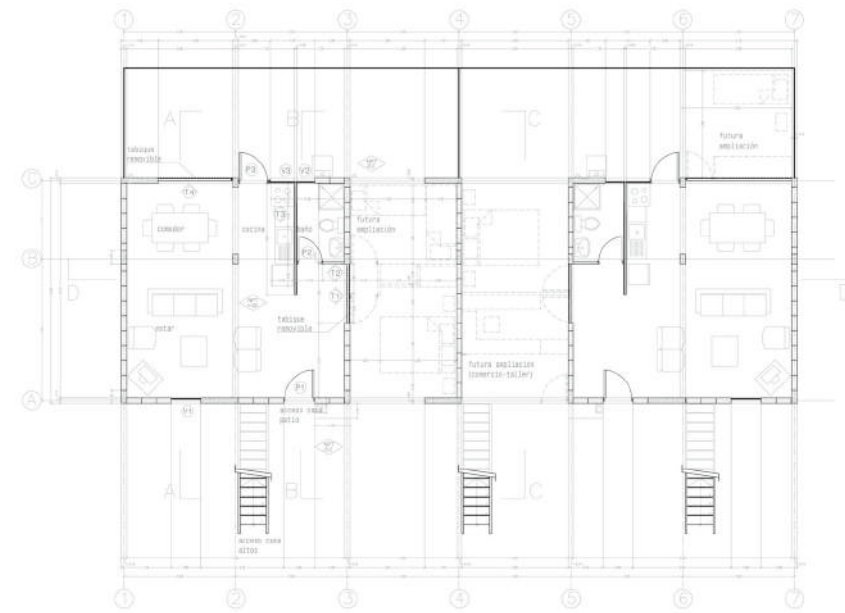


Fig 34 Parallel Building Concept - an Incremental Housing Form



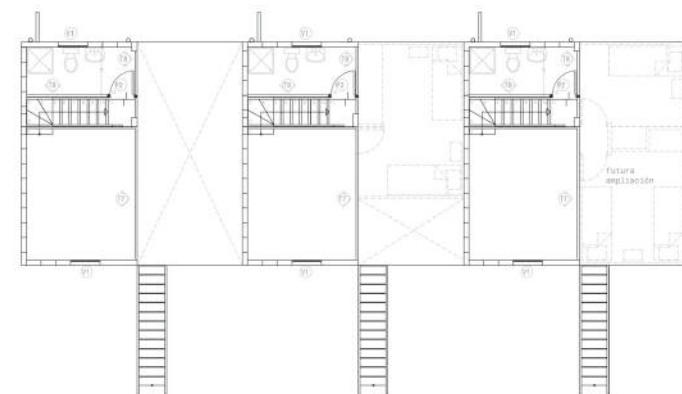
Fig 35 Elemental - Site plan



Ground floor



First floor



Second floor

Fig 36 Elemental - Floor plans

The Strengths and Weaknesses of Urban Transformation Practices in International Scope

The funding provided by Wohn_fonds Vienna allows the inhabitants, mostly the landlords, to renovate and increase the quality of their houses. With the rent monitoring performed by wohn_fonds, the increases of the renovated houses' rent are restricted. Although these steps are taken to avoid gentrification, after certain time the landlords or their heirs are allowed to increase the rents of the renovated houses.

Due to ownership and voluntary participation in the renovation process some problems between tenants can occur. While some landlords decide to renovate their houses during the renovation of collectively used spaces, others may choose not to be part of the process. This causes differences in the quality of housing in the same apartment building and rent differences.

During all of the planning and implementation processes, the residents are informed and are allowed to participate in decision making and raise their concerns.

With the help of the Public Property Development Competitions it is ensured that the citizens have the possibility to access affordable quality housing. Mixture of uses is ensured to create quality and functional urban open spaces, in order to accommodate for the changing needs of different inhabitants. With these competitions the city grows sustainably.

The Elemental Incremental Housing Project showcases the importance of providing squatters with housing matching their living habits such as the maintenance problems of collectively shared areas. It also underlines the importance of supervision on shared areas to solve problems about use and maintenance.

With its participatory nature, the project allowed the residents to be part of the improvement of their own houses, while allowing them an opportunity of self-expression and flexibility with their property.

The project shows the impact of a project on its environment and how it can cause gentrification pressure on the area if and when the project and its surrounding environment are not considered on a unified basis. Furthermore, the project also highlights the importance of a title deed and how it can turn into a way for real a profit.



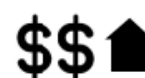
INFORMING RESIDENTS



RESIDENT PARTICIPATION



SUSTAINABLE GROWTH and IMPROVEMENT



QUALITY AFFORDABLE HOUSING

Fig 37 Strengths of Urban Transformation Practices in International Scope



GENTRIFICATION PRESSURE caused by ENVIRONMENT



PROFIT by PROPERTY SALE



RENT DIFFERENCES in the SAME BUILDING

Fig 38 Weaknesses of Urban Transformation Practices in International Scope

3 SITE ANALYSIS of DERBENT URBAN TRANSFORMATION AREA

3.1 DERBENT DISTRICT in ISTANBUL, TURKEY



Fig 39 Location of Derbent Urban Transformation Area in Turkey

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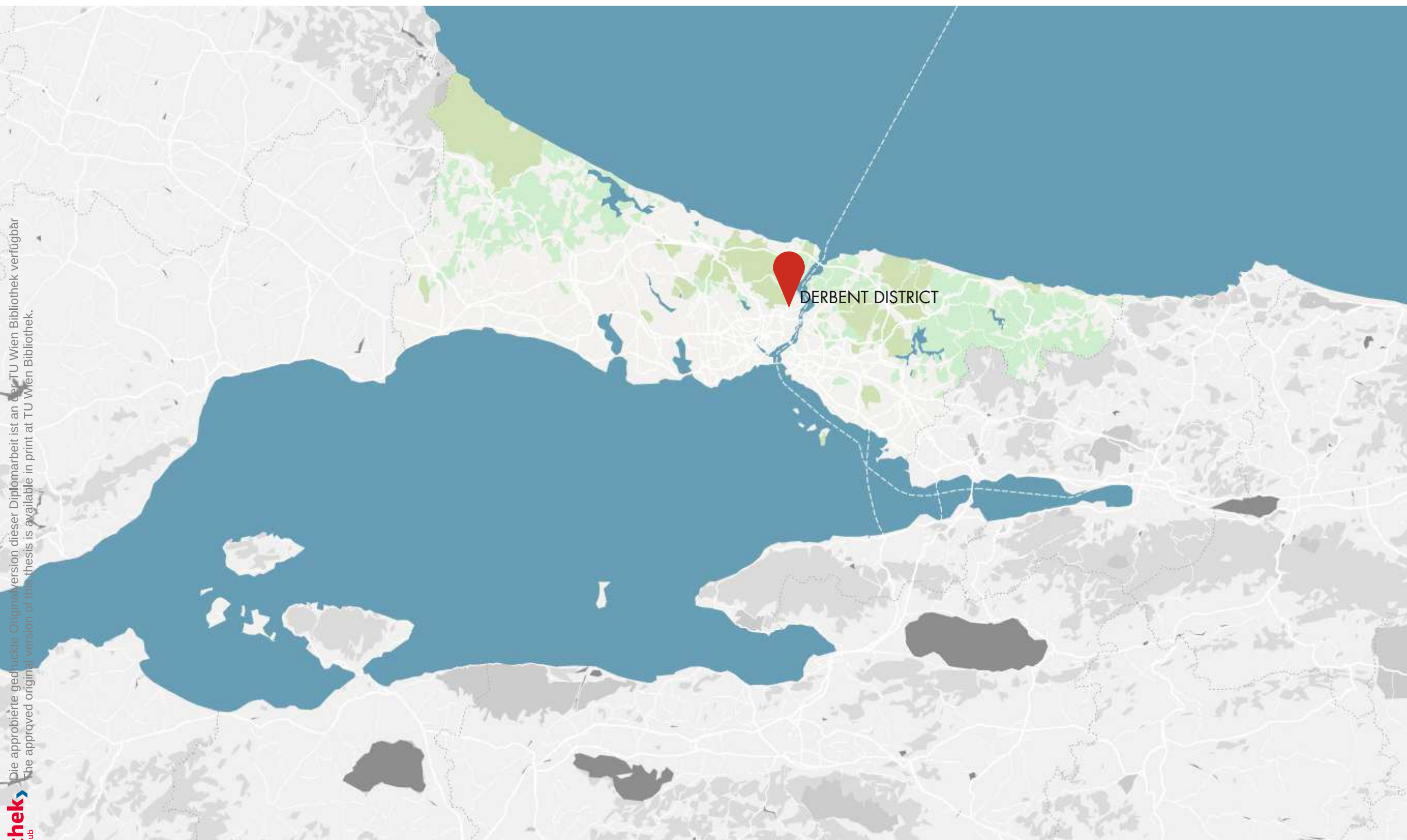


Fig 40 Location of Derbent Urban Transformation Area in Istanbul

The area has been declared as Urban Transformation Area, following the declaration of area as Disaster Risk Area in 2017 by the Council of Ministers.

3.2 CLOSE SURROUNDING in ISTANBUL

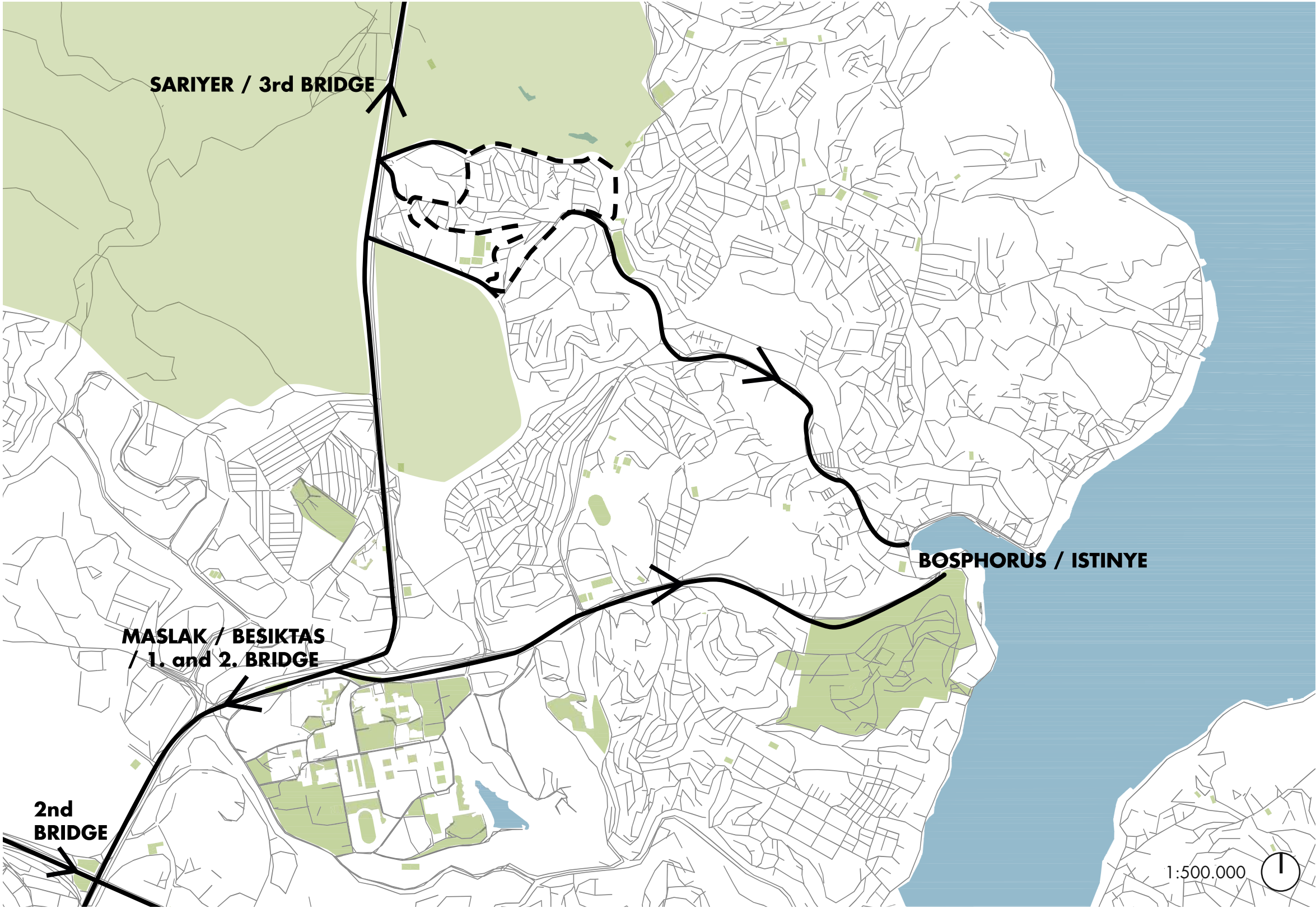


Fig 41 Location of Derbent Urban Transformation Area according to Main Axes in Istanbul

- ROADS**
- BORDERS of QUARTER**

The quarter is located very close to the main circulation axes of Istanbul.

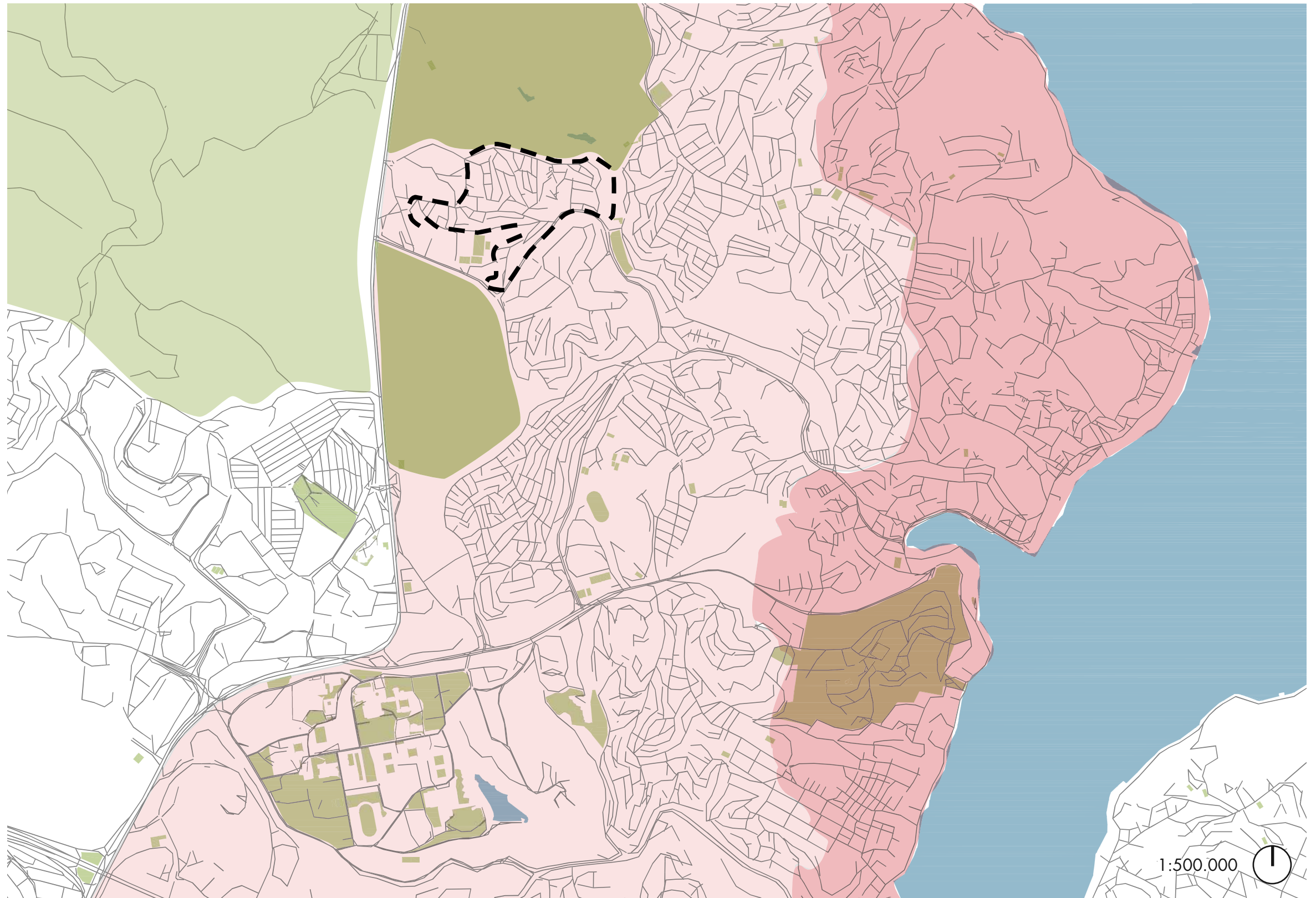


Fig 42 Bosphorus View Area Plan

BOSPORUS BACK VIEW

BOSPORUS FRONTAL VIEW

The Bosphorus View Areas are defined in the Bosphorus Law No. 2960 with the aim of protecting and improving the cultural, historical and natural assets of Istanbul Bosphorus Area. In the Back View Area, where Derbent Urban Transformation Area is located, only buildings up to 5-storey are allowed.

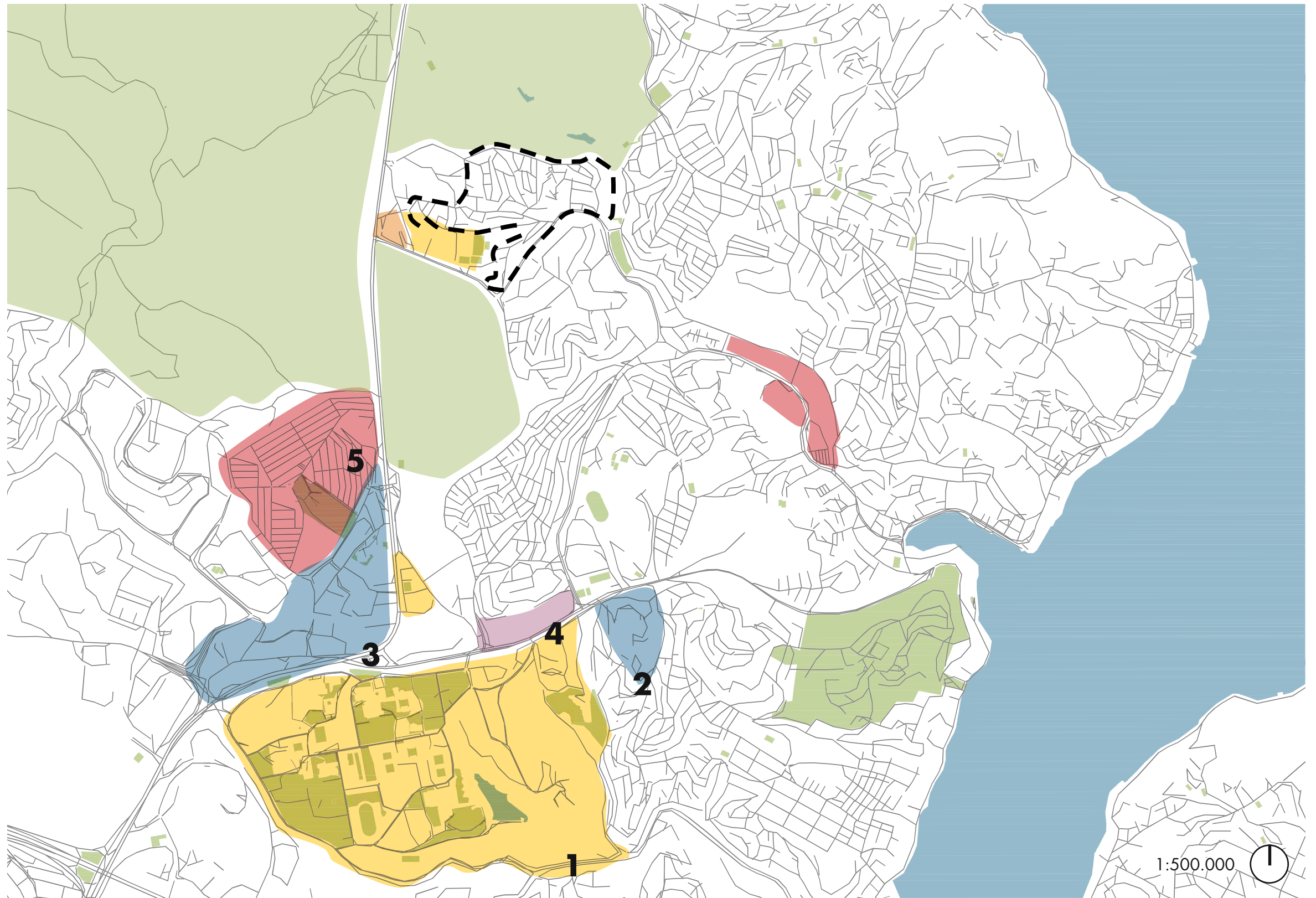


Fig 43 Existing Utilization in the Close Surroundings of Derbent Urban Transformation Area

FINANCE CENTER

EDUCATIONAL FACILITY

INDUSTRY

SHOPPING CENTER

HOSPITAL

GREEN AREAS



Fig 44 Technical University of Istanbul Ayazaga Campus



Fig 45 Borsa Istanbul, the stock market center of Turkey

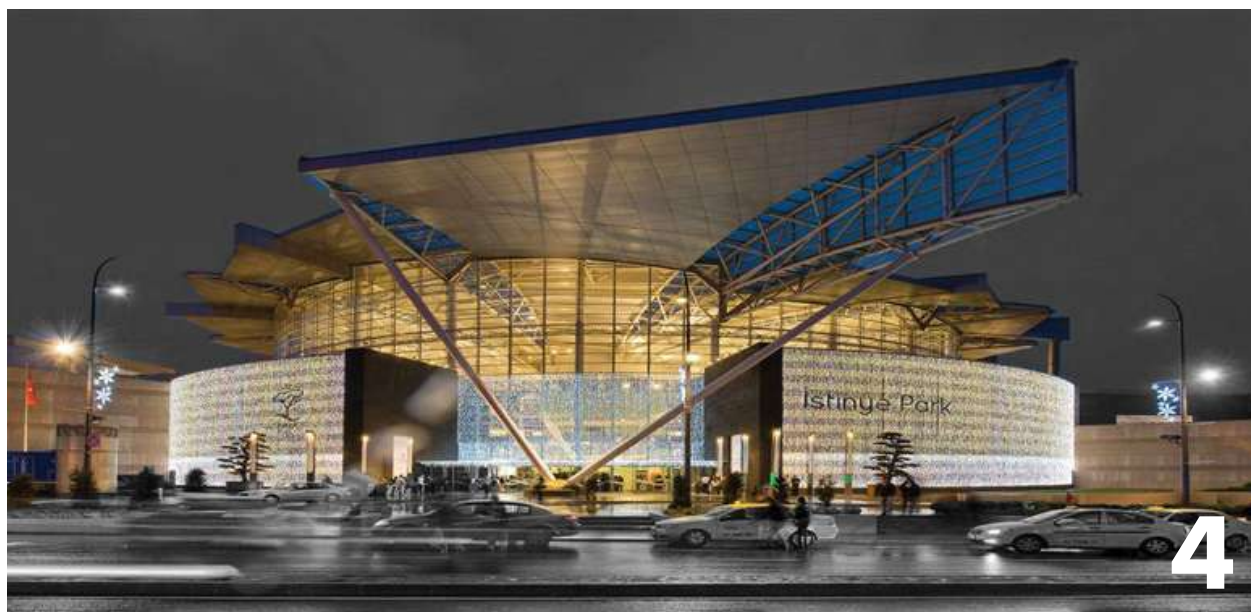


Fig 46 The Istinye Shopping Center



Fig 47 Commercial Skyscrapers in Maslak

There are many important facilities in the immediate vicinity of the quarter, such as Borsa Istanbul (Stock market center of Turkey), commercial skyscrapers, an important shopping center (Istinye Park AVM), university campuses and two industrial areas.



Fig 48 Atatürk Auto Industry

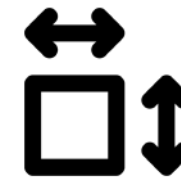
3.3 GENERAL INFORMATION about DERBENT



Fig 49 Aerial view of Derbent Urban Transformation Area



POPULATION 5926 - in 2019



AREA 32,2 ha

The neighborhood is called normally Derbent Çamlitepe, however the residents of the area prefer to call it Derbent.



Fig 50 Characteristics of Derbent Urban Transformation Area's Boundaries

— PROTECTION WALLS of NEIGHBORING INSTITUTIONS — ADJOINING STREETS — BUILDING TYPOLOGY DIFFERENCE



Fig 51 The Municipal District Borders Plan

- BORDERS of DERBENT URBAN TRANSFORMATION AREA
- BORDERS of NEIGHBORHOODS

The area has been declared as Urban Transformation Area, following the declaration of area as Disaster Risk Area in 2017 by the Council of Ministers according to the Law No 6306. A region defined as Disaster Risk Area considered to be under high risk of damage by an earthquake.

3.4 ESTABLISHMENT of DERBENT

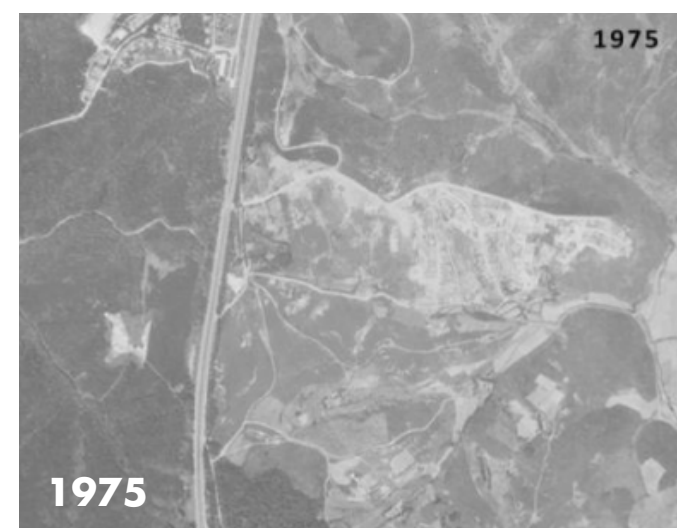
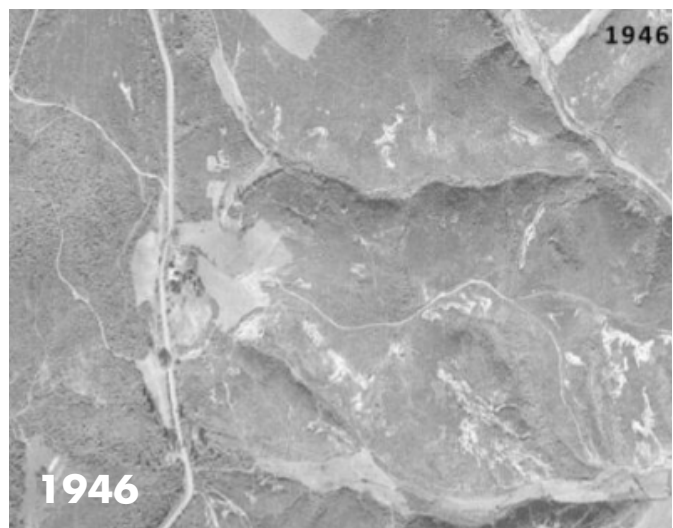
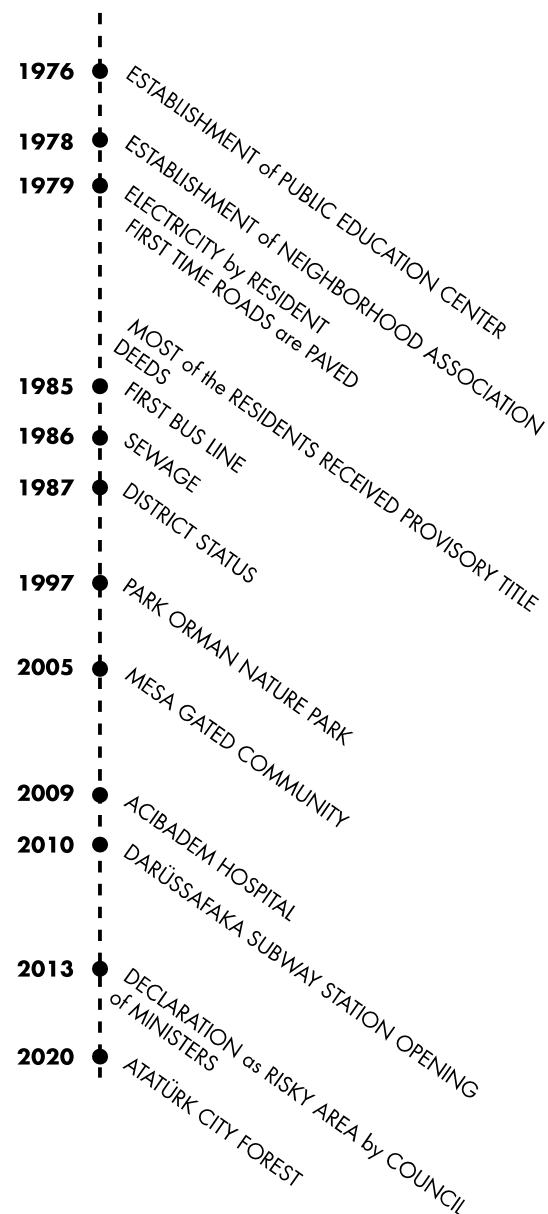


Fig 52 Timeline of Derbent District

Derbent district is established in the early 1970s. Different public services and necessities are brought to the area by residents themselves or at the election times by politicians in exchange for votes.

In the beginning of the 2000s the area gained importance due its close location to the financial centers in Istanbul. Following that, the first luxury gated community (Mesa Gated Community) in the area is built. In the following years a luxury private hospital has been built in the area and the first subway station is opened for public use.

Fig 53 Evolution of Derbent Urban Transformation Area

3.5 TOPOGRAPHY



Fig 54 Section Lines Location Plan



Fig 55 Steep Roads of Derbent Urban Transformation Area



Fig 56 Steep Roads of Derbent Urban Transformation Area

Derbent Urban Transformation Area is located on a valley with huge height differences. From north to south on the east side there is ca. 45 meters height difference and on the west side ca. 30 meters. From west to east there is ca. 45 meters height difference on the north side and ca. 50 meters height difference on the south side.

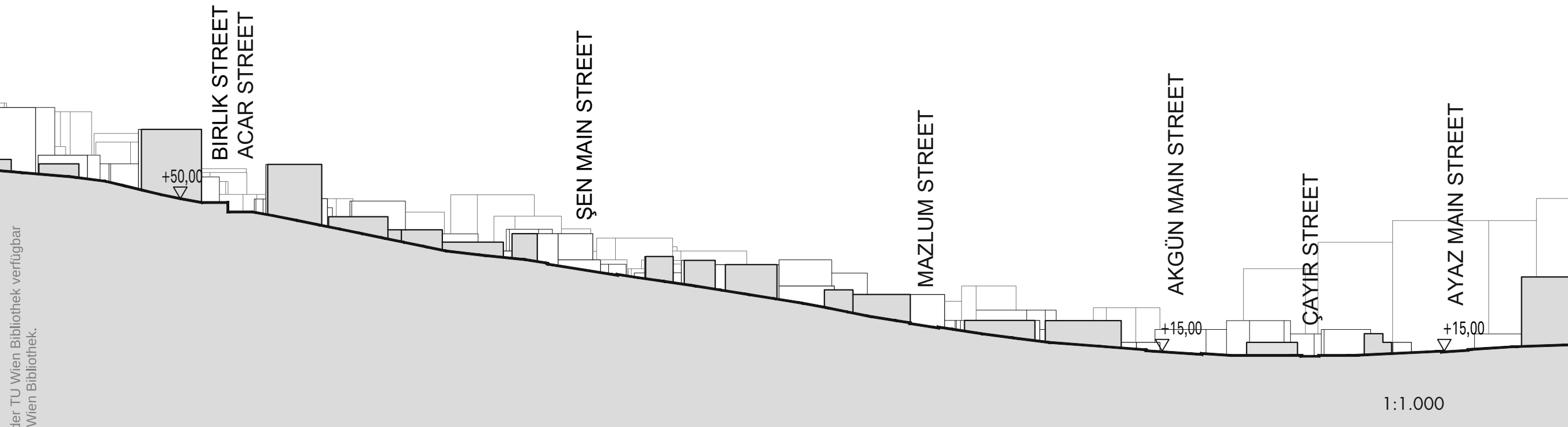


Fig 57 Section 1-1

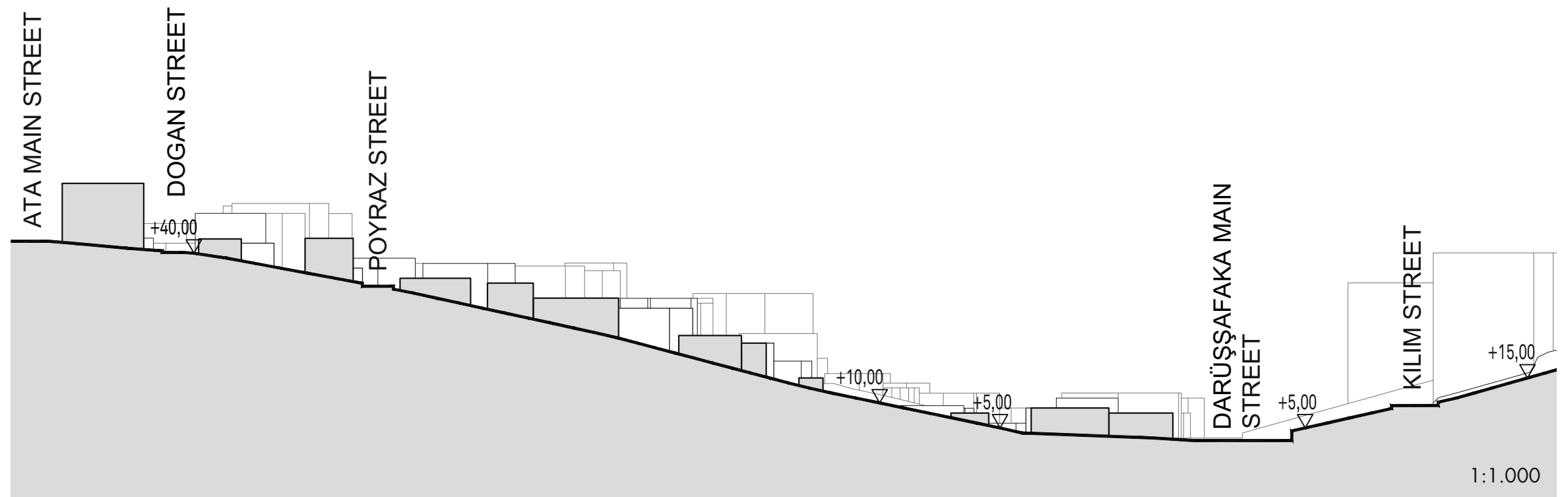
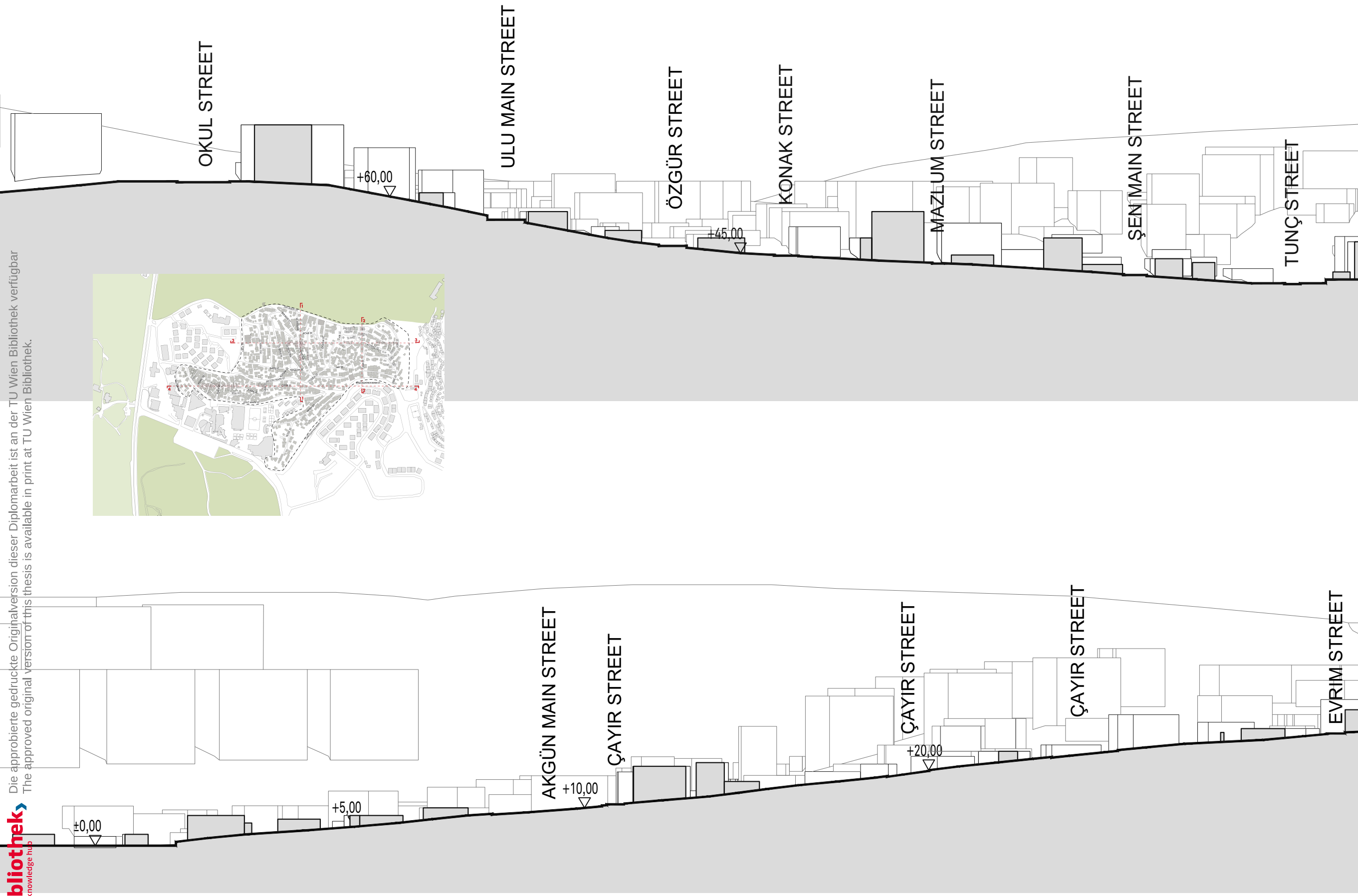
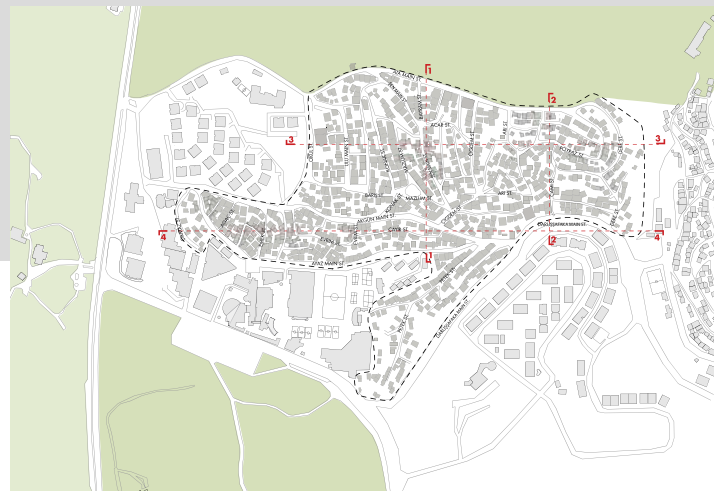


Fig 58 Section 2-2



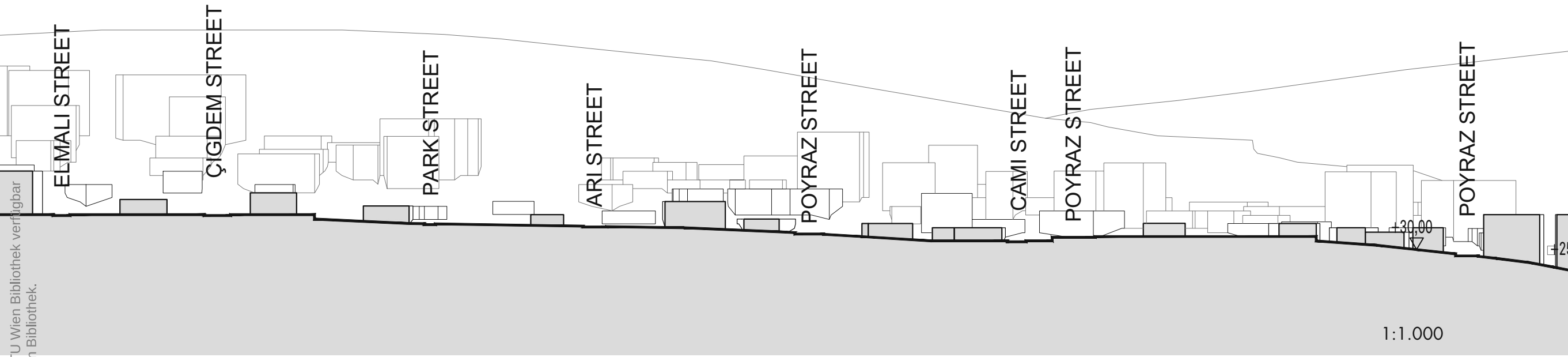


Fig 59 Section 3-3

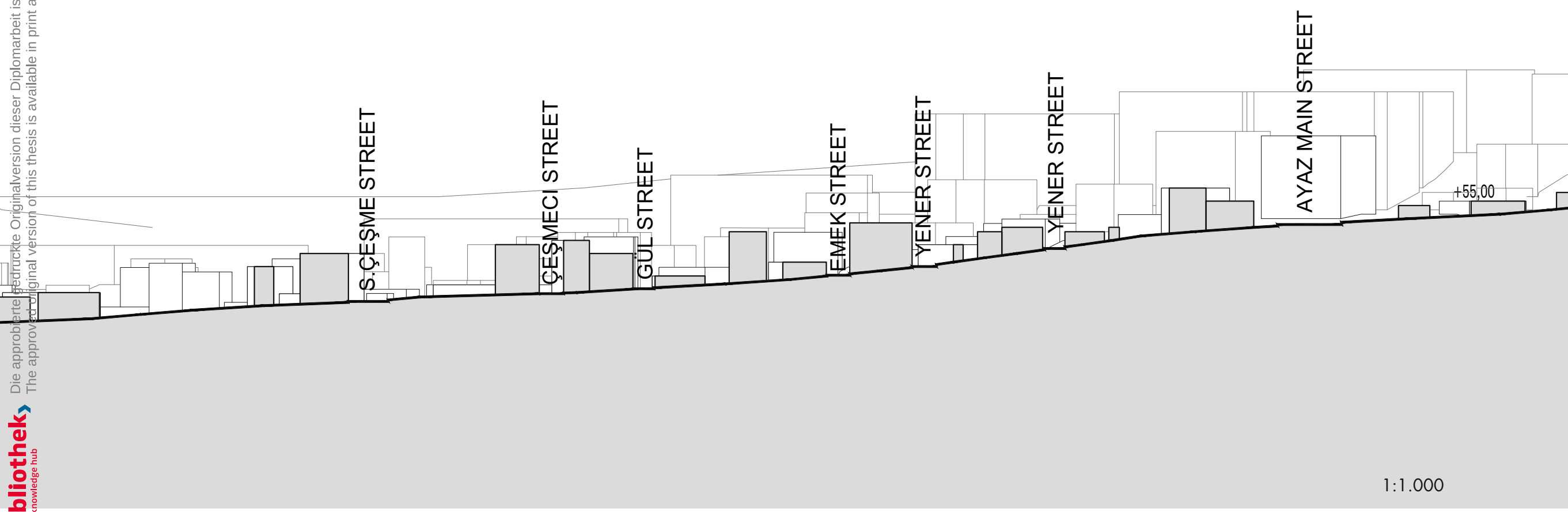


Fig 60 Section 4-4

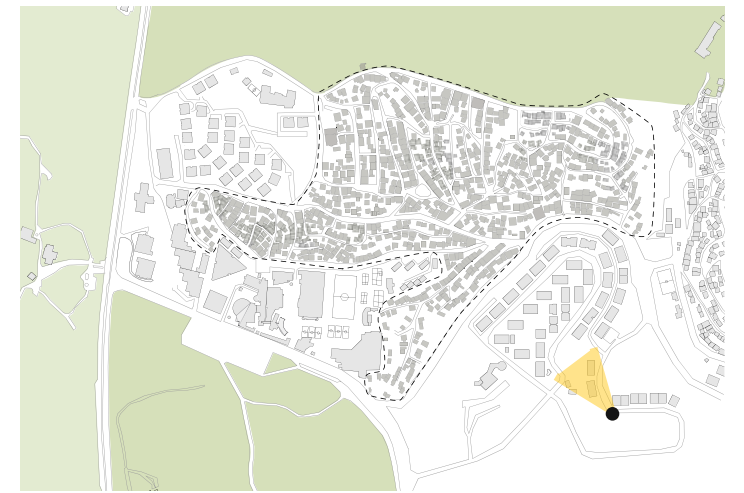
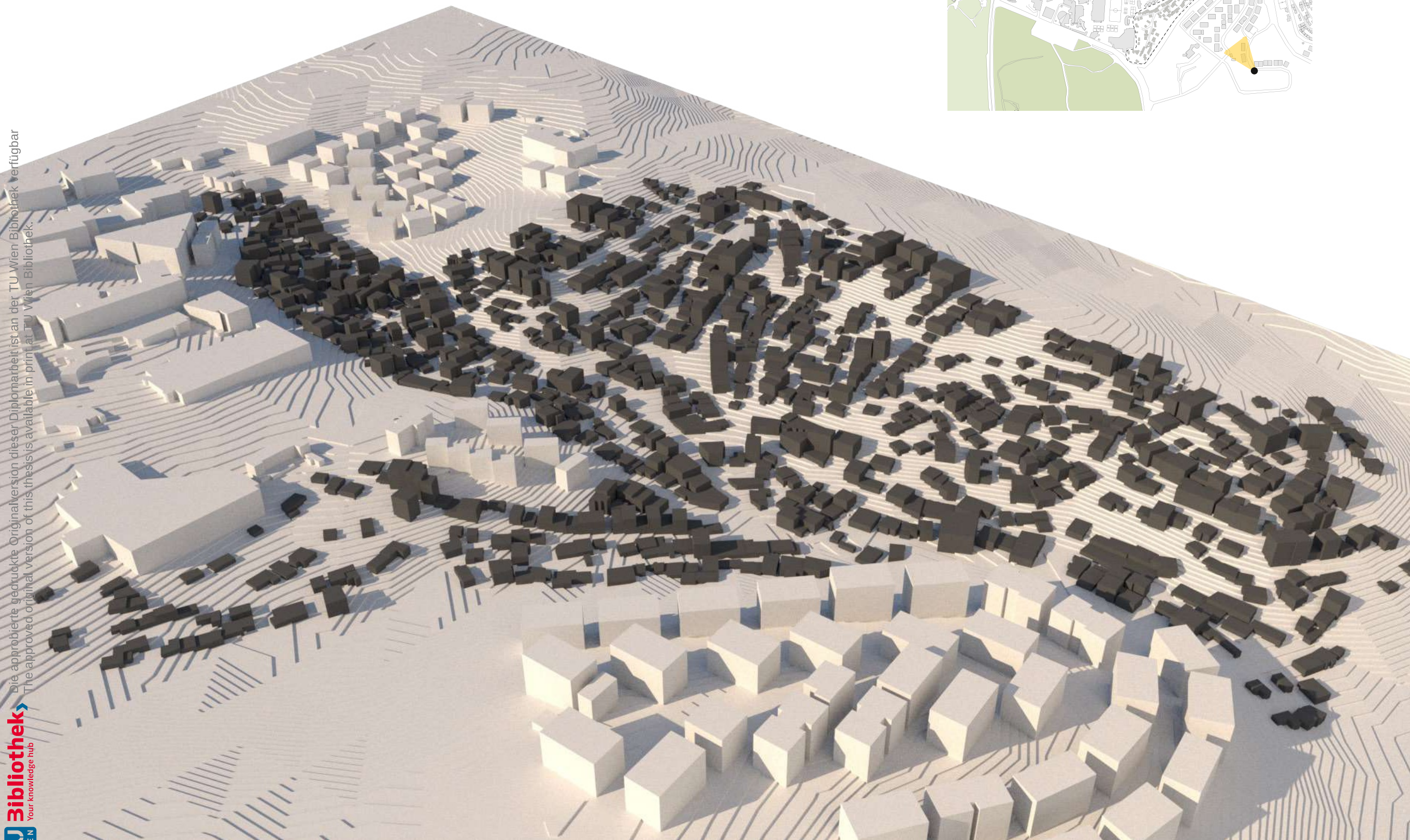
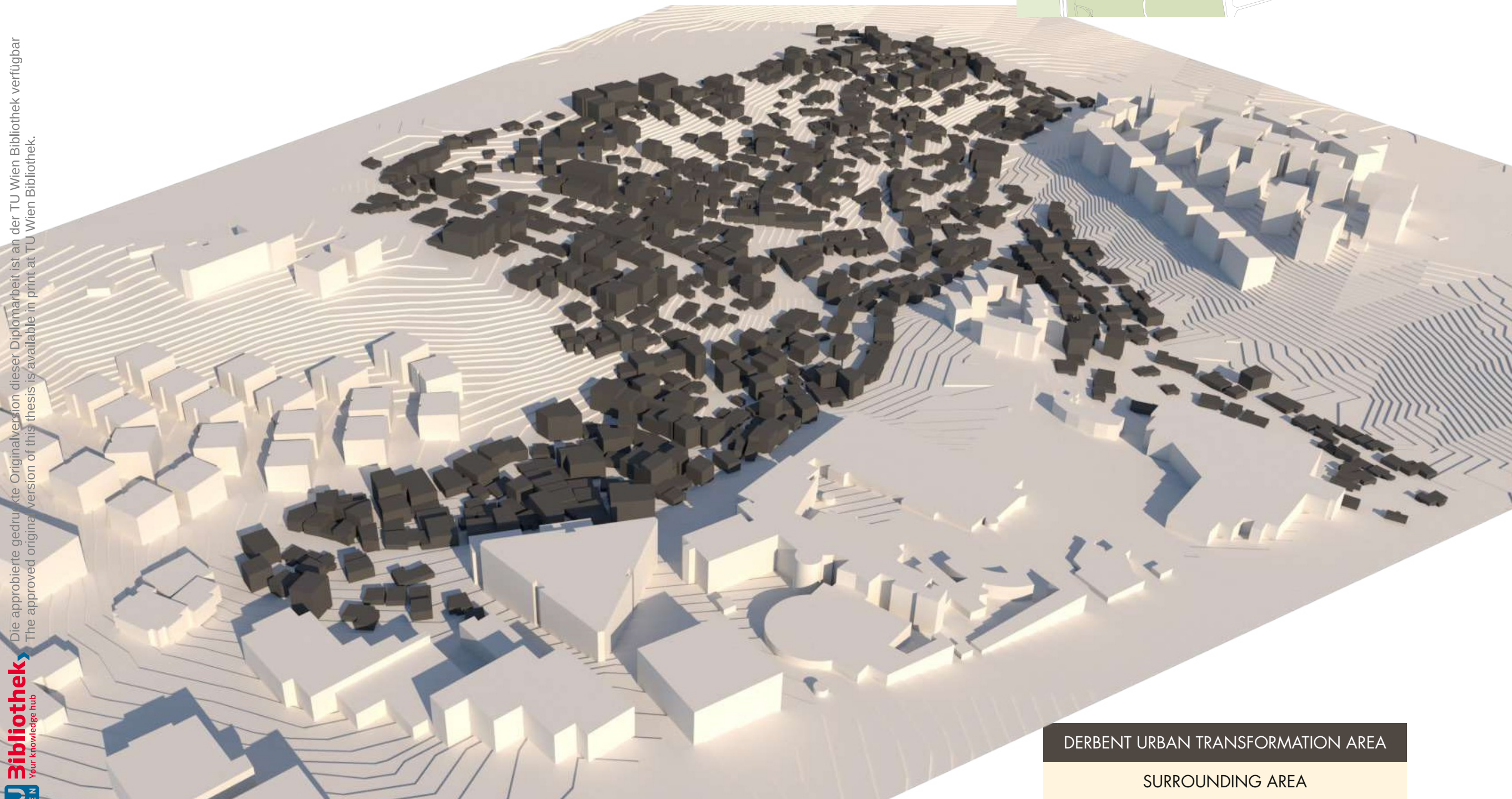


Fig 61 Renders of Derbent Urban Transformation Area - Aerial View



DERBENT URBAN TRANSFORMATION AREA

SURROUNDING AREA

3.6 PATTERNS in DERBENT

STREETS as EXTENSION for CHORES and HANGING CLOTHES EMPTY PLAYGROUNDS

ROOF SEATS **GARDENING as ACTIVITY**

ORGANIC STREET PATTERNS in GARDENS, PATIOS

SIDE STREETS for PEDESTRIANS and YARDS

MAINTENANCE of PLANTS **MAIN ROADS for CARS**

SHOPS on the MAIN STREET NOTHING

INBETWEEN GARDENS NEAR the STREET

PATIO or STOOP as SEMI-PUBLIC SPACE CALM STREETS

ORGANIC STREET PATTERNS with WAVY EDGES

WALLED GARDENS and YARDS GARDEN SEATS

ONE or TWO STOREY BUILDINGS

QUITE YARDS GARDENS and PATIOS INTERLOCK with the STREET

EYES ON THE STREET

FRONT DOOR SEATS

Fig 62 Patterns in the area



Fig 63 Stoop as semi-public space



Fig 64 Street as extension for chores and hanging clothes



Fig 65 Gardening as activity



Fig 66 Typical one-storey buildings

Almost all of the houses in the area have access to open space, which is either through a garden or a patio in the 1- or 2- storey buildings. The side streets are very quite and mostly used as an expansion of the house to do chores or drink tea together with neighbors. The gardens near the street are mainly offer a free-time activity for the residents and grown produce provides financial contribution to the family.



Fig 67 Front door seats

3.7 EXISTING UTILIZATION in and around DERBENT



Fig 68 Use of Existing Buildings Plan

GECEKONDU HOUSING	GATED COMMUNITY	COMMERCE	FOREST
RELIGIOUS FACILITY	PLAYGROUND	EDUCATION	HEALTHCARE
			CULTURE



Fig 69 Sariyer Municipality Yasar Kemal Culture Center



Fig 70 Private Acibadem Hospital Maslak

Derbent Urban Transformation Area mainly consists of *gecekondu* (squatter housing) with gated communities as neighbors. There are two children playgrounds in the area that are not used often. There is a public school in the area for children to attend. Almost all of the commerce is located on the main street of area, which are either only on the ground floor of multi-storey buildings or takes up the whole of the one-storey building.

Major public cultural activities such as theaters and concerts take place in Sariyer Municipality Yasar Kemal Culture Center (Figure 68), where people also can get married. Other cultural and health related services around the area are private services, which are mainly thought for the wealthier population.



Fig 71 Hatemoglu Primary and Middle School



Fig 72 MESA Gated Community



Fig 73 Akgün Main Street - the Main Axis of the Area with its retail areas

3.8 OPEN SPACES in and around DERBENT



Fig 74 Open Spaces in and around the Area

OPEN SPACES



Fig 75 Atatürk City Forest - Aerial View



Fig 76 Atatürk City Forest - Sports Area

	OPENING HOURS 05:00-22:00	FORBIDDEN		NO PICNIC					
	SAFE		ACTIVITIES						
				OUTDOOR WORKOUT	WALKING	RUNNING	KIDS' PLAYGROUND	FESTIVAL AREA	URBAN FARMING

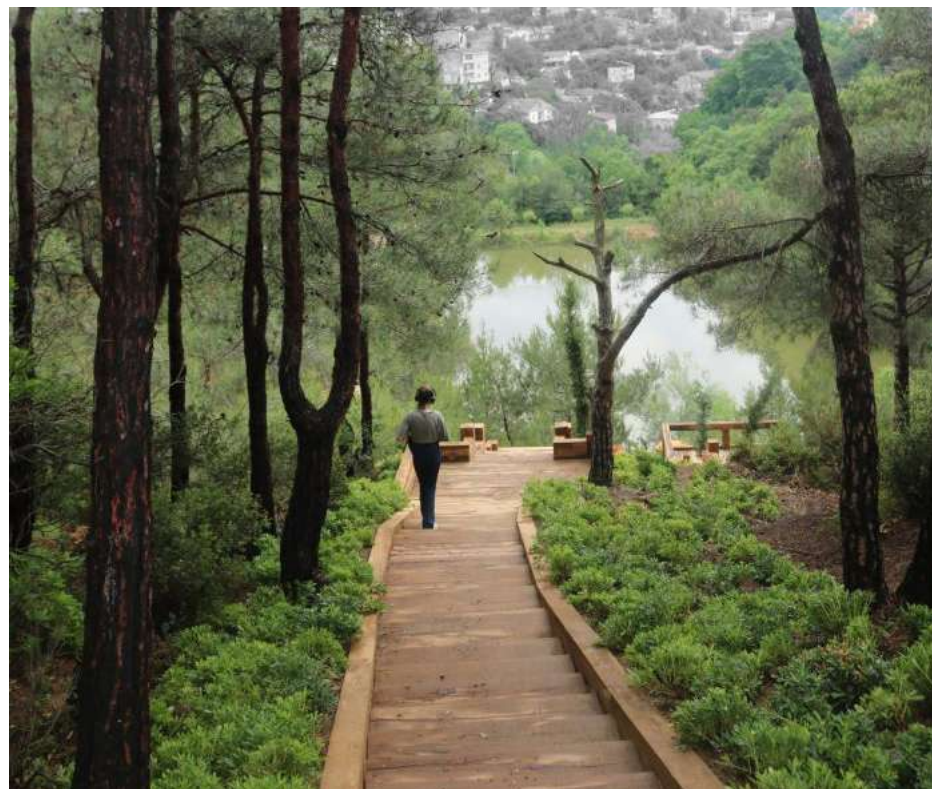


Fig 77 Walking Paths in Atatürk City Forest



Fig 78 Playground for Kids in Atatürk City Forest

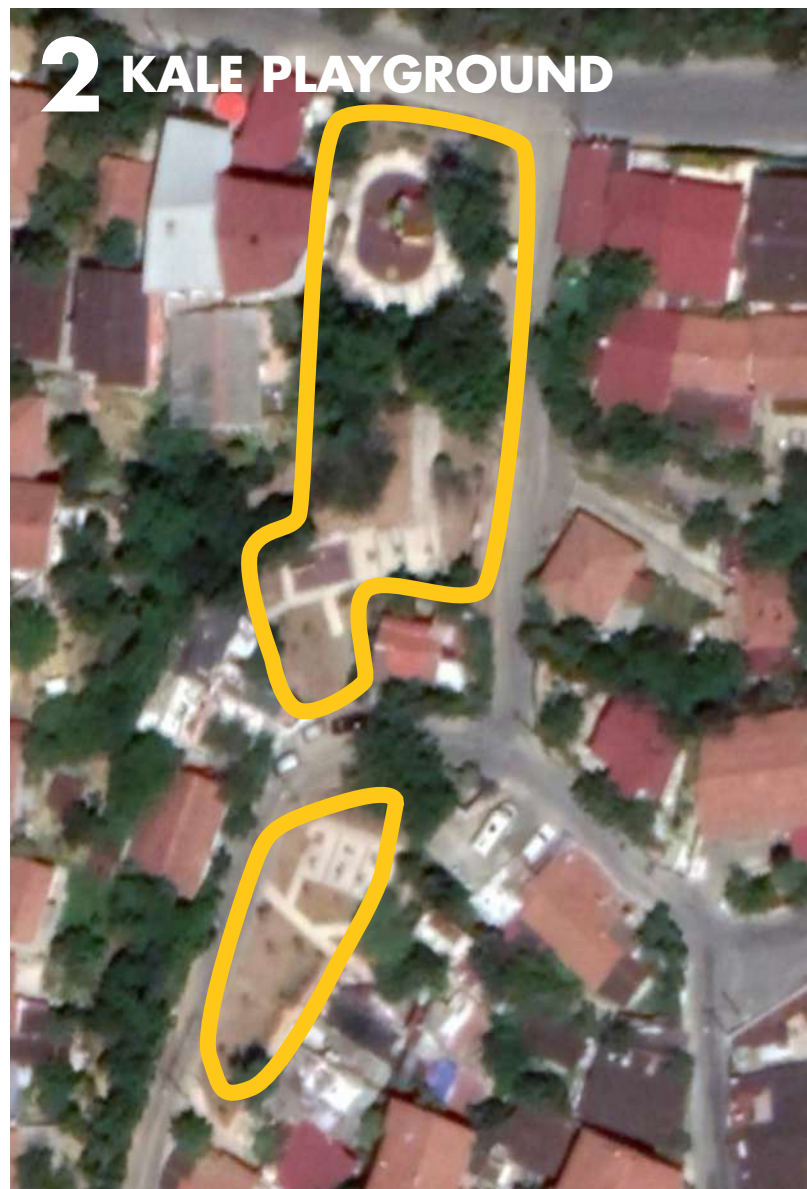


Fig 79 Kale Playground - Aerial View

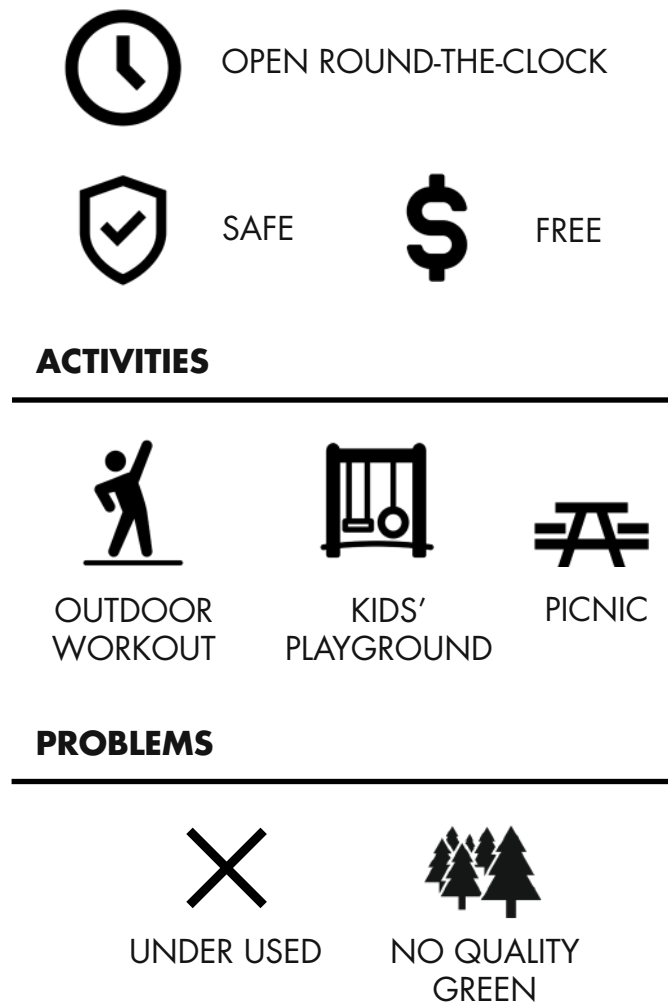


Fig 80 Kale Playground - Playground Area

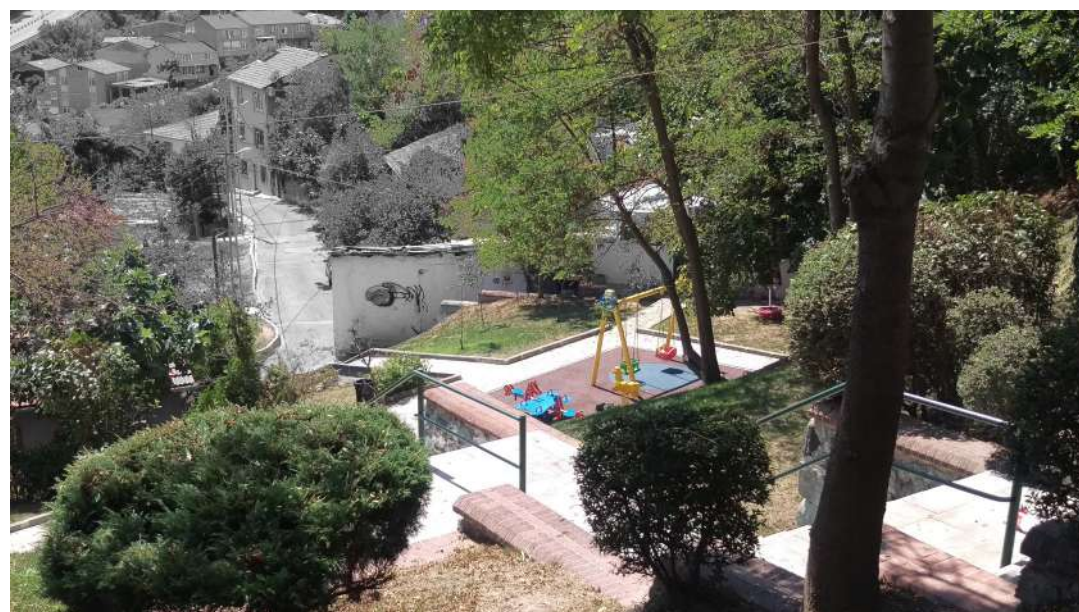


Fig 81 Kale Playground - Height Difference in the Topography



Fig 82 Kale Playground - Outdoor Workout Area



Fig 83 Derbent Mücadele Playground - Aerial View

 OPEN ROUND-THE-CLOCK

 SAFE

 FREE

ACTIVITIES



OUTDOOR
WORKOUT



KIDS'
PLAYGROUND

PROBLEMS



UNDER USED



NO QUALITY
GREEN



Fig 84 Derbent Mücadele Playground



Fig 85 Derbent Mücadele Playground and its Surroundings



Fig 86 Park Orman Nature Park- Aerial View



Fig 87 Park Orman Nature Park - Concert Area



OPEN ROUND-THE-CLOCK



SAFE



ENTRANCE FEE

ACTIVITIES



OPEN AIR EVENTS (CONCERT ETC.)



WALKING



Fig 88 Military Zone - Aerial View



RESTRICTED AREA
NO ACCESS

The open spaces in Derbent Urban Transformation Area mostly offer free time activities for children. Both of them, Kale and Derbent Mücadele Playground, consist of furniture according to their function such as swings and slides. While the furnitures are placed there for children to enjoy, they are not utilized enough. The problem associated with those furnitures is that they are made of cheap plastic material and don't offer variety of activities other than swinging and sliding.

Both of the playground offer outdoor workout furniture for adults and elderly. However the placement of the furniture are not thought thoroughly. With regards to case of Kale Playground the workout zone is placed away from children's area in with little greenery allocated to its zone. The workout zone of Derbent Mücadele Playground is also located away from children's area, separated by electric transformer.

For teenagers, adults and elderly there are benches and tables in Kale Playground, however those are not to be found in Derbent Mücadele Playground. In both playgrounds the green areas are not adequate and can't be used by the residents themselves. Both of the parks are safe but the lighting of them are insufficient. A quality space for children and teenagers to do sports is missing in the area.

The open spaces around Derbent Urban Transformation Area are huge green areas. One of them, Park Orman Nature Park, is only accessible via entrance fee. It has pathways through forest for hikers and a huge open air stage for big concerts, which can be attended with a ticket. It can be defined as a semi-public space.

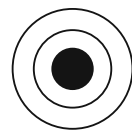
On the south of Derbent Urban Transformation Area there is a big green area. This area is military zone and is closed to public entrance. The area is protected by military.

On the north of Derbent Urban Transformation Area, as direct neighbor to the area, there is Atatürk City Forest operated by Istanbul Metropolitan Municipality. It offers mainly sports activities for the residents of Istanbul, with its hike pathways and outdoor workout equipment. There is also a playground for children. Picnicking and lingering in the area are forbidden. There are three ponds in the forest. The forest is opened in 2020 and is still under construction. An urban farming area and a festival area are planned for the forest.

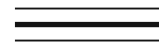
3.9 CENTRALITIES in and around DERBENT



Fig 89 Existing Centralities Plan



MEETING POINTS



MEETING AREAS



Fig 90 Çamlıtepe(Derbent) Merkez Mosque Aerial View



Fig 91 Çamlıtepe(Derbent) Merkez Mosque - around it 1-storey gecekondus



Fig 92 Çamlıtepe(Derbent) Merkez Mosque - neighbouring Hatemoglu Primary and Middle School and MESA Gated Community



Fig 93 Çamlıtepe(Derbent) Merkez Mosque

ACTIVITIES



PRAYING



HEALTHCARE



EDUCATION



SHOPPING



Fig 94 Health Clinic of State - located next to the Mosque



Fig 95 Çamlıtepe(Derbent) Merkez Mosque - Retail Areas opposite of the Mosque



Fig 96 Hz Ebubekir Mosque - Aerial View



Fig 97 Hz Ebubekir Mosque with its neighbouring *Gecekondus*

ACTIVITIES



PRAYING

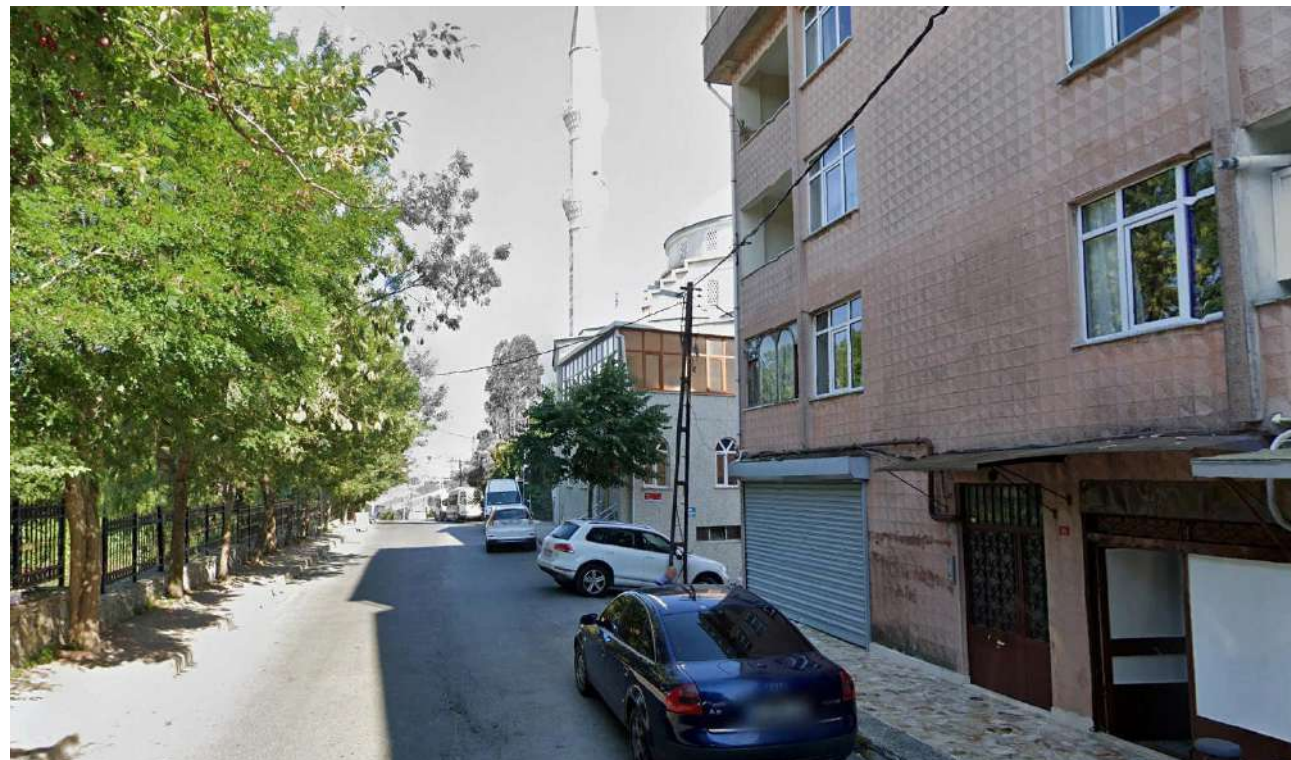


Fig 98 Hz Ebubekir Mosque with its neighbouring Multi-storey *Gecekondu*



Fig 99 Hz Ebubekir Mosque



ACTIVITIES



SHOPPING



RESIDENTIAL

Fig 100 Akgün Main Street - Aerial View



Fig 101 Akgün Main Street - Shops in the Ground Floor of Gecekondu



Fig 103 Akgün Main Street - Shops in the Ground Floor of Gecekondu



Fig 102 Akgün Main Street - Residential Part of the Street

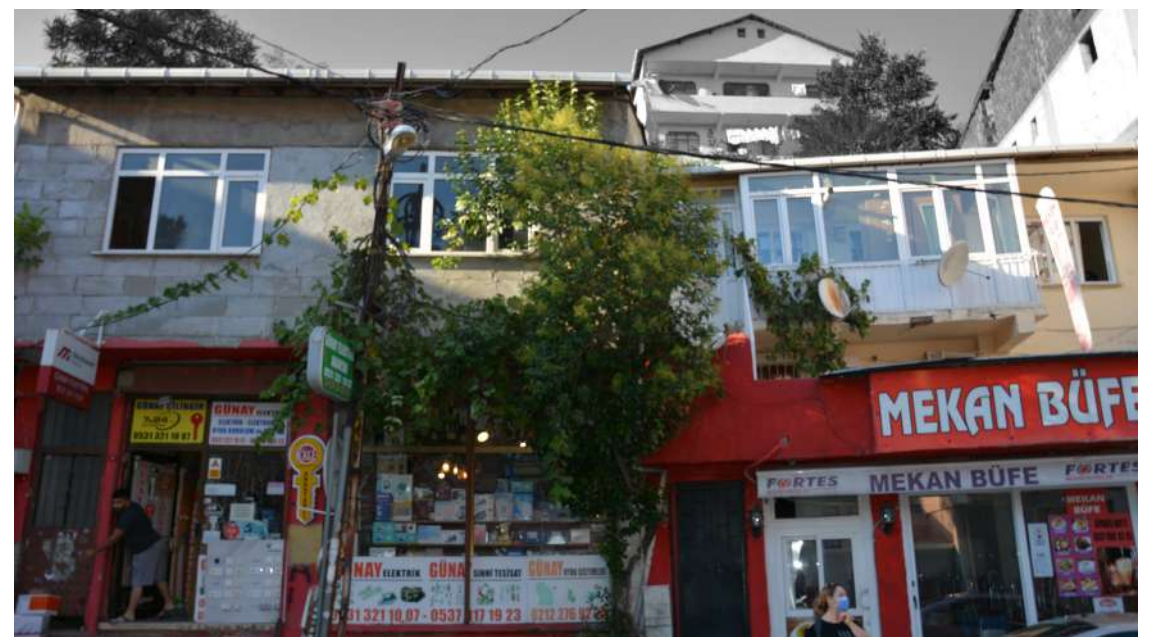


Fig 104 Akgün Main Street - Shops in the Ground Floor of Gecekondu



Fig 105 Çamlıtepe (Derbent) Asagi Mahalle Mosque - Aerial View



Fig 106 Çamlıtepe (Derbent) Asagi Mahalle Mosque - with Retail Spaces around

ACTIVITIES



PRAYING



SHOPPING



Fig 107 Çamlıtepe (Derbent) Asagi Mahalle Mosque



Fig 108 Çamlıtepe (Derbent) Asagi Mahalle Mosque - with Retail Spaces around



Fig 109 Sariyer Municipality Yasar Kemal Culture Center - Aerial View



Fig 110 Sariyer Municipality Yasar Kemal Culture Center

There are a couple of centralities in and as direct neighbor to Derbent Urban Transformation Area with different urban characteristics. The open space ones are Atatürk City Forest, Kale Playground and Derbent Mücadele Playground, which are described thoroughly in the Chapter "Open Spaces in and around area". Atatürk City Forest is an area to gather, while both playgrounds being gathering points.

There are three mosques in the area, where men gather to pray daily at least five times a day. The biggest one of them is Çamlitepe(Derbent) Merkez Mosque. Under the mosque there is a supermarket located. Around the mosque the office of muhtar and the health clinic of state are to be found. Different shops for other necessities such as pharmacies and little buffets are also placed around the mosque.

The other mosque is Hz. Ebubekir Mosque just a couple of hundred meters away from Çamlitepe (Derbent) Merkez Mosque and hundred meters away from Kale Playground. The mosque is only for religious activities.

Çamlitepe (Derbent) Asağı Mahalle Mosque is located on the southwest boundary of Derbent Urban Transformation Area. The mosque is open for religious activities and around it there are various shops to be found.

All those mosques are public gathering point and don't offer any space to rest and allow different uses for different groups of people. Their main focus is on religion and they are easily accessed by men, while restricting women during certain times.

Akgün Main Street is located in the middle of Derbent Urban Transformation Area. It is the main axis of the area and variety of retail spaces can be found here such as bakery, supermarkets, auto repair shops etc. Most of those retail spaces are located either on the ground floor of the *gecekondu* (upper floors being residential) or takes up the whole one storey *gecekondu*. Even though the street functions as the main area to meet the daily needs of the neighborhood, there are no rest area for the citizens.

Another centrality, Sariyer Municipality Yasar Kemal Culture Center, is located as direct neighbour of Derbent Urban Transformation Area. This center is open for public during varying hours, which are defined according the occasion taking place. In the culture center one can enjoy cultural activities such as concerts, exhibitions and theaters.

Derbent Urban Transformation Area has some areas to gather, yet the area lacks a space with a square character, where people can meet and linger for a while. There is also no place in the area, where effective use of the area by different groups of people simultaneously in their free time is possible.

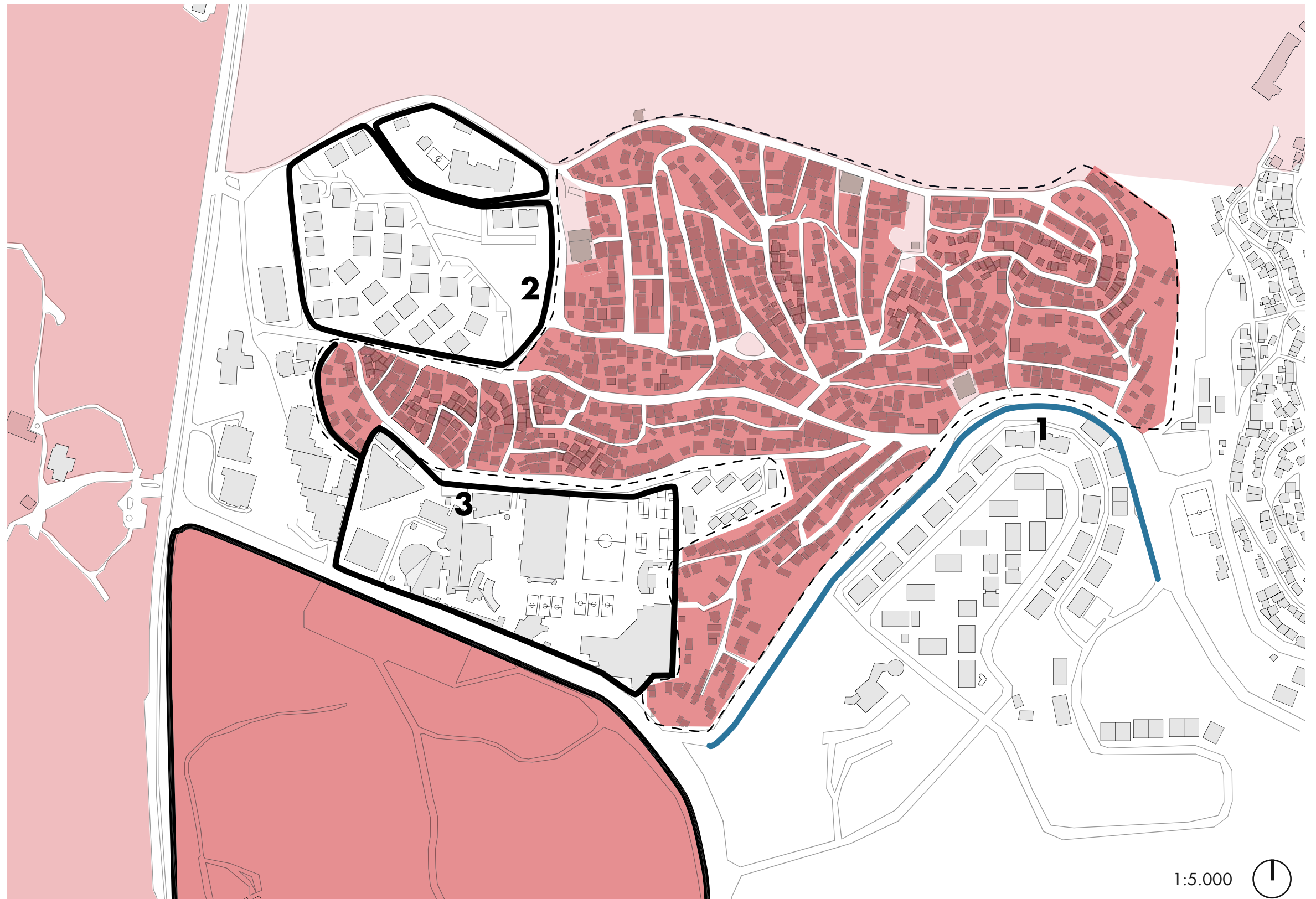


Fig 111 Characteristics of Spaces and Boundaries in and around the Area





Fig 112 Retaining Wall

The religious facilities and playgrounds are accessible for the public, while healthcare centers and cultural facilities are defined as semi-public spaces. Semi-public places are only accessible during their own opening hours. The residential areas are private only for the residents of the area.

The protection walls define strict boundaries between public and private use. They also define parts of the boundaries of Derbent Urban Transformation Area.



Fig 113 Protection Wall of Gated Community



Fig 114 Protection Wall of Darüssafaka Education Facility

3.10 CIRCULATION in DERBENT

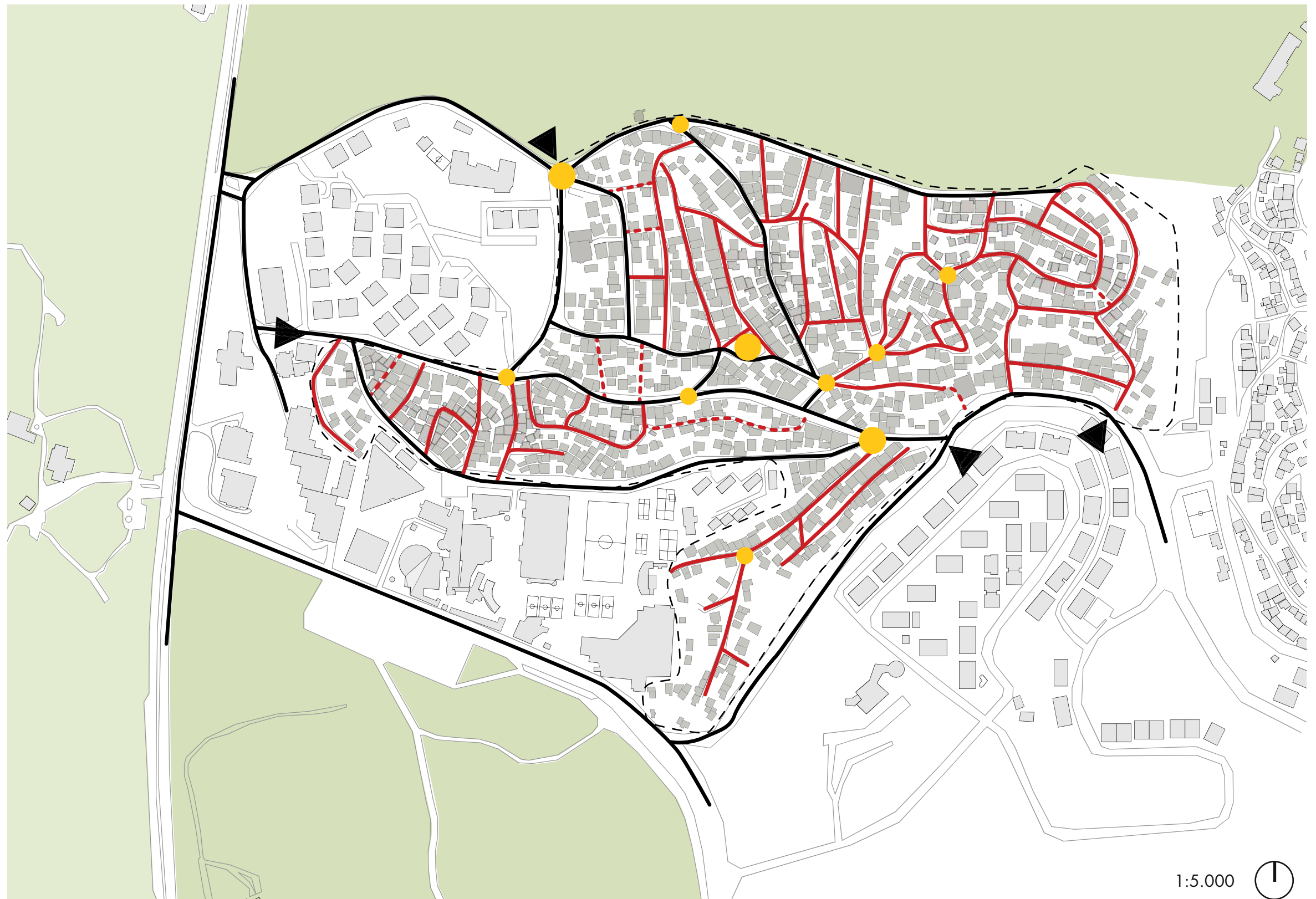


Fig 115 Characteristics of Streets

- - - SIDE STREETS only for PEDESTRIAN
- SIDE STREETS
- MAIN STREETS
- ▲ MAIN ENTRANCES to AREA
- INTERSECTION

There are 4 main entrances to Derbent Urban Transformation Area that are only defined by the course of the roads. Three of them are located on the main streets. Most of the main streets are connected to each other through side streets. Some of those side streets are only usable by pedestrians because of the way that they are constructed (step street).

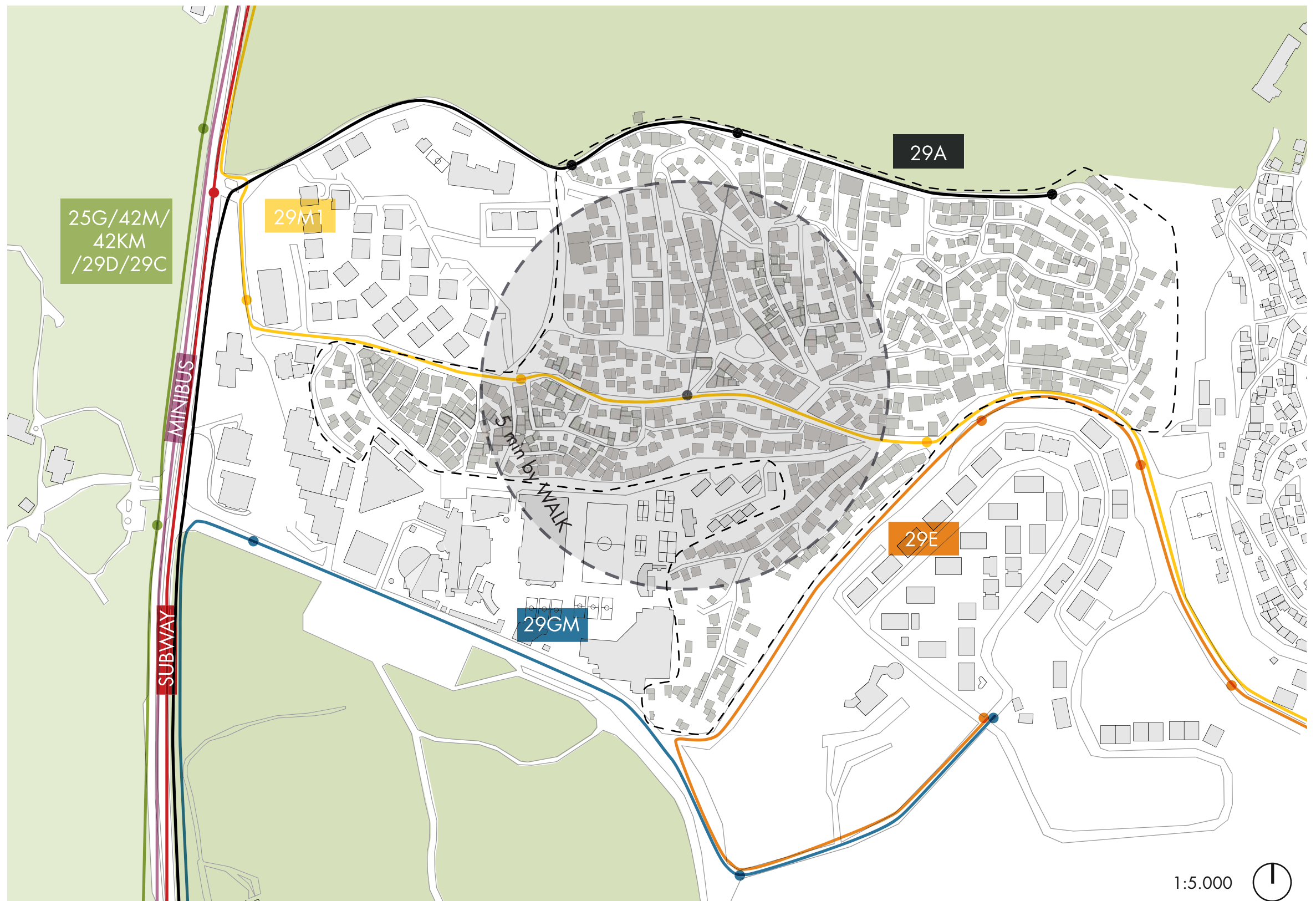


Fig 116 Plan of Public Transportation



The main bus line for the area is 29A, which stops only 2 times a day in the early morning. The other bus line 29M1 doesn't stop very often in the area. Main mobility method in the area is via foot or car but the residents are very pleased with the metro line. The bus and metro lines provide connection to the main centralities of Istanbul.

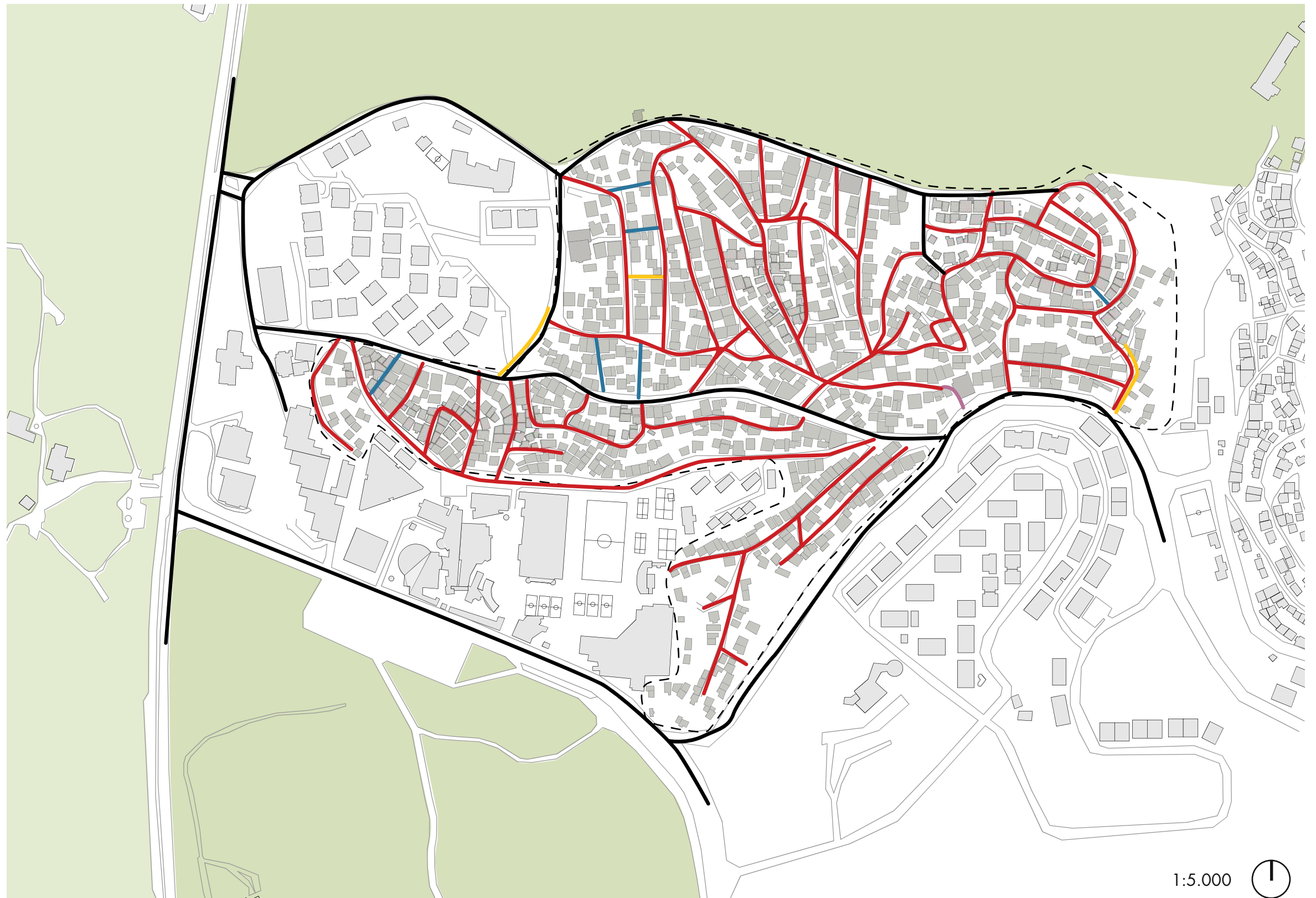


Fig 117 Current Condition of Streets

- STREETS without SIDEWALK
- STAIRS as SIDEWALK
- STREETS with SIDEWALK
- STEP STREET
- SECRET PASSAGE



Fig 118 Step Street

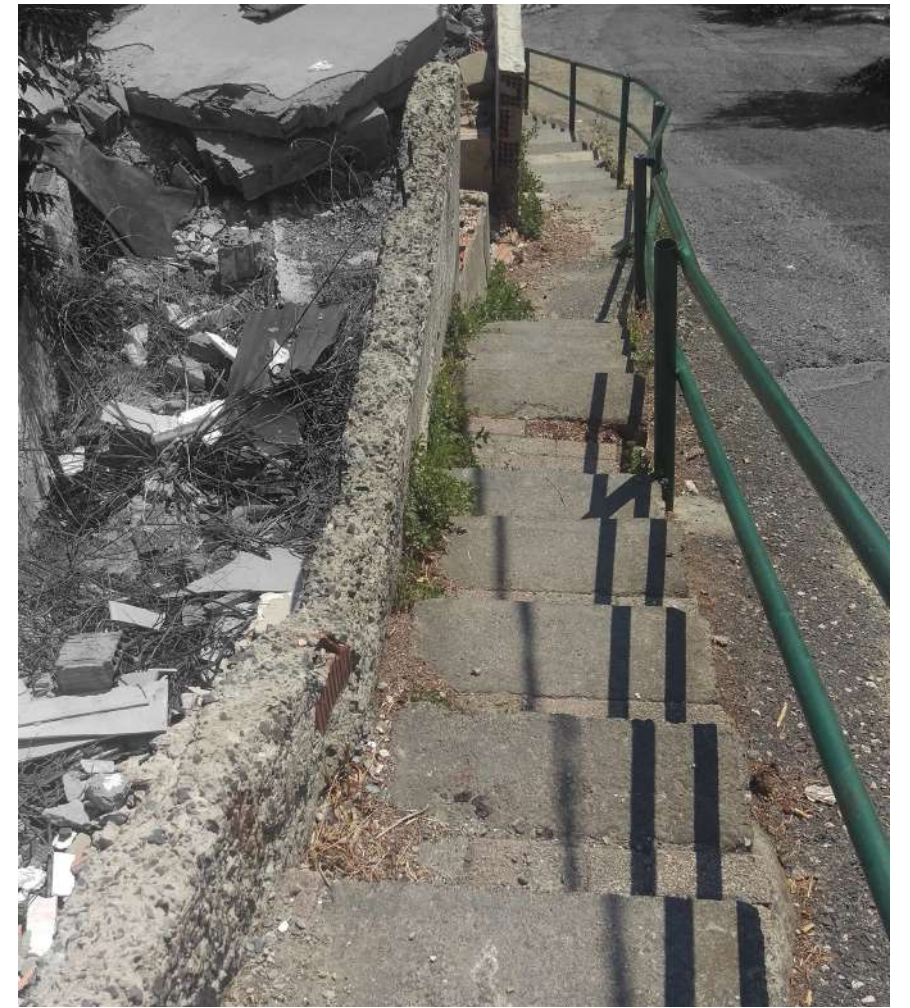


Fig 119 Stairs as Sidewalk

In Derbent Urban Transformation Area main axes have sidewalks, which have obstacles on them. Some of the roads and sidewalks consist of only stairs. Side streets don't have any sidewalks and the asphalt of them are patchy.



Fig 120 Sidewalks with obstacles



Fig 121 Streets without Sidewalks

3.11 EXISTING BUILDING STRUCTURE

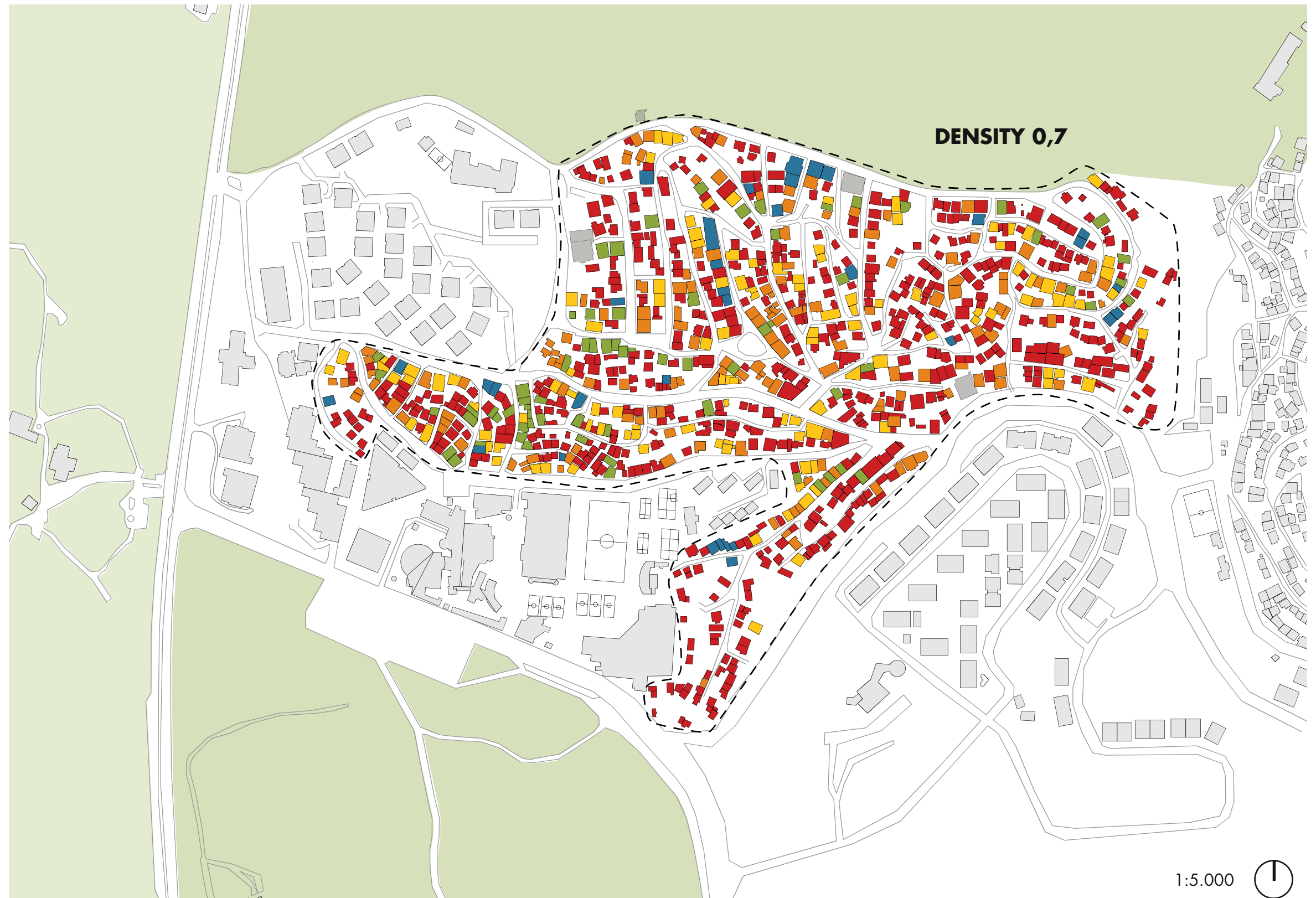


Fig 122 Building Heights in Derbent Urban Transformation Area



There are approximately 1000 *gecekondus* in the area. 63% of them are 1- storey buildings. Ca. 800 of the buildings are either 1- or 2-storey buildings, which only accommodates one family. This causes the low density of the area.

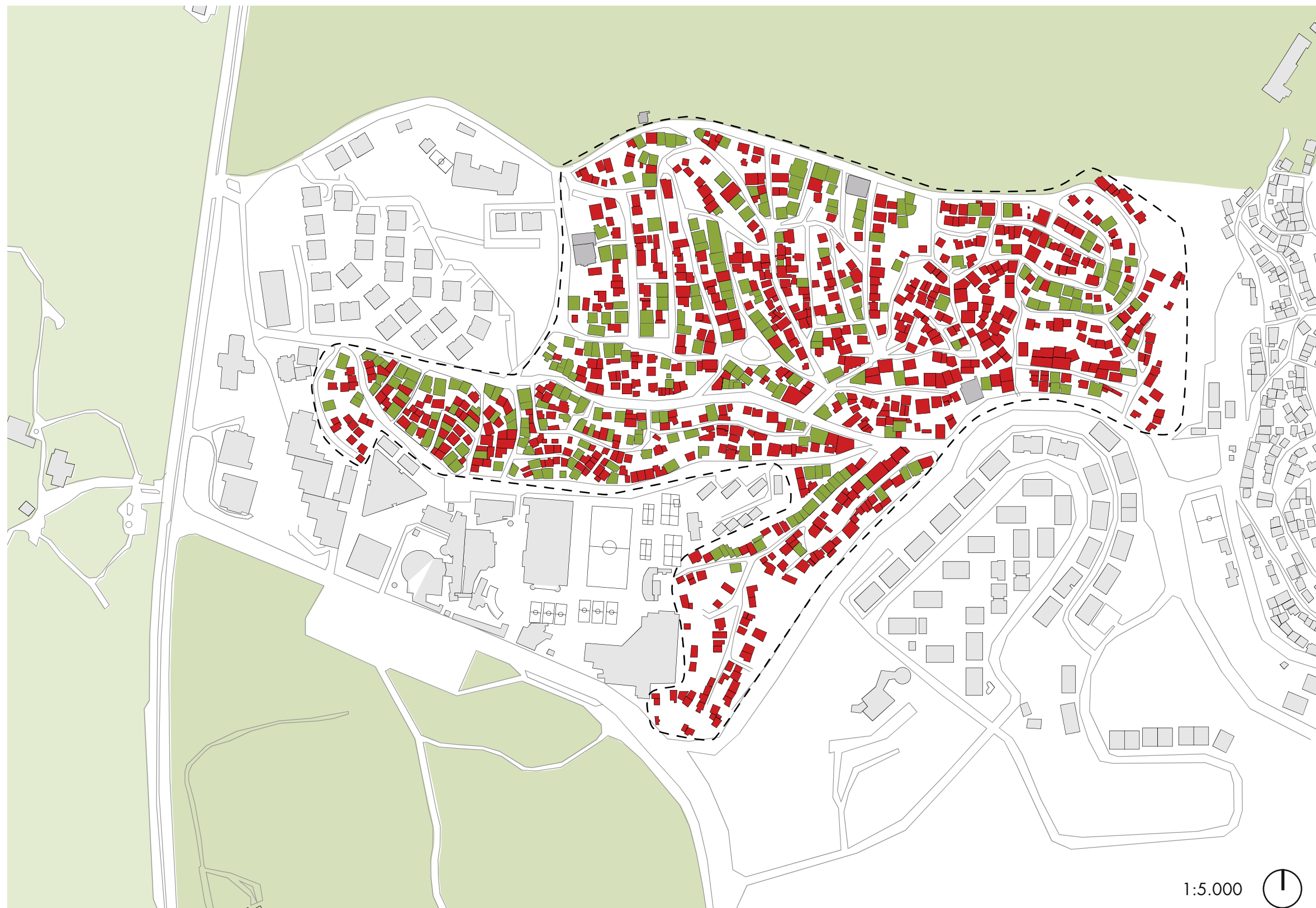


Fig 123 Condition of Existing Buildings in Derbent Urban Transformation Area



A big proportion of the buildings in the area can be demolished and built again. There are numerous problems with lighting, incapability of densify the building by adding new floors due to structural problems and circulation problems inside the building. Most of the buildings also lack a decent foundation due to their self-help housing nature. The multi-storey buildings can be repaired and legalized to prevent demolishment, however it may result in unfair financial gain for residents.

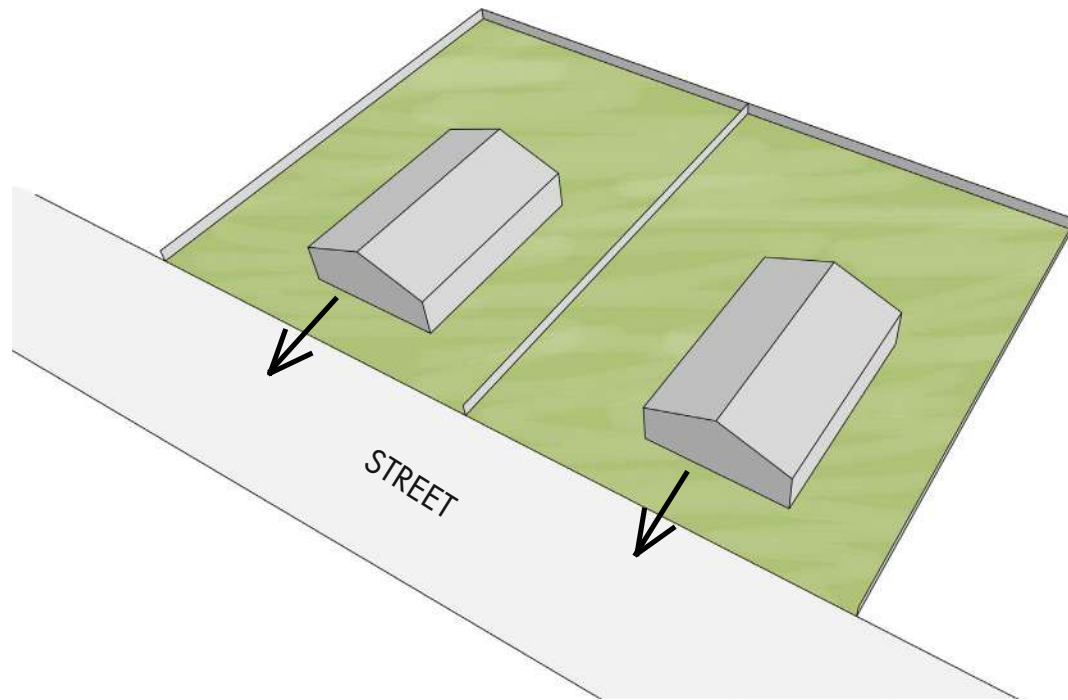


Fig 124 *Gecekondu* and its situation to street

Existing *Gecekondu* Types in Derbent Urban Transformation Area

In the area there are mostly one-storey individual standing buildings with their own open space as porch, stoop or garden. They are oriented to the street and don't create any semi-public shared spaces for external use.

All of the *gecekondus* are expanded either horizontally or vertically, however horizontal expansions are more favorable. The multi-storey ones (3+ storeys) are expanded for financial profit by renting the new apartments illegally to other people.

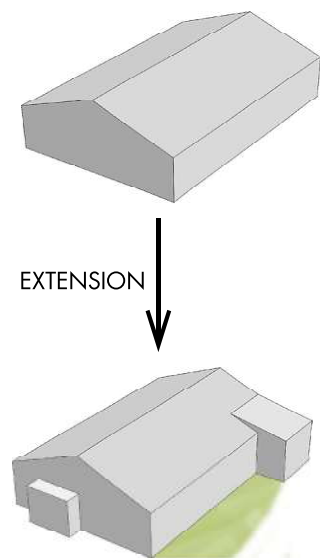


Fig 125 Typical extended *Gecekondu*

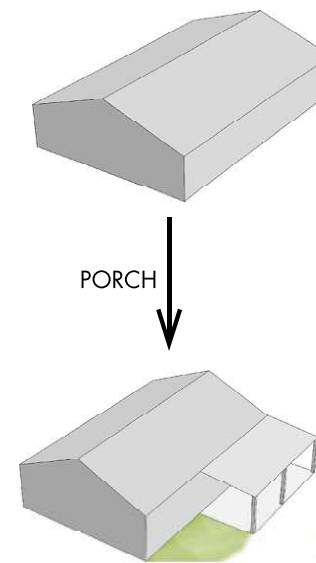


Fig 126 *Gecekondu* with front porch

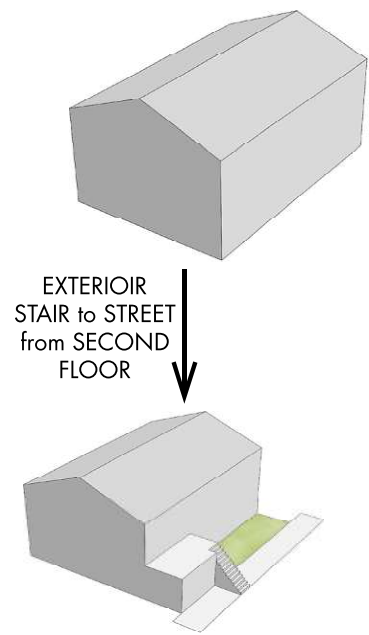


Fig 127 Direct access to the second floor from street via exterior stairs

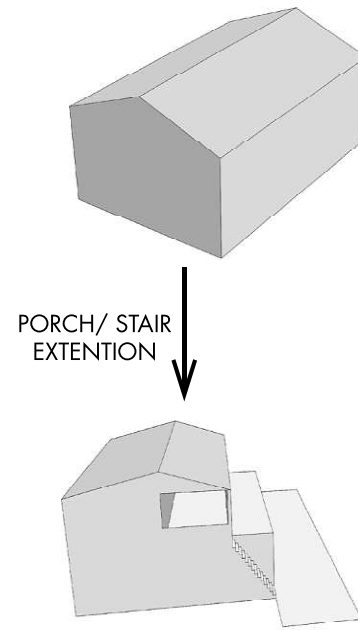


Fig 128 *Gecekondu* extended for commercial use with porch and housing upstairs

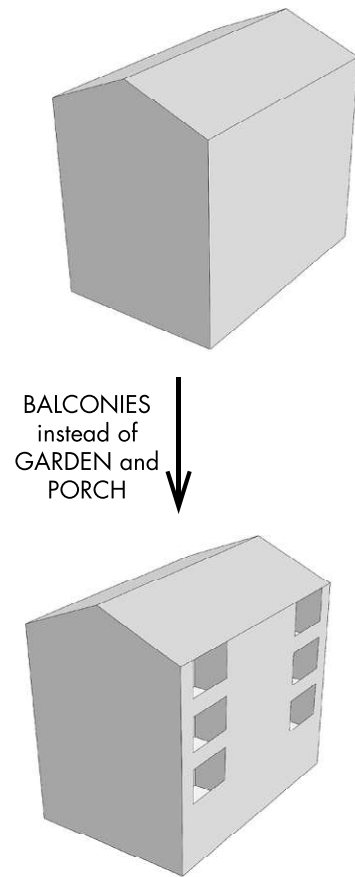


Fig 129 Multi-storey *Gecekondu* expanded for financial profit by renting apartments (without any legal title)

Problems of Existing *Gecekondus* in Derbent Urban Transformation Area

There are several problems with the existing building stock. Some of them have problems with lighting and ventilation, due to the positioning of windows in relation to street and neighboring buildings. A couple of the buildings are run down and can't be used at all. Because of the nature of construction, there are spaces between buildings which are left without any use. Most of the vertically expanded houses have problems with vertical circulation due to the fact that the stairs were added later. Variety of buildings also exhibit structural problems, due to their self-help nature and later added expansions.



Fig 130 Problems with privacy and lighting due to street window positioning



Fig 131 Accessibility problems due to later built vertical expansions and later added stairs for vertical circulation



Fig 132 Problems with lighting and ventilation due to street house height relation



Fig 133 Run down houses without any possibility of repair



Fig 134 Structural problems due to self-help nature of *gecekondus* and future expansions



Fig 135 Problems with not used spaces due to construction without plan and later made expansions

3.12 EXISTING RESIDENTS

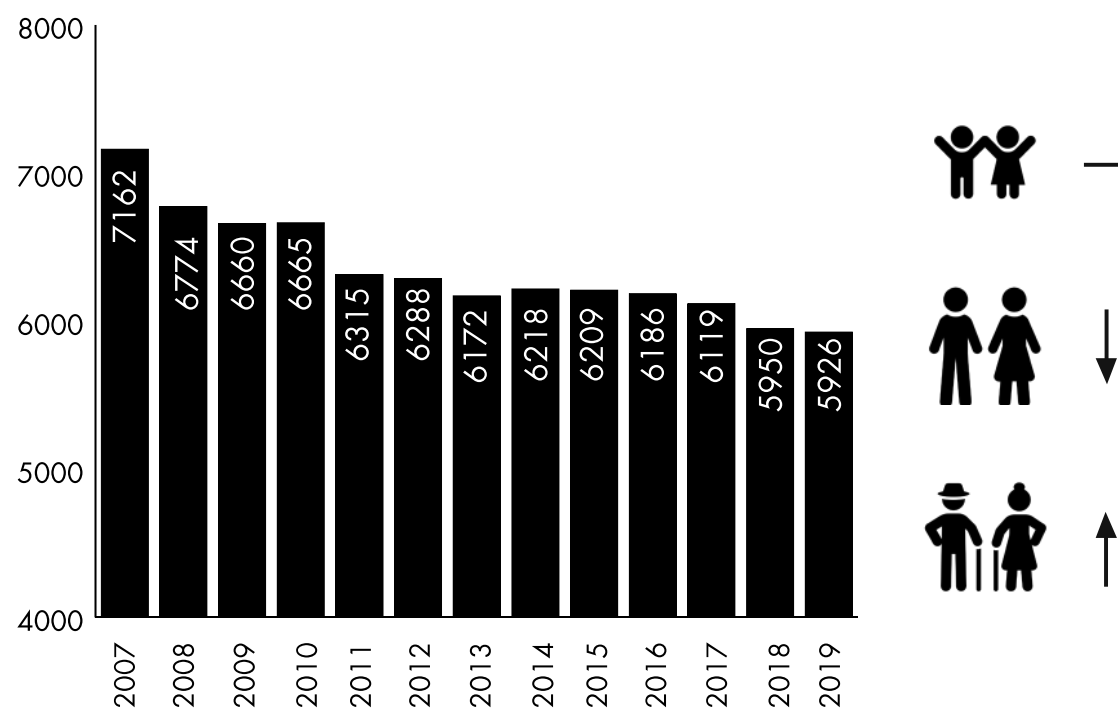


Fig 136 Distribution of the population by years in Derbent neighborhood

The population of Derbent decreases almost every year according to the census of Turkey. Other data show that the young adults and adults tend to leave the area, which can be caused by the lacking cultural and economic activity in the area. While the number of children in Derbent Urban Transformation Area stays more or less the same throughout the years, the number of elderly do increase every year.

90% of the residents of Derbent are a living in the district for more than 10 years. 70% of all the inhabitants are residing in the area for more than 20 years.

CLOSE to the RELATIVES

BORN in the NEIGHBORHOOD the DISTRICT is BEAUTIFUL SAFE

MARRIAGE the AIR is CLEAN

CLOSE to FELLOW COUNTRYMEN

CLOSE to WORKPLACE has VIEW

LOTS of GREEN

CALM the RENT is CHEAP

EASY TRANSPORTATION via SUBWAY

the CENTRAL LOCATION of DISTRICT

Fig 137 Reasons to choose Derbent

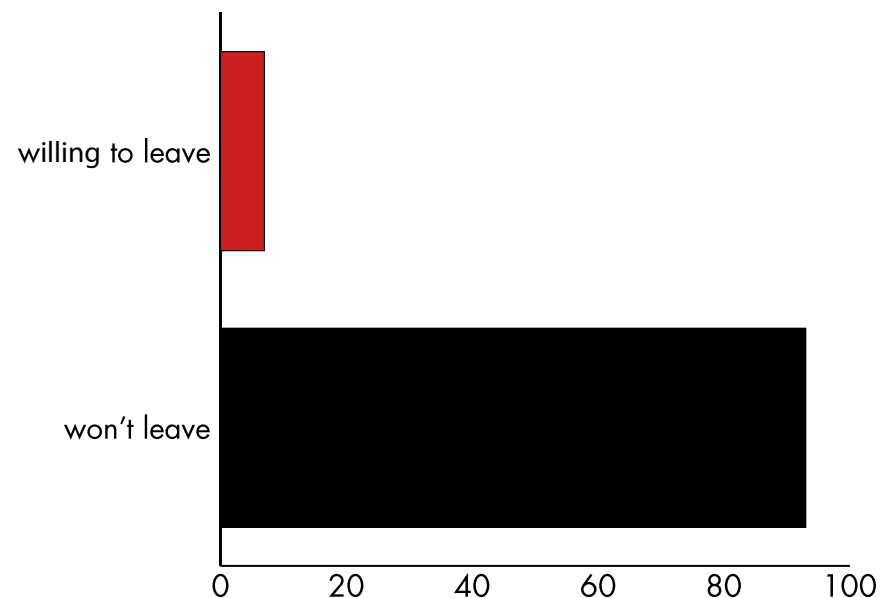


Fig 138 Thoughts of residents about moving out

More than 90% of the residents don't want to leave the district, because they are satisfied with the central location of their houses. The district is very green with fresh air and calm, which is not common for Istanbul. The residents also have their relatives and acquaintance in the district due to the nature of establishment patterns of *gecekondus*.

However the inhabitants have complaints about the district and their houses. There are not enough transportation opportunities other than subway and not enough parking spots for cars (main transportation method in Istanbul). All the retail shops are located on the main street and there are not enough quality places to gather with others. The inhabitants are also complaining about the condition of roads, which are without sidewalks and patchy or the existing sidewalks have obstacles.

The residents mostly complain about the lack of legal title of land and house. They are not against a transformation project on the area, but are afraid of it due to the fear of displacement.

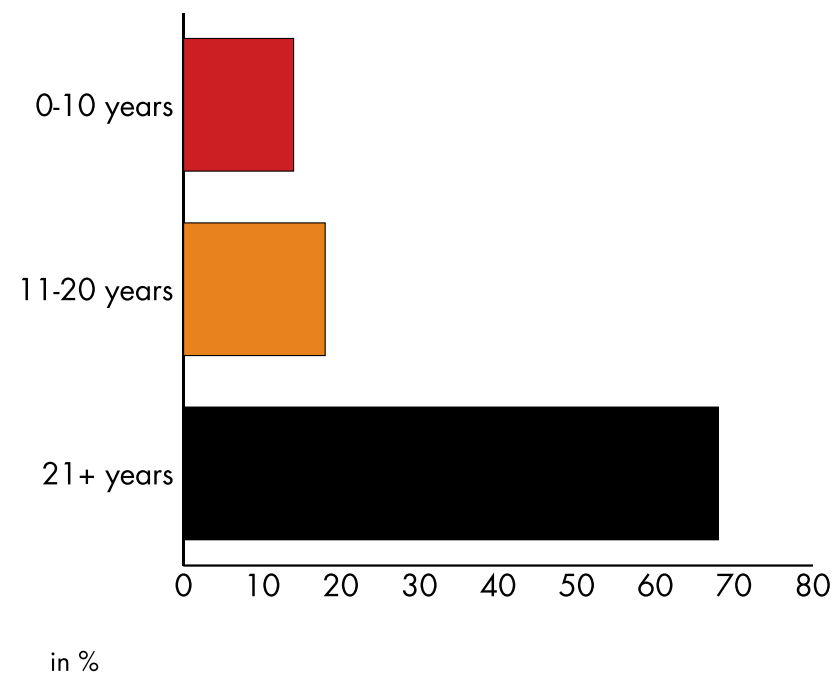


Fig 139 History of residents in the neighbourhood

NOT ENOUGH PUBLIC SPACE
 MODEL of the TRANSFORMATION UNKNOWN
 ROADS too IRREGULAR and PATCHY
NOT ENOUGH PARKING SPOT
 MORE EFFICIENT TRANSPORTATION METHODS
the CENTRAL MOSQUE is the CENTER of
ONLY ONE BUS LINE **the SITE**
 2 TIMES in the MORNING
ALL SHOPS on the MAIN STREET
 EXISTING SIDEWALKS have BOUNDARIES
 the WALLS between **NO SIDEWALK**
 GATED COMMUNITY and DERBENT
STILL NO LEGAL TITLE

Fig 140 Complaints of residents

3.13 INVOLVED PARTIES in the TRANSFORMATION PROCESS

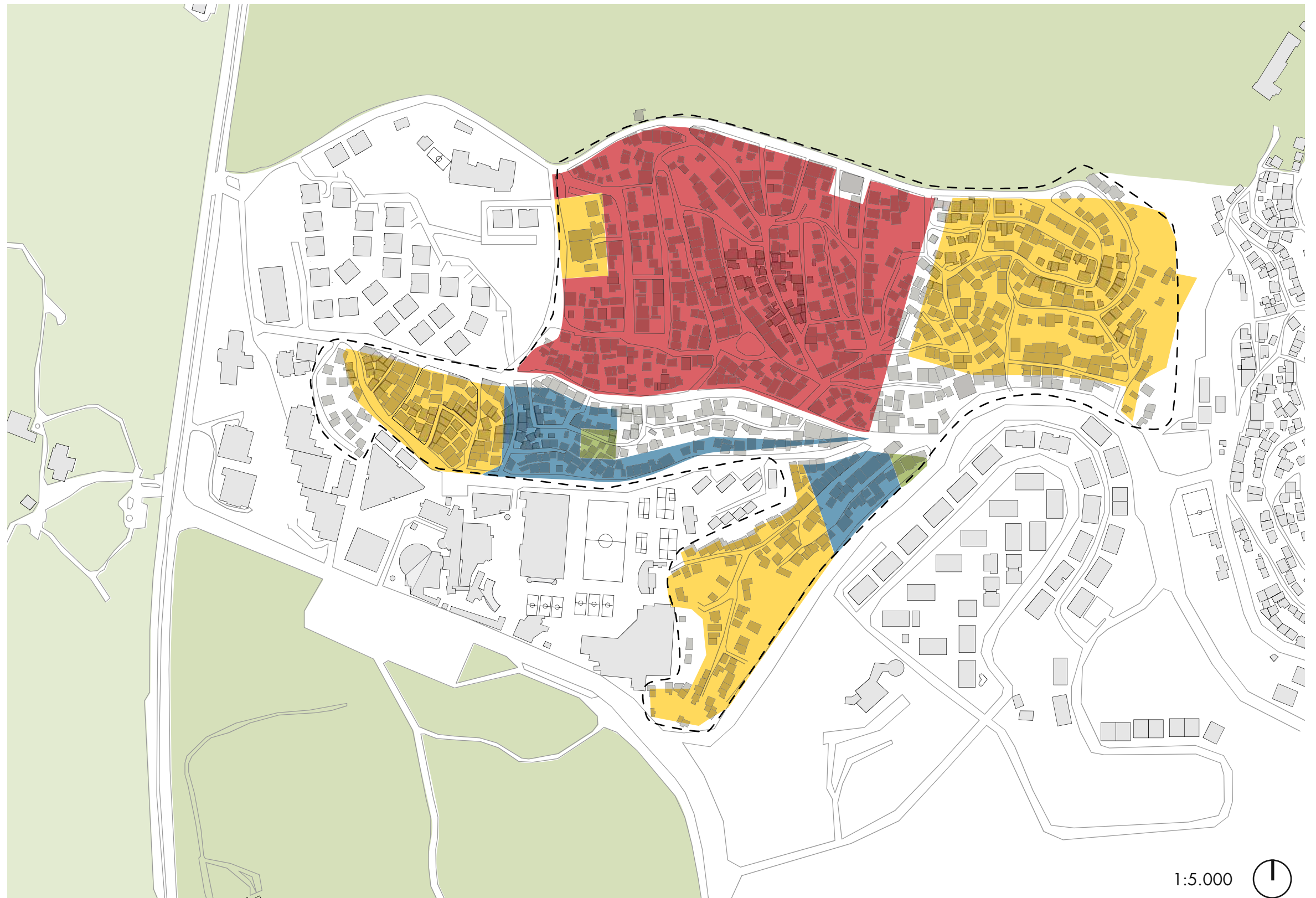


Fig 141 Land Ownership Plan



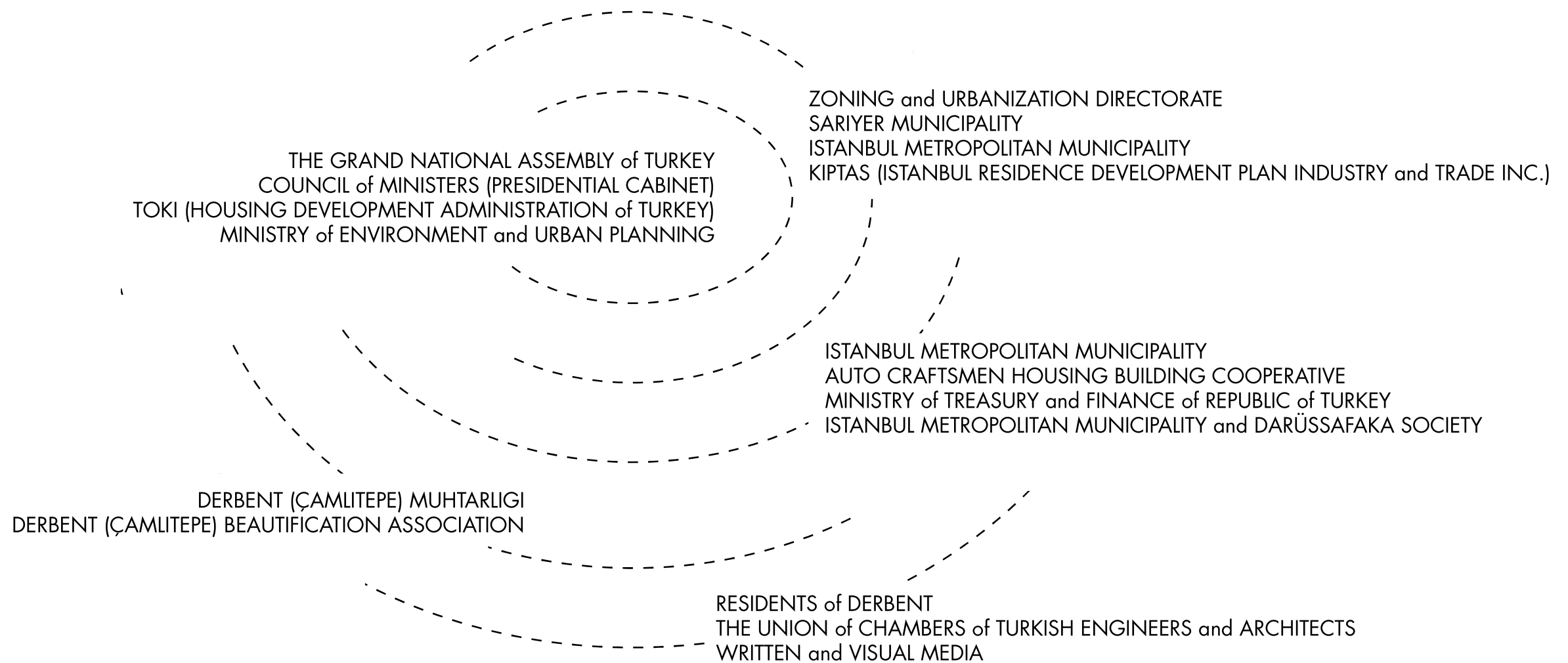


Fig 142 Stake Holders in Derbent Urban Transformation Area

There are many stake holders in a planned project in the area. The land owners (3rd ring from outside), the decision making governmental bodies (1st ring from inside), the planning governmental institutes (2nd ring from inside,) independent governmental and private bodies (2nd ring from outside) and the private non-governmental bodies(1st ring from outside).

The independent governmental and private bodies operate as legal bodies against the plans of decision making governmental bodies to defend the rights of the existing residents in the area. Private non-governmental bodies use their power and interest to advise and inform public about the planned projects and disadvantages that may occur if the project is implemented.

In Turkey most of the time the two outside circles(the independent governmental and private bodies and the private non-governmental bodies) are left out of the planning and implementation of the project. Their right to participate is denied by governmental bodies.

3.14 GOVERNMENT'S PROPOSED TRANSFORMATION PROJECT



Fig 143 Proposed Masterplan by Government





Fig 144 Proposed transformation project by Istanbul Metropolitan Municipality in 2013

The above showed transformation project is represented by Istanbul Metropolitan Municipality in 2013 in a real estate fair. The project offers 5-storey mass housing buildings with variety of sizes. (Number 2) There are two types of residential areas in the offered project. Mass housing areas for the residents of Derbent, which can be bought by them via mortgage credits (Number 2) and luxury houses for new residents (Number 1) in the near of the existing luxury gated community. The project doesn't offer any quality open space other than the green space at the main road, which also accommodates retail area underneath it. (Number 3)

The project is high debated in media and currently at trial stage (sued by the residents of Derbent district) or cancellation. The existing residents claim that it is impossible for them to pay the mortgage and the offered mass housing doesn't offer the same lifestyle as the current housing structure. It lacks the usable green space and restricts the feeling of collaborative neighborhood.

3.15 SWOT ANALYSIS

S

STRENGTHS

- Physically and functionally **central location** of the area in Istanbul
- Strong **sense of belonging** to the place **among residents**
- **Declared** as an **Urban Transformation Area** by government
- Connection with **green space**

W

WEAKNESS

- **Low density** due to horizontal and vertical space use
- **Decaying or unsafe constructed housing**
- **Open spaces lack quality**
- **Centralities lack functional quality and variety (existing ones mainly religious facilities)**
- Functions appeal **only certain groups and ages, neglecting other resident groups** in the area
- **Lack of functional variety** in the area
- **Low pedestrian safety**

O

OPPORTUNITIES

- Potential to develop underdeveloped housing and land
- **Improving the existing open spaces**
- **Densifying the area through vertical expansion of existing** structures
- **Existing community sense** among residents
- Existing residents' **willingness for participation**

T

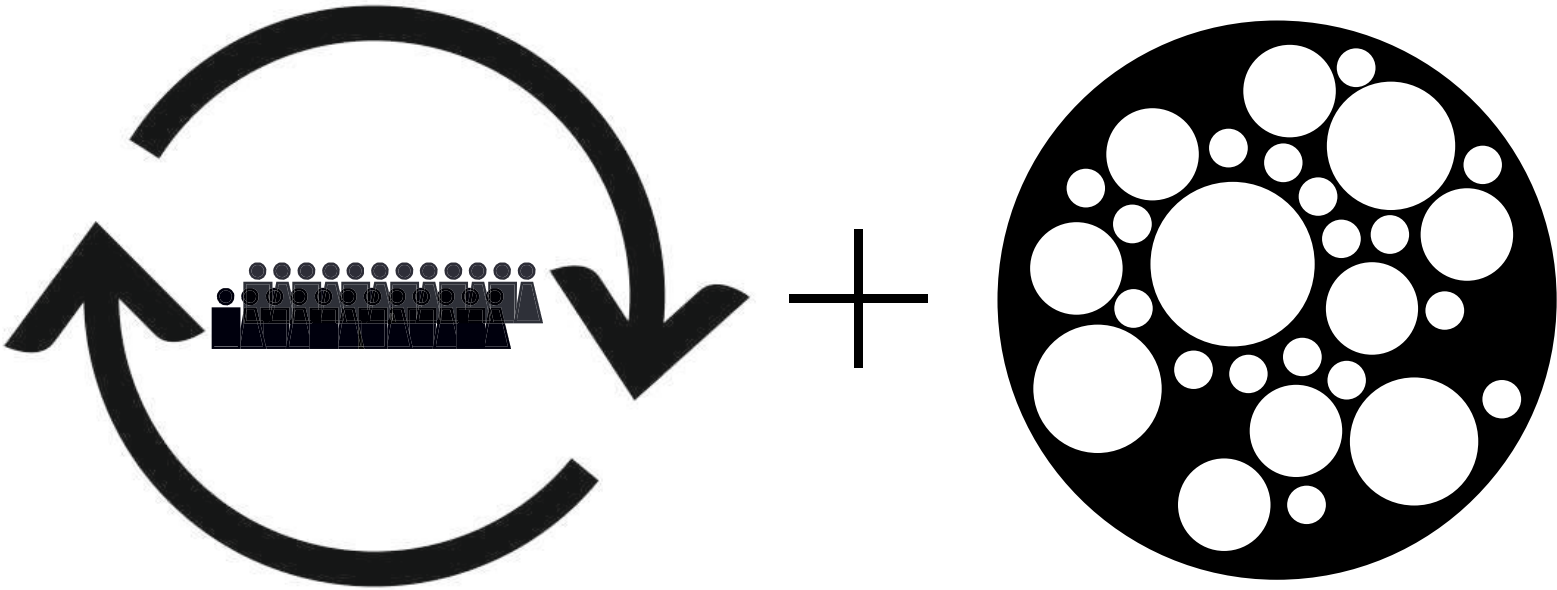
THREATS

- **Earthquake risk**
- **Gentrification** risk
- Increase of **segregation** between *gecekondu*s and neighbouring gated communities
- Problems with **legal title over land and building**

4 DESIGN PROJECT

4.1 MAIN GOAL of the PROJECT

REGENERATIVE URBAN PLANNING



**SOCIALLY SUSTAINABLE, QUALITATIVE REDENSIFICATION
of DERBENT URBAN TRANSFORMATION AREA**

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DEFINITION of SOCIAL SUSTAINABILITY

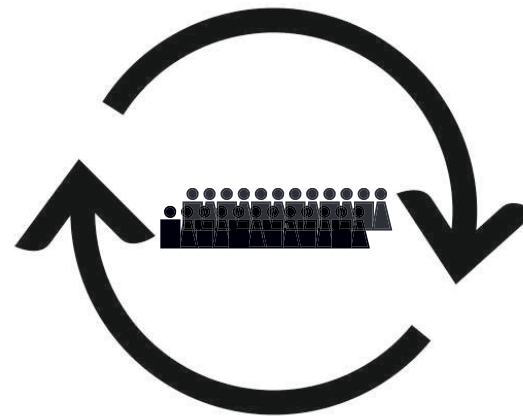
“meeting the needs of today without compromising the ability of future generations to meet their own needs”⁵⁷

QUALITY of LIFE

- **Affordable housing**
- Physical and mental medical support
- **Education training opportunities**
- Employment opportunities
- **Access to support, safety and security**

DEMOCRACY and GOVERNANCE

- Adequate budget and resources to sustain sustainability programs
- Open and accountable governance structures



SOCIAL SUSTAINABILITY

SOCIAL COHESION

- **Increasing participation** by individual in a target group
- Helping target **groups to access public and civic institutions**

DIVERSITY

- Promoting and encouraging diversity

EQUITY

- **Reducing disadvantages to certain groups**
- Helping certain groups to remove barriers to have more control of their lives

Fig 145 Social Sustainability according to Nobel Laureate Amartya Sen

4.2 EMERGING TOPICS, SPECIFIC GOALS, MEASURES and INTERVENTIONS

EMERGING TOPICS

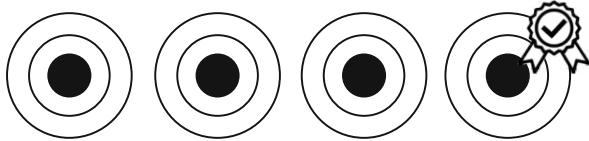
SPECIFIC GOALS



MONO-FUNCTIONAL HOUSING AREA



FUNCTIONAL DIVERSITY through RECREATIONAL ACTIVITIES



QUALITY and VARIETY of CENTRALITIES



RECREATION and EDUCATION oriented SECULAR CENTRALITIES



HOUSING QUALITY



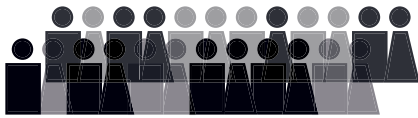
AFFORDABLE HOUSING SOLUTIONS



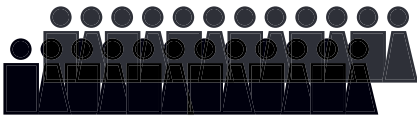
PROBLEMS with ACCESS to the PUBLIC SPACE



QUALITATIVE ACCESSIBILITY to PUBLIC and OPEN SPACE



SOCIAL SEGREGATION



REDUCTION of SOCIAL SEGREGATION



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MEASURES

INTERVENTIONS

- **Introducing new functions** in the area
- **Improving the quality of existing** utilities
- **Implementation of mixed-use** spaces in the area with main focus on **recreational activities** and **commercial spaces**
- **Improving the quality of existing** centralities
- **Diversify the function of existing** centralities
- Creating **a new shared public and open space** with the main focus of recreational activities
- **Improving and expanding the existing** housing stock
- Creating **new quality alternatives** for unimprovable housing
- **Upgrading the existing sidewalks and construction of new** ones
- **New zebra crossings**
- **Creation of new pedestrian zones**
- Encouraging the **resident participation** in urban transformation process **via workshops and informational meetings**



**PROTOTYPE:
AFFORDABLE HOUSING**



**DERBENT
COMMUNITY CENTER**



RECREATION ZONE

4.3 INTERVENTION LOCATIONS and STRATEGY

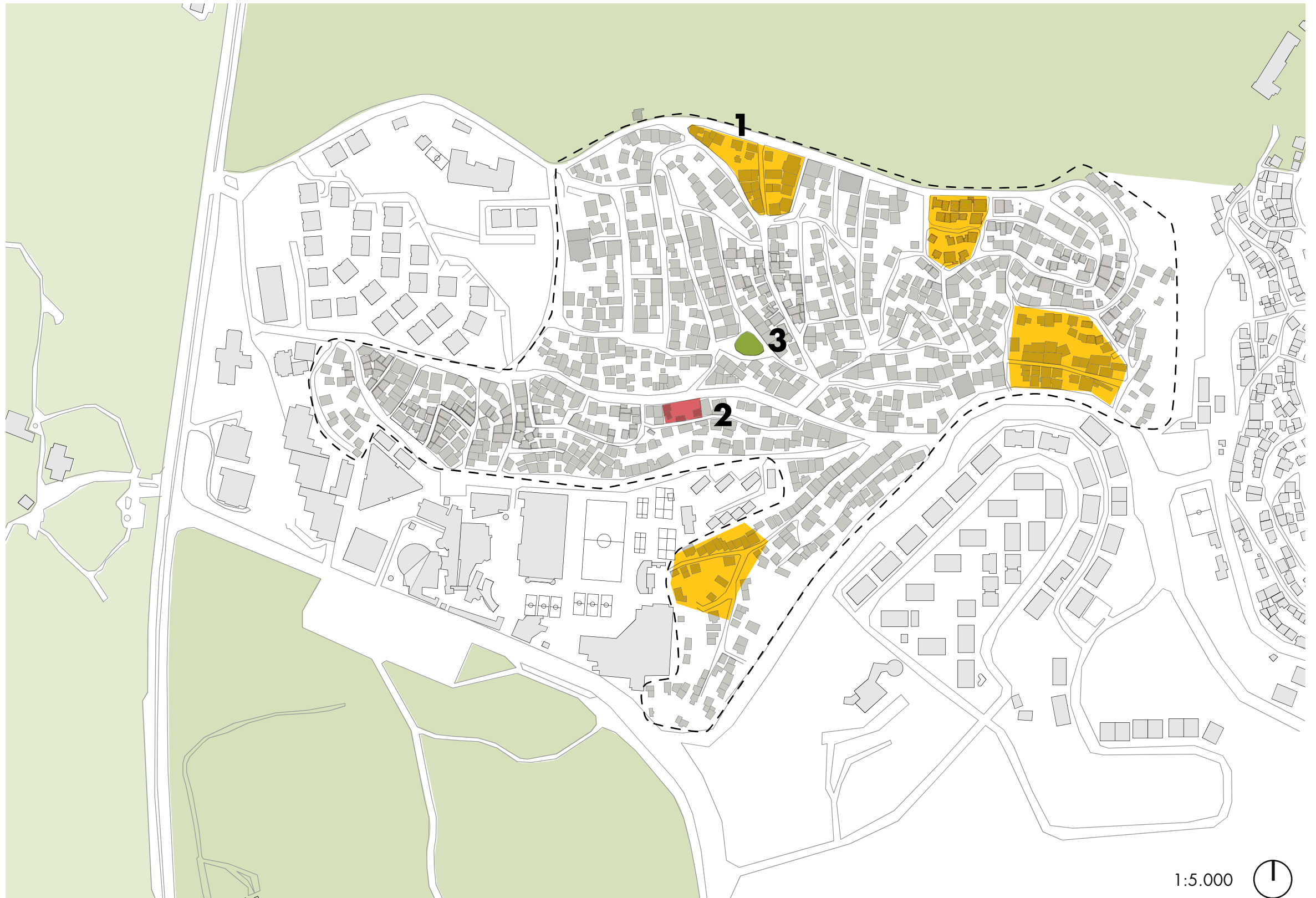


Fig 146 Chosen Intervention Points

PROTOTYPE: AFFORDABLE HOUSING

DERBENT COMMUNITY CENTER

RECREATION ZONE

1 PROTOTYPE : AFFORDABLE HOUSING

The intervention focuses on **quality affordable housing** production, which contains the **same fundamental principles with the existing structure such as open free space for gardening**. The proposal improves the functional and physical usage of existing space by **densifying the area**, planning **mixed use with the main focus on recreational and economic activities for the social and economic development of the area and offering various types of open spaces**.

This intervention **can be replicated for different points** in Derbent Urban Transformation Area **with its different elements and principles**. While the implemented project works in itself, it **also offers functional and social improvement for its immediate neighbors**.

2 DERBENT COMMUNITY CENTER

While attracting other users from outside the area, the intervention offers **a new centrality** for Derbent Urban Transformation Area. It **adds new utilities to the existing ones** in the area and creates **a solution for the closed centralities for all residential groups that are currently missing**.

The intervention is **thought specifically for this point for functional and economic improvement of the Akgün Main Street**. It also works as **the landmark and the main centrality of the area** with its architecture and usage.

3 RECREATION ZONE

This intervention **improves an existing open space/centrality** to attract more residents to use it. Currently under used by the inhabitants, the centrality is thought to only serve the residents of the area. While **mainly focusing on the children and teenagers** of the area, it **also brings people from different ages together** with its varying functions and furnitures.

The intervention is **thought specially for the social improvement of the area** and is **designed for this specific location**. It will **also increase the overall quality of the surrounding areas in the future**.

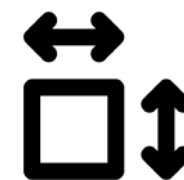
4.3.1 PROTOTYPE: AFFORDABLE HOUSING



Fig 147 Aerial view of the Interventionpoint 1

Why was this specific interventionpoint chosen?

- Key position across the Atatürk City Forest and on the Ata Main Street near an intersection
- Mostly a private area with residential use, only a commercial space (a little market)
- One storey buildings in questionable condition
- Two storey buildings which can be expanded vertically
- Unused green areas between existing buildings
- Possibility of offering mixed usage and quality green and open spaces



AREA **0,69 ha**

DENSITY **1,18**

FUNCTION DIAGRAM

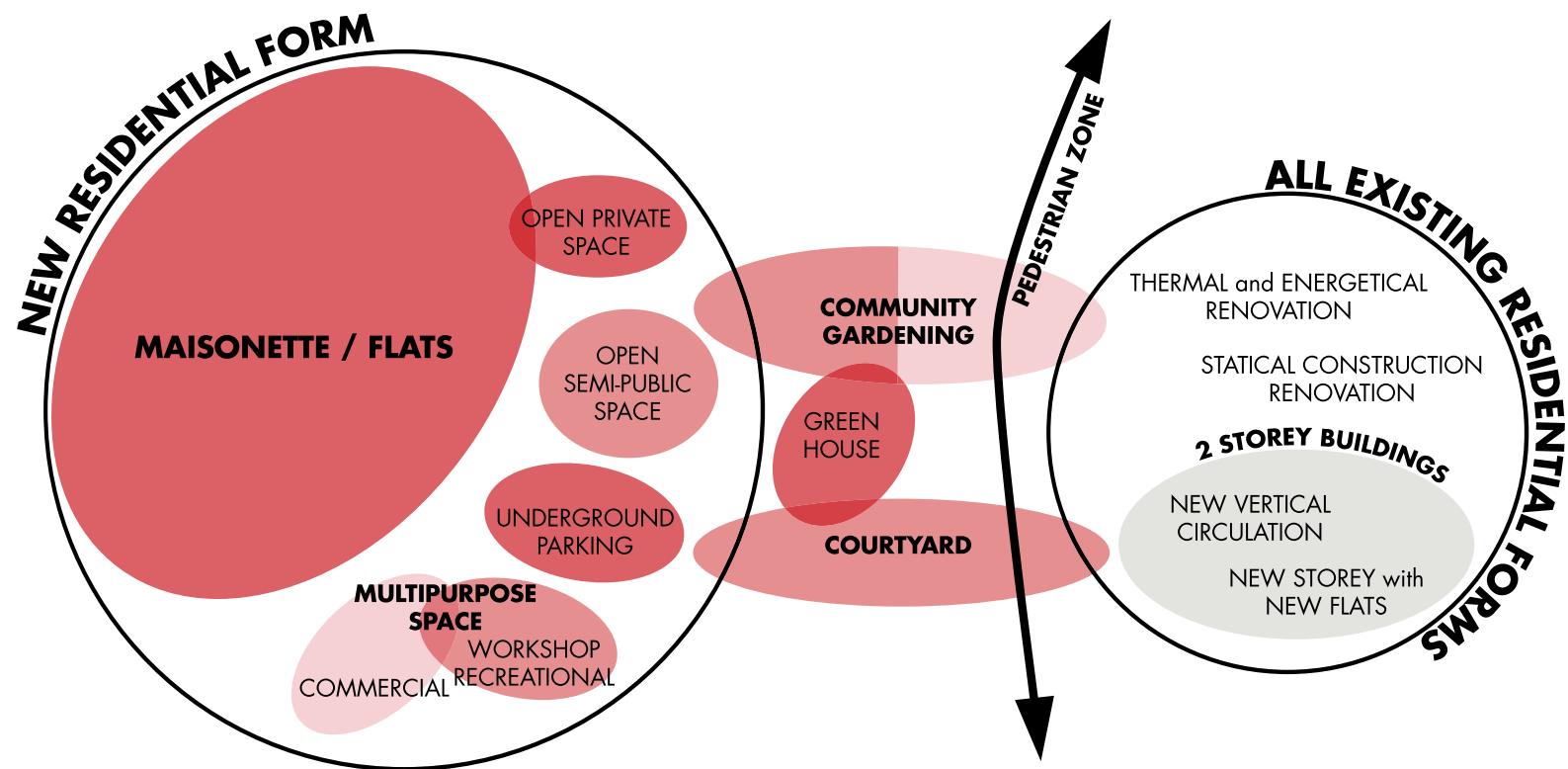
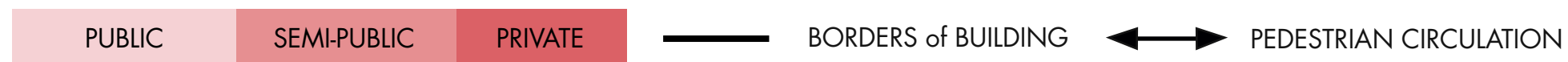
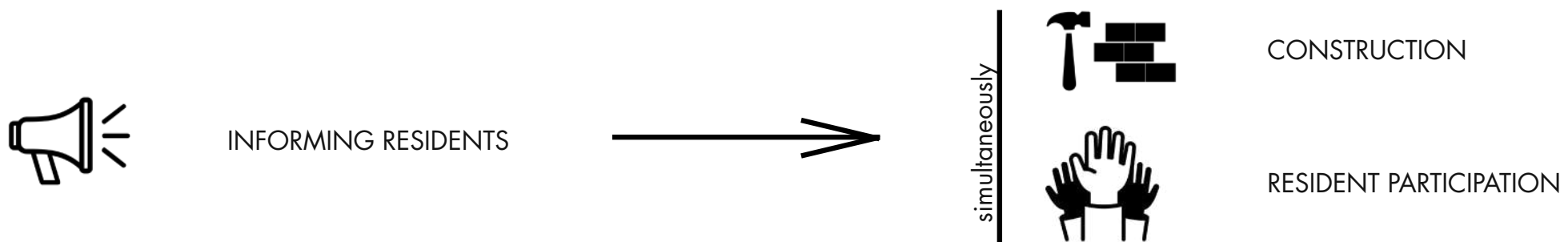


Fig 148 Space program for Affordable Housing Prototype



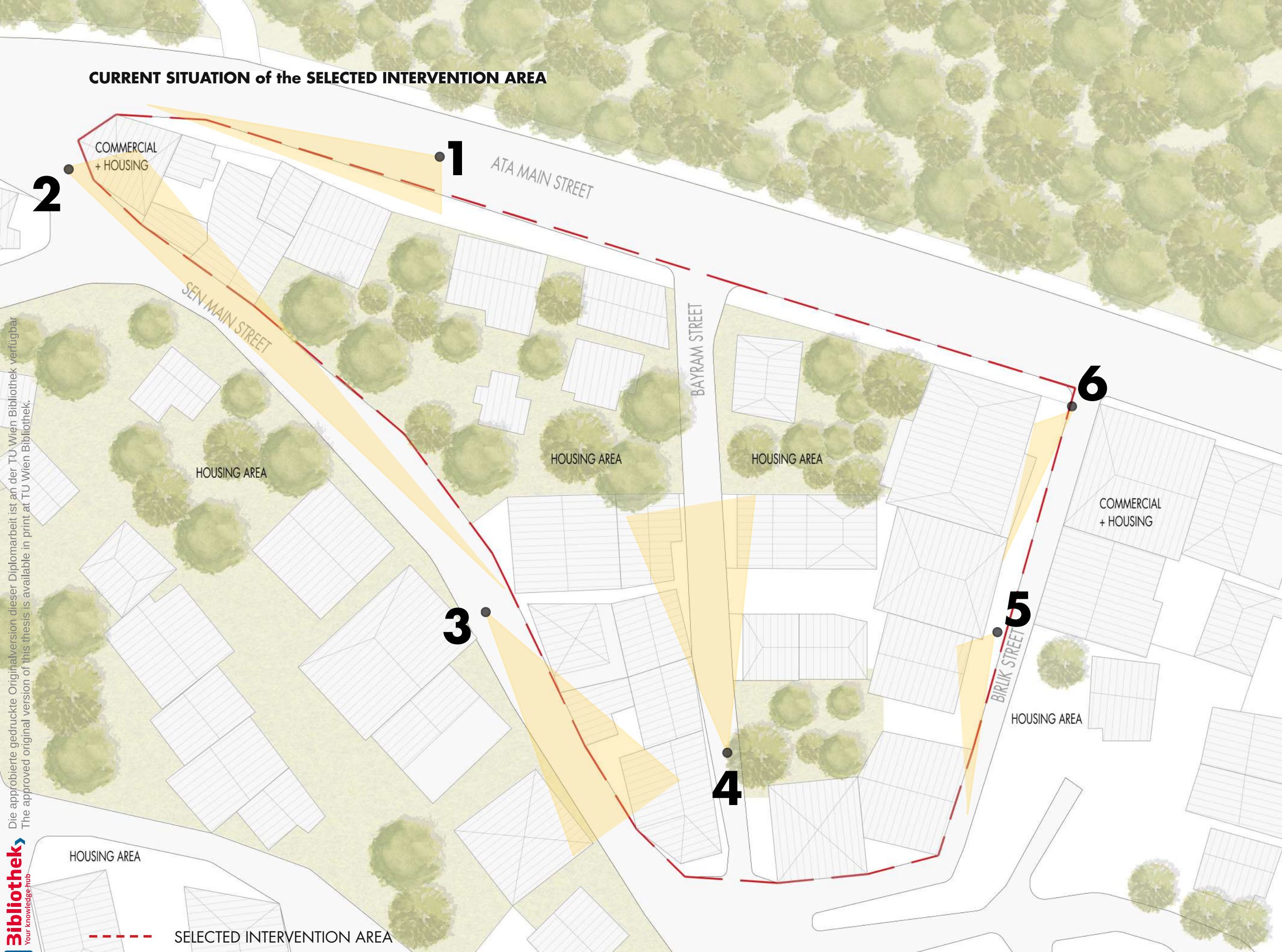
RESIDENT PARTICIPATION before and during IMPLEMENTATION



- via public informative meetings
- door to door personal informative talks
- a temporary space for information point in the area before and during implementation

- workshops about community gardening
- legal support about title deed
- informational workshops about house rules and rules and restrictions about shared spaces

CURRENT SITUATION of the SELECTED INTERVENTION AREA



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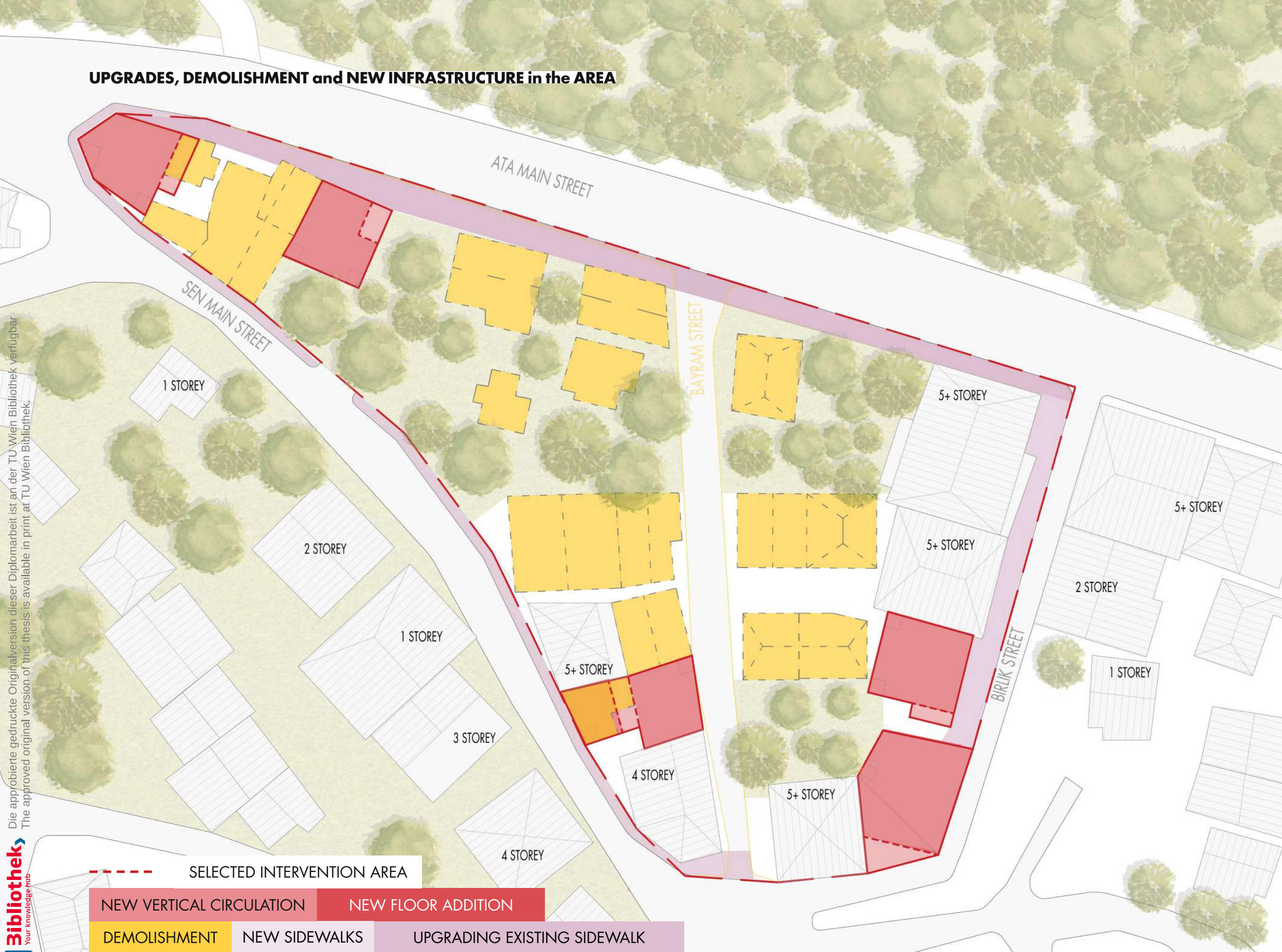
Fig 149 Plan of existing structure

1:500



Fig 150 Fotos of the existing structure in the Interventionpoint 1

UPGRADES, DEMOLISHMENT and NEW INFRASTRUCTURE in the AREA



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--- SELECTED INTERVENTION AREA

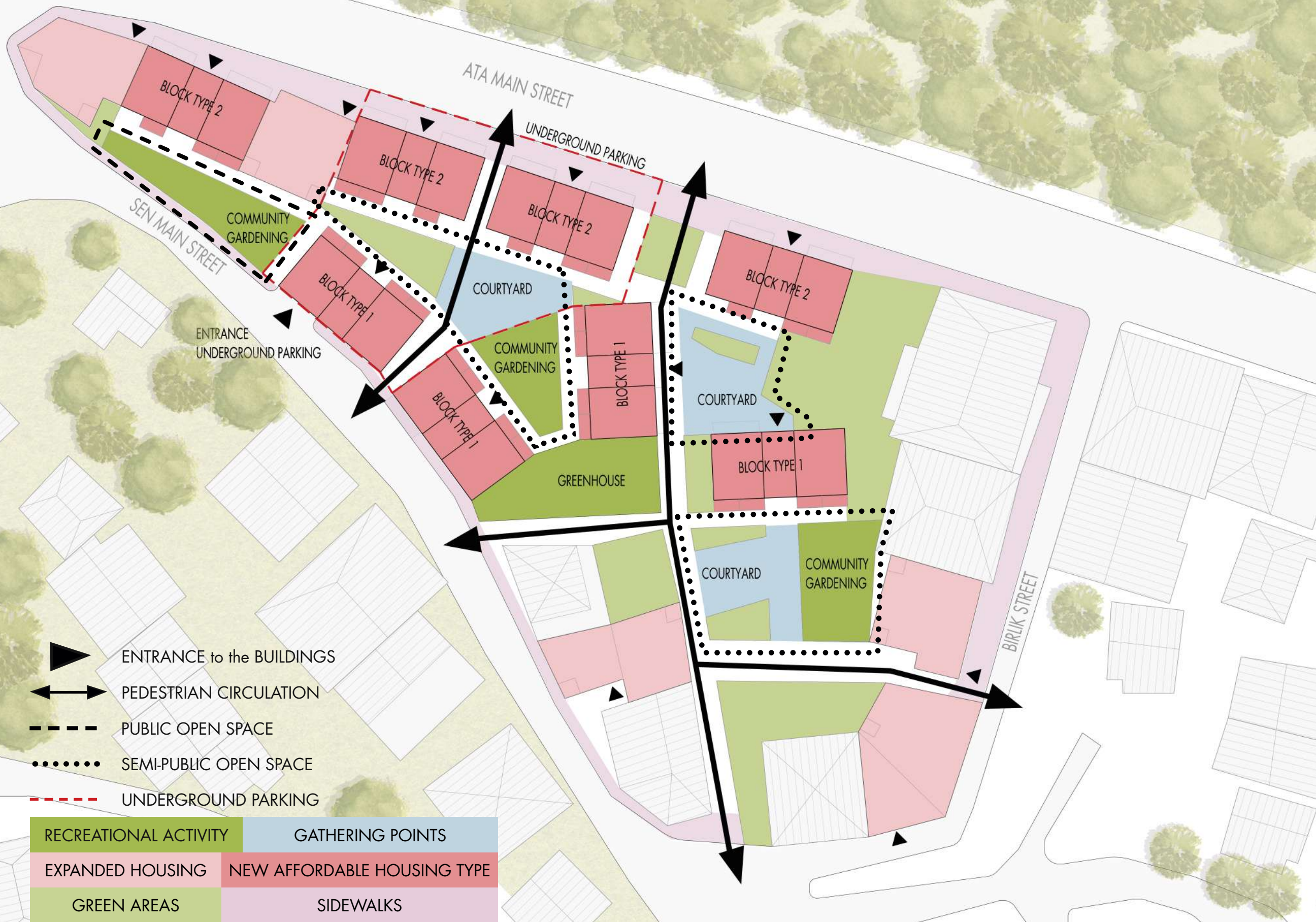
NEW VERTICAL CIRCULATION NEW FLOOR ADDITION

DEMOLISHMENT NEW SIDEWALKS UPGRADING EXISTING SIDEWALK

Fig 151 Demolishment and Upgradal of existing structure - Plan

1:500

PLACEMENT of NEW FUNCTIONS



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Fig 152 Locations of new functions

OPEN SPACES of implemented AFFORDABLE HOUSING PROTOTYPE



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Fig 153 Axonometry of the new proposal and its open spaces

DENSITY CURRENT 1,18
DENSITY PROPOSAL 1,73

MATERIALITY of the OPEN SPACES



CONCRETE



GRAVEL



GRASS



WOODEN STREET FURNITURE
and
RAISED GARDEN BED

For the implementation of the Affordable Housing Project **all of the existing 1-storey housing structures in the area will be demolished, due to their non-improvable condition.**

The Bayram Street will be turned into a pedestrian zone with greenery around to ensure the **safe and qualitative circulation of the residents.** The **existing sidewalks** on Ata Main Street **will be repaired and expanded,** while **new sidewalks will be constructed** along Sen Main and Birlik Street. An **underground car park** in the area will allow **the reduction of parked cars** in and around the area.

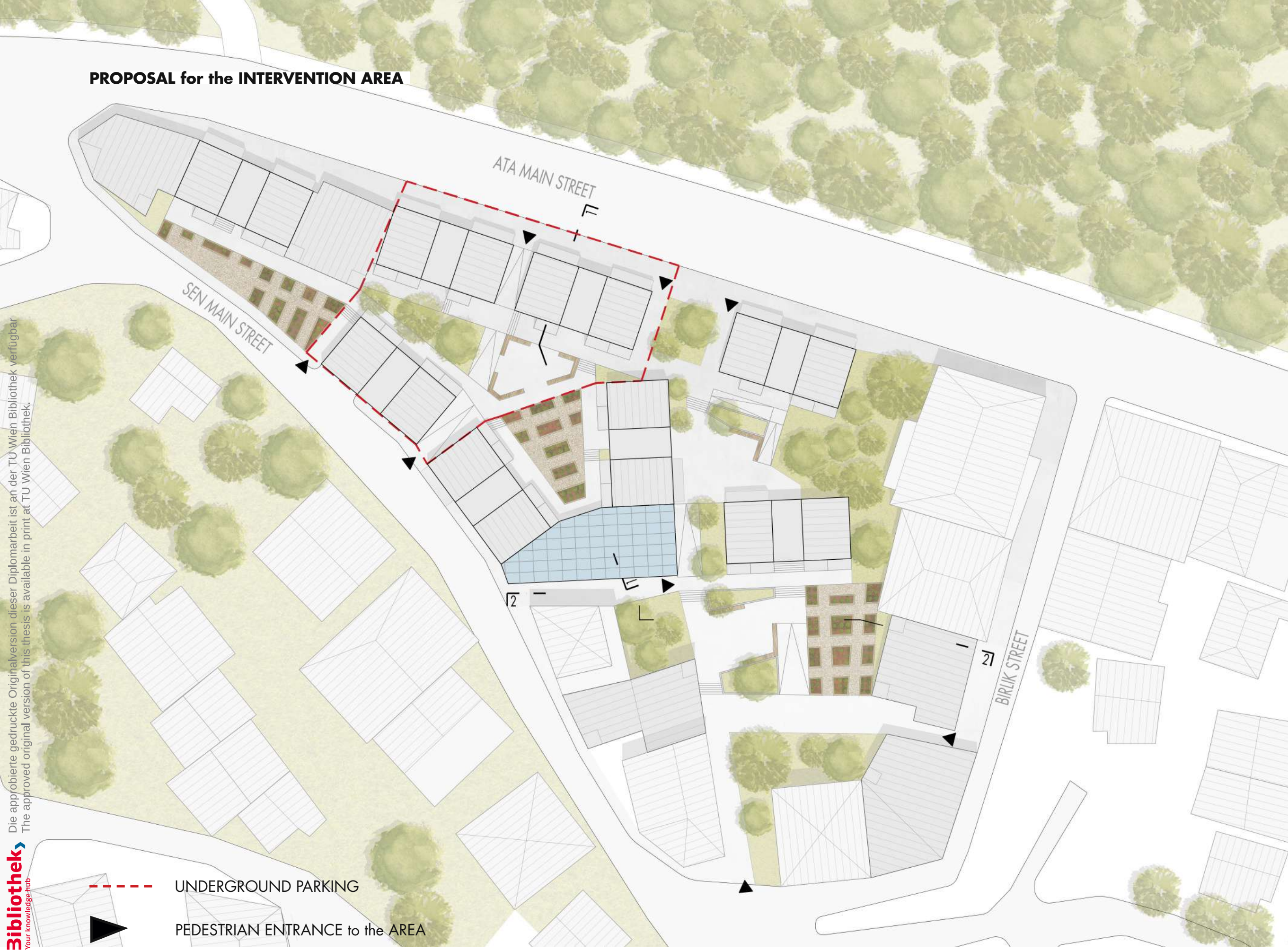
The existing two storey buildings will be thermally and statically renovated and **vertically expanded via addition of a new storey with at least two housing units.**

Instead of the demolished housing structures, new 3-storey housing prototype with recreational and commercial spaces on the ground floor will be built. This new form will **reduce the mono-functionality of its immediate area, liven up the Ata Main Street with its commercial spaces** and offer **additional sheltered spaces for recreational activities.** The new housing prototype will be **so situated,** that they **form a semi-public open space between them.**

To attract all of the residents in the area a public community gardening area will be implemented **along the Sen Main Street,** where the neighboring residents can also grow their own plants. Additionally **various semi-public open spaces** will be introduced in the area. **Three courtyards between the new and existing housing** will function **as gathering points** for the residents, where they can enjoy their free time together. **Two additional semi-public community gardening spaces and a greenhouse** will allow inhabitants to do gardening as they used to do. Those spaces are **directly connected with the courtyard to increase interaction between residents.** All of these joined activities aim **to maintain and strengthen the community feeling in the area.**

The **rest of the open space** will be designed **as green areas.**

PROPOSAL for the INTERVENTION AREA



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Fig 154 Proposed Affordable Housing Prototype with its surroundings

1:500 

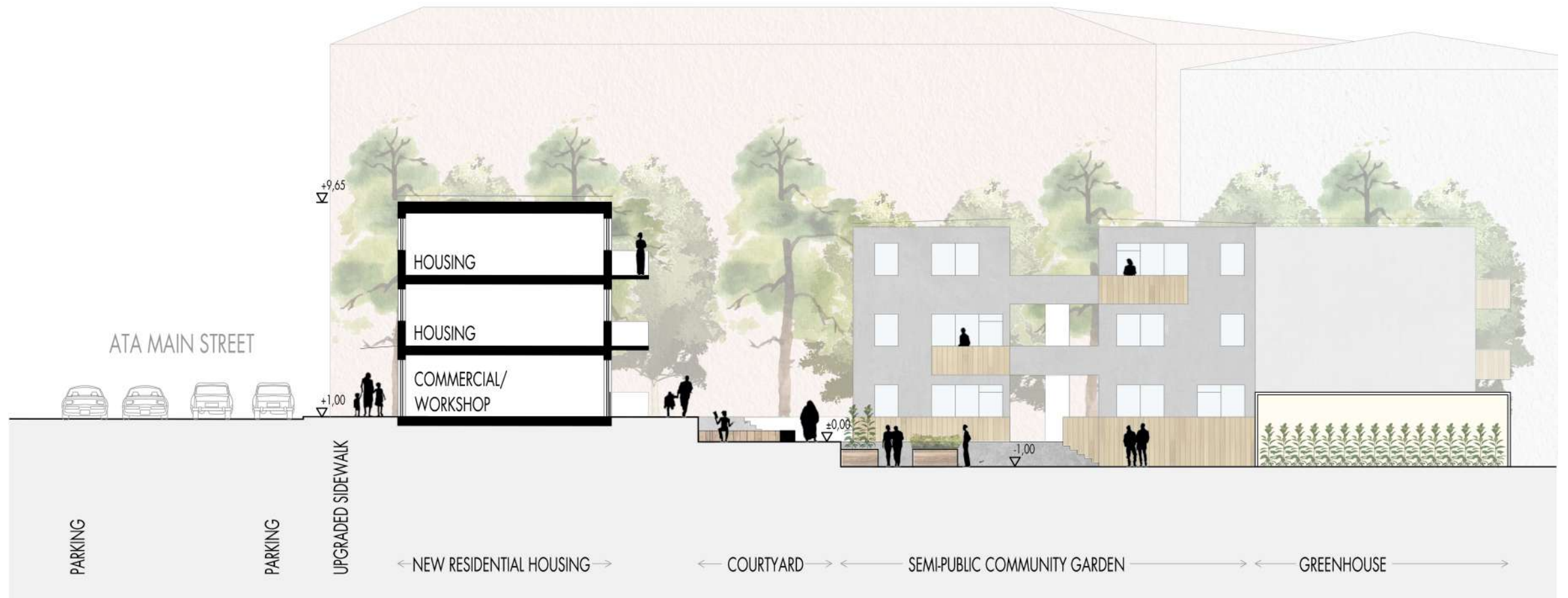


Fig 155 Relation between new affordable housing, Ata Main Street and semi-public open space - Section 1-1



Fig 156 Relation between vertically expanded and existing housing and semi-public open space - Section 2-2

1:200

SEMI-PUBLIC OPEN SPACE between NEW AFFRODABLE HOUSING

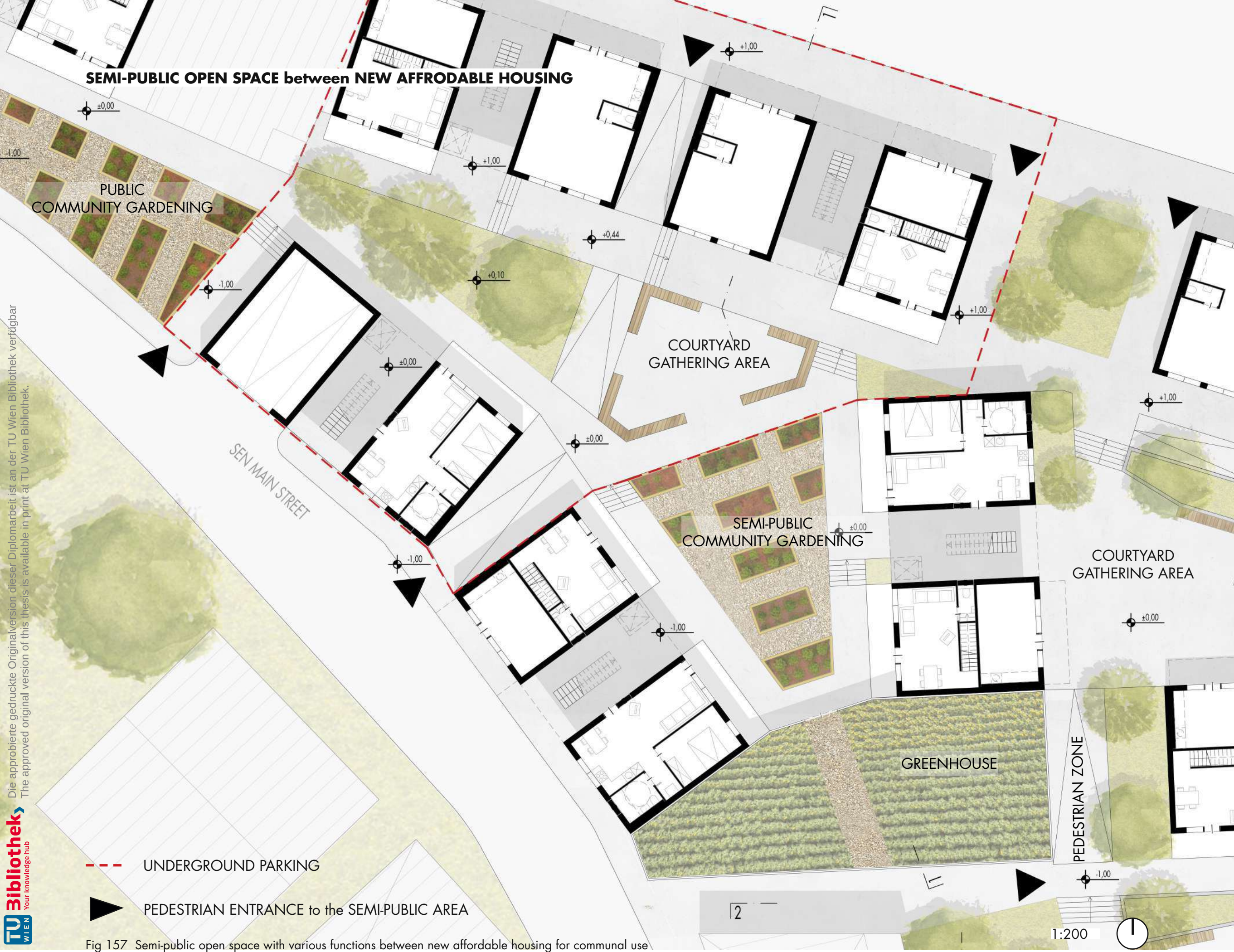


Fig 157 Semi-public open space with various functions between new affordable housing for communal use



Fig 158 The view to semi-public community gardening space and gathering area between new residential building type

SEMI-PUBLIC OPEN SPACE between EXISTING and EXPANDED HOUSING



Fig 159 Semi-public open space and new pedestrian way "Green Corridor" between new affordable housing, vertically expanded and existing housing for communal use

1:200

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Fig 160 The view to semi-public community gardening space and gathering area between new residential building type, expanded and existing housing



Fig 161 The view to Ata Main Street with new commercial and communal workshop spaces on the ground floor

UPGRADING EXISTING RESIDENTIAL FORM

The **existing two storey residential buildings** will be **thermally and statically renovated**. If the existing structure already has a **vertical circulation provided**, that structure will be **expanded for one more floor**. In case there **isn't a present one**, a **new** vertical circulation will be erected **attached to the building**.

On the existing structure an additional storey with at least two housing units will be built. These housing units will be **accessed via balcony access situated on the street side**. The **units will have one normal floor with a gallery floor on top**. A **private balcony** will be available for every unit on the gallery floor. These balconies will be **situated at the semi-public or public open spaces side**.

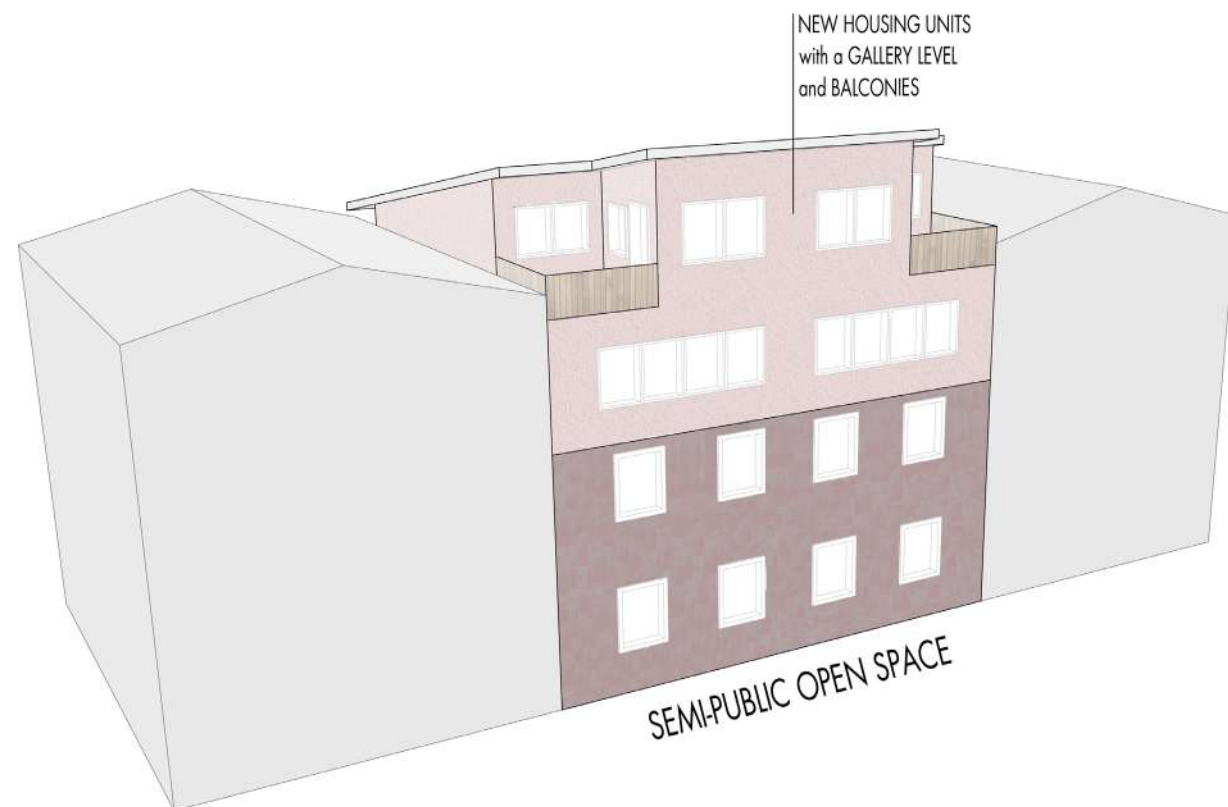
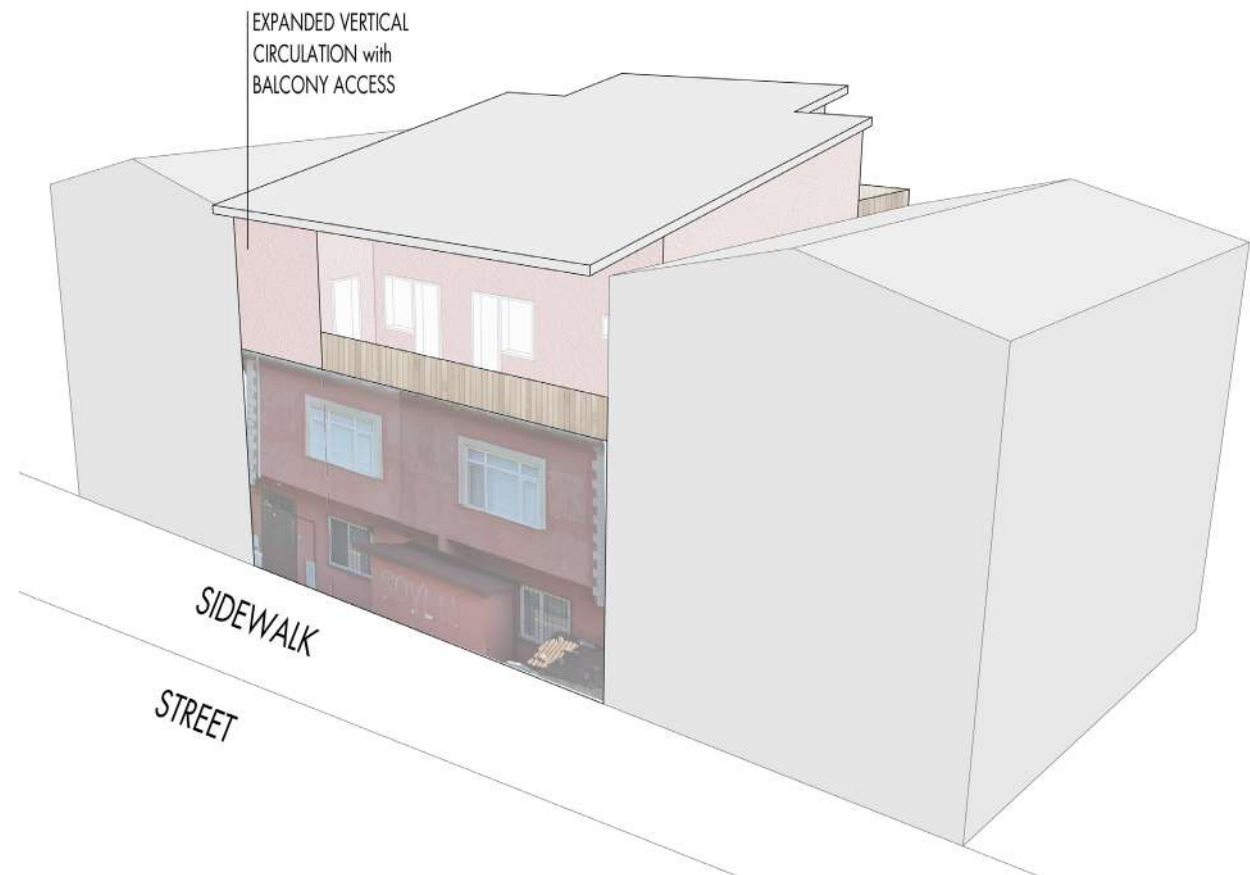


Fig 162 Vertically expanded existing housing

CREATING a NEW RESIDENTIAL FORM

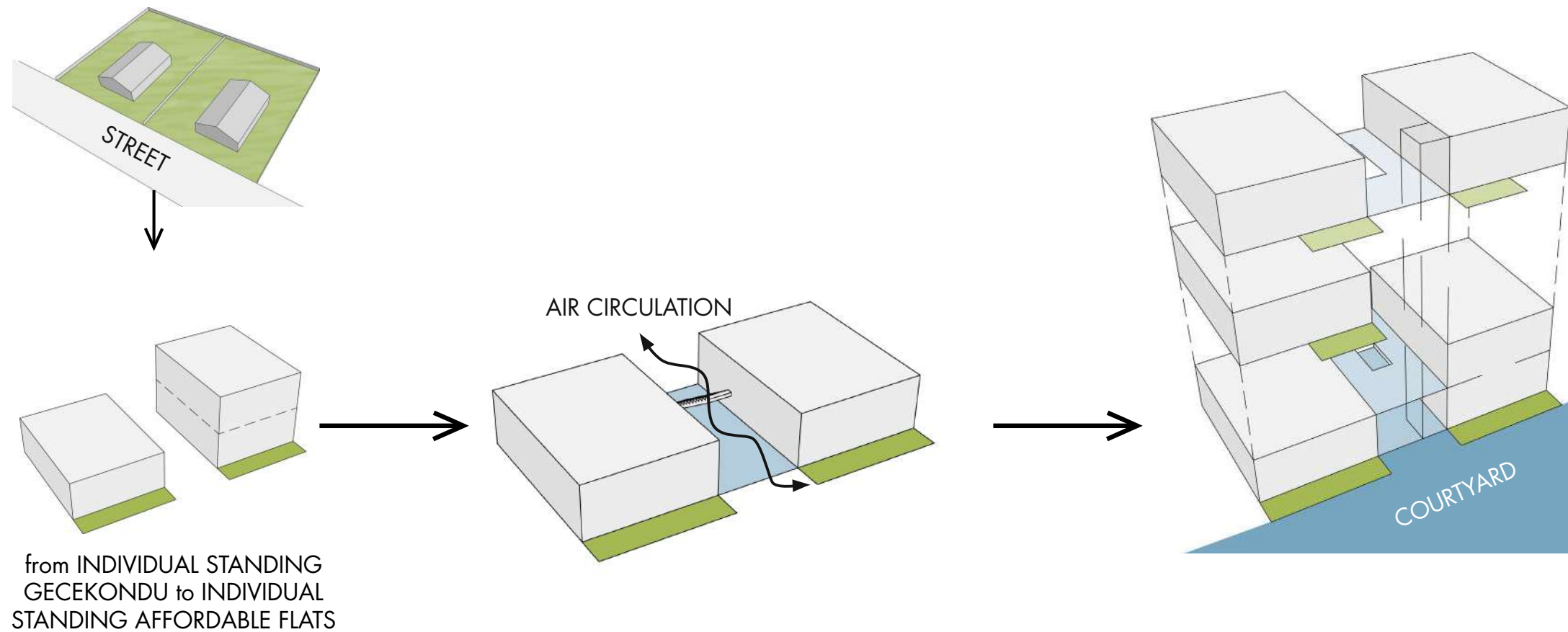


Fig 163 Concept of new affordable housing structure

SHARED OPEN SPACE / VERTICAL CIRCULATION

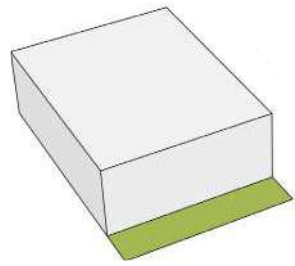
PRIVATE OPEN SPACE

PUBLIC/ SEMI-PUBLIC OPEN SPACE

Because of earthquake safety, the new residential building is designed as a **flexible form**, which **can be expanded vertically up to five floors**. The **initial form** is planned to **have three floors due to surrounding low height gecekondu structures**. **Every floor** contains **two units, either residential or multipurpose**. The **residential units** can be placed **on necessary floor, because of their publicly accessible nature**, while the **multipurpose units** are **only** situated **on the ground floor**.

The **vertical circulation** space is designed **as an open central aisle and functions as shared open space between two flats, if wanted**. In the **initial form**, the vertical circulation contains **only stairs**. If the building is **vertically expanded up to 5 floors or a barrier-free flat is situated on the upper floors**, an **elevator can be added** to the vertical circulation.

The **units** are thought to be **independent forms that are joined together via open vertical circulation to remind the residents the feeling of individually standing gecekondu**.



RESIDENTIAL and MULTIPURPOSE UNITS
ONE FLOOR
1:100



RESIDENTIAL UNIT	1 BEDROOM	46.2 m ²
	BALCONY	4.9 m ²

The first unit type in the building is the one storey unit with one bedroom, a living space with an open kitchen, a little storage area and a bathroom. The unit has its own private balcony and is designed to be a barrier-free flat.

MULTIPURPOSE UNIT	1 ROOM	46.8 m ²
--------------------------	--------	---------------------

The other one storey unit is the multipurpose (commercial) unit with a small bathroom and necessary lines for a future kitchen area.

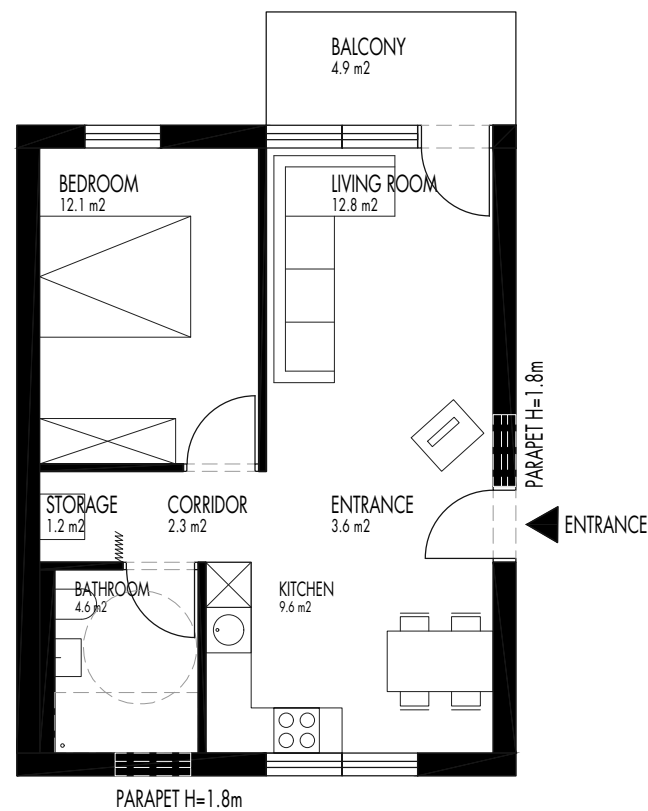


Fig 164 Floor Plan of Residential Unit - Barrier-free Flat

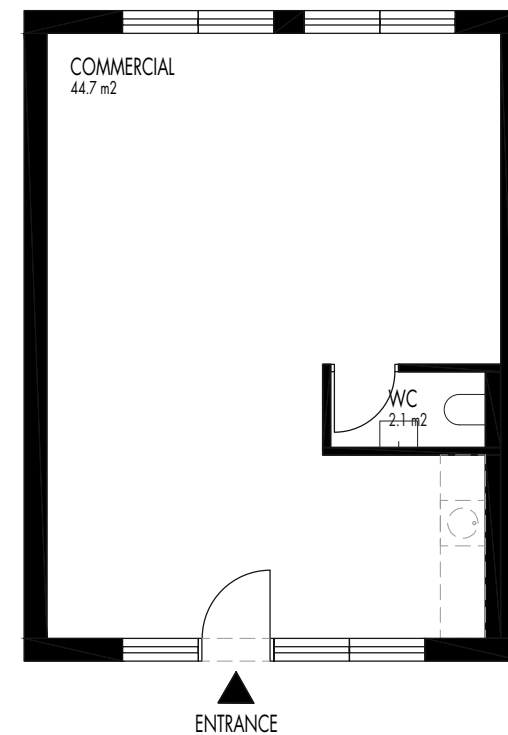
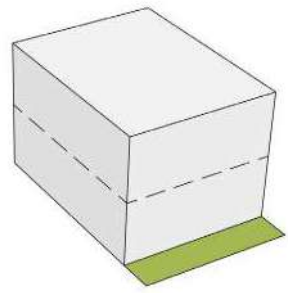


Fig 165 Floor Plan - Multipurpose/Commercial Unit



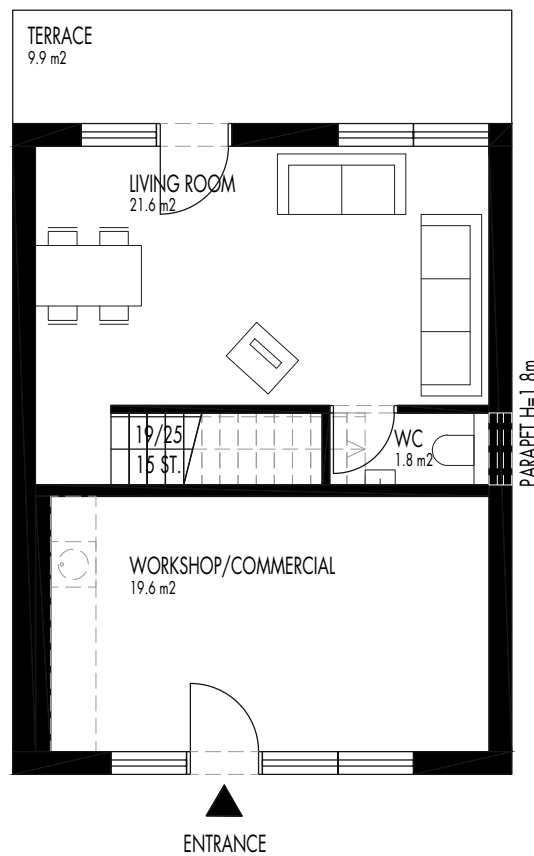
RESIDENTIAL and MULTIPURPOSE UNITS
TWO FLOOR
1:100

MULTIPURPOSE UNIT 1 ROOM 19.6 m²

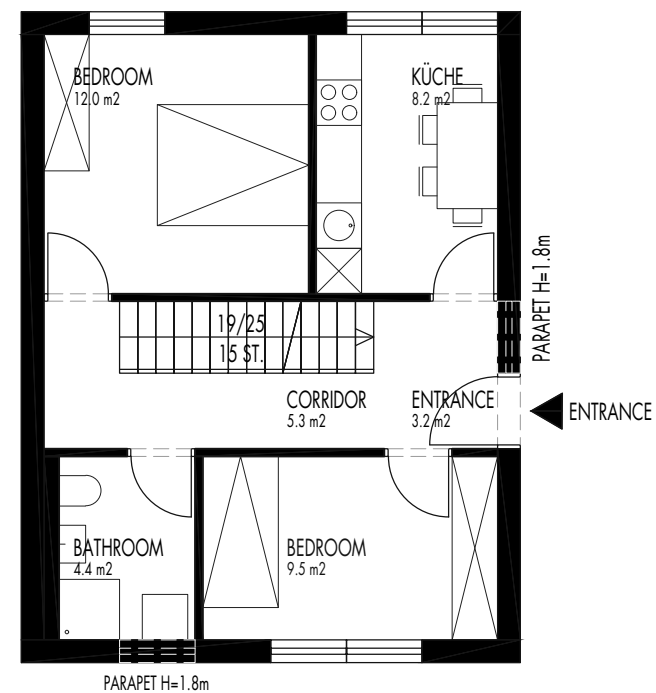
The multipurpose unit is designed as a room, where residents of the building come together and do recreational activities such as using it as a workshop space. If needed, this unit can be rented as a commercial unit.

RESIDENTIAL UNIT 2 BEDROOMS 66 m²
TERRACE 9.9 m²

This residential unit is designed as a maisonette with two bedrooms, a kitchen and a bathroom on the second floor. The first floor of the unit has a small sanitary room and a living room with a private terrace.



FIRST FLOOR



SECOND FLOOR

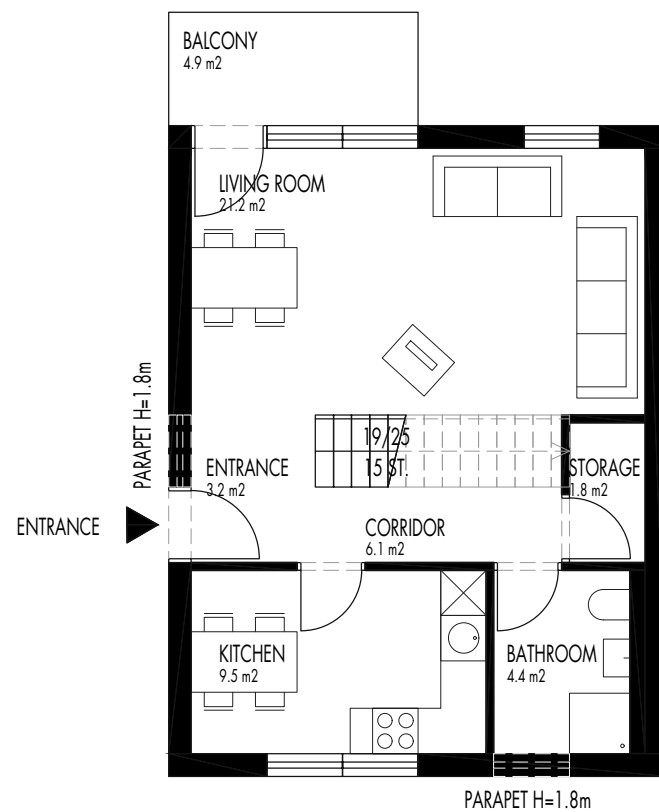
Fig 166 Floor Plan of Residential and Multipurpose Units - Maisonette 1

RESIDENTIAL UNIT

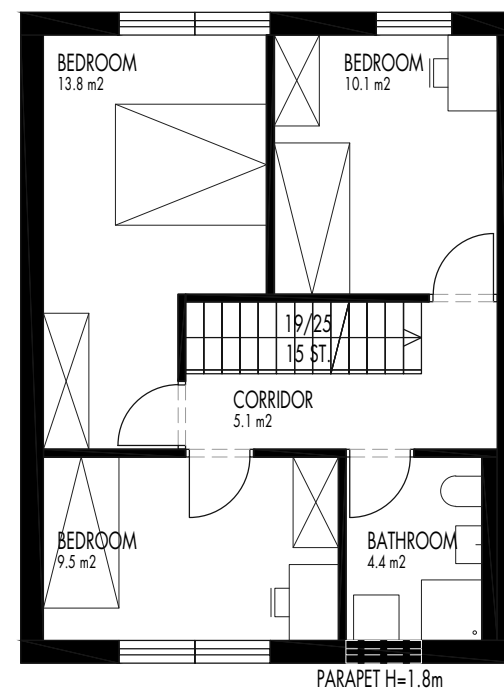


3 BEDROOMS
 BALCONY
 88.9 m²
 4.9 m²

This residential unit is designed as a maisonette with a living room, a kitchen, a bathroom and a little storage room on the first floor. This floor also has a private balcony. The second floor of the flat contains three bedrooms and a bathroom.

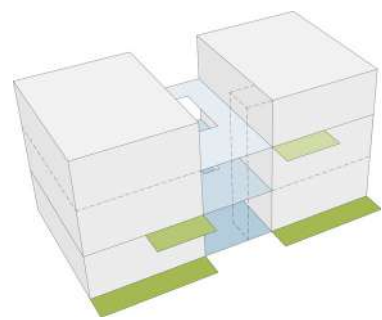


FIRST FLOOR



SECOND FLOOR

Fig 167 Floor Plan of Residential Unit - Maisonette 2



BLOCKS
 TYPE 1
 1:200

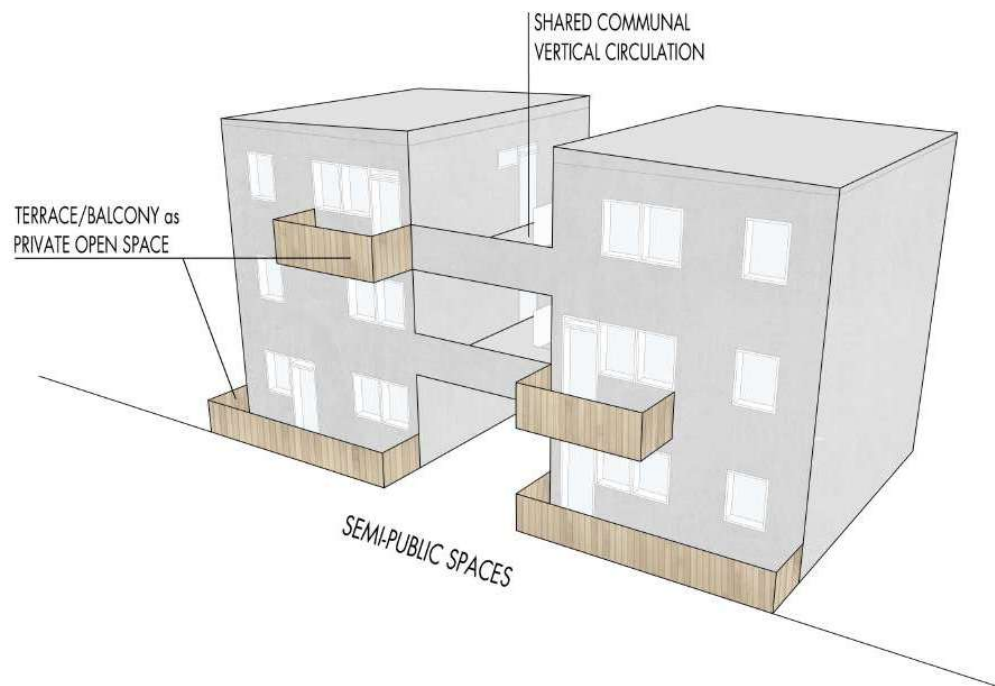


Fig 168 Elevation from Courtyard to Private Open Spaces and Shared Communal Vertical Circulation

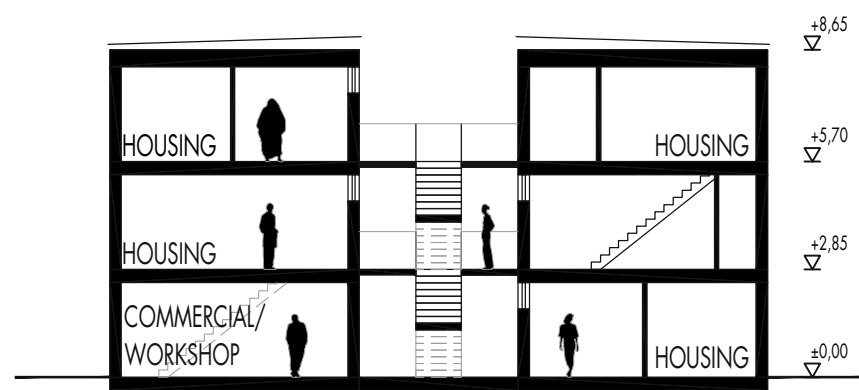
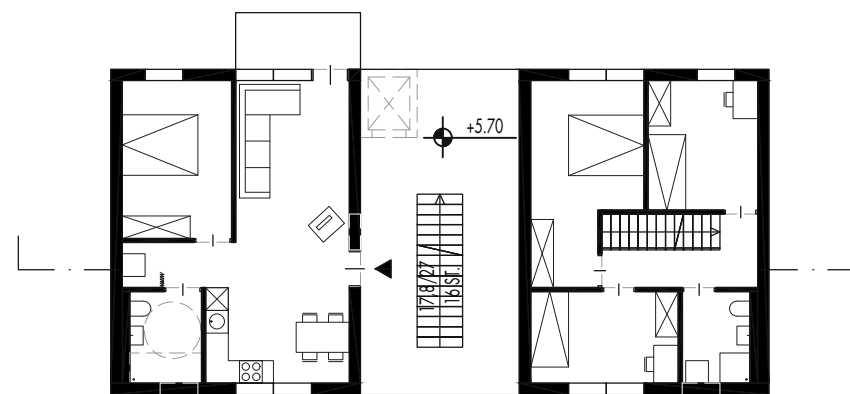
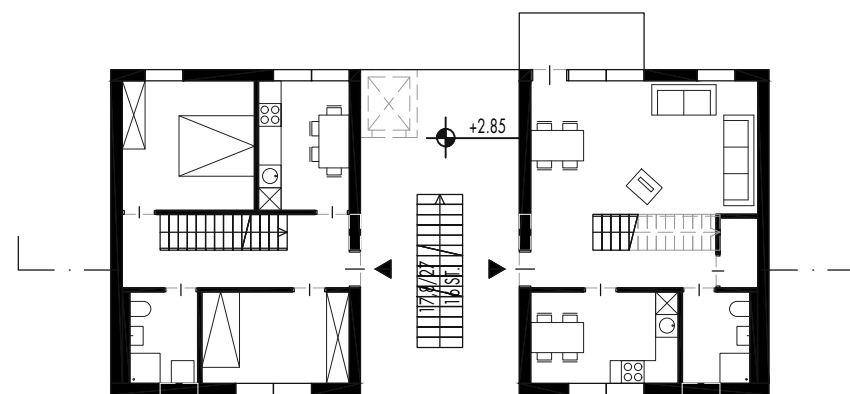


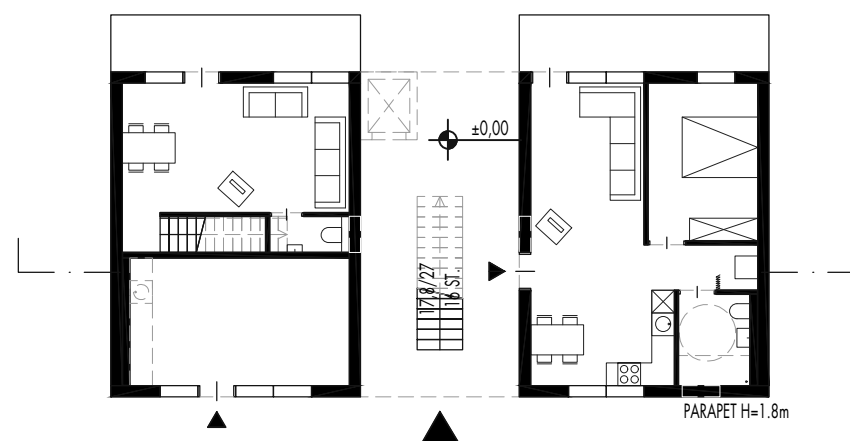
Fig 169 Section



SECOND FLOOR



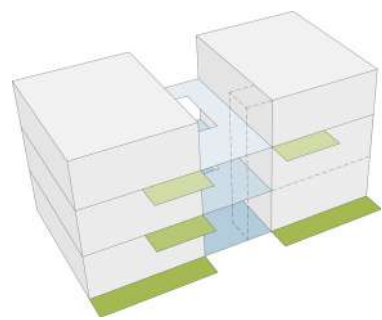
FIRST FLOOR



GROUND FLOOR

Fig 170 Floor plan of the Block Typ 1





BLOCKS
 TYPE 2
 1:200

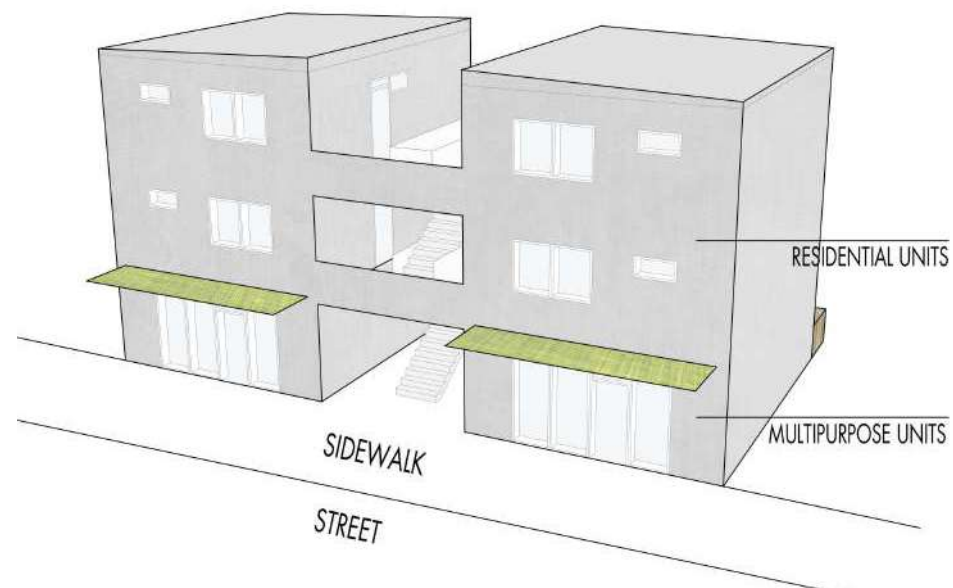


Fig 171 Elevation from Street to Multipurpose Unit with Commercial and Communal Units

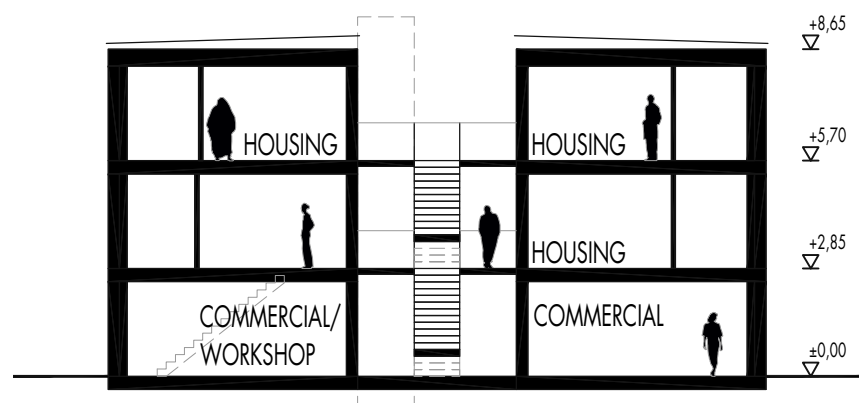
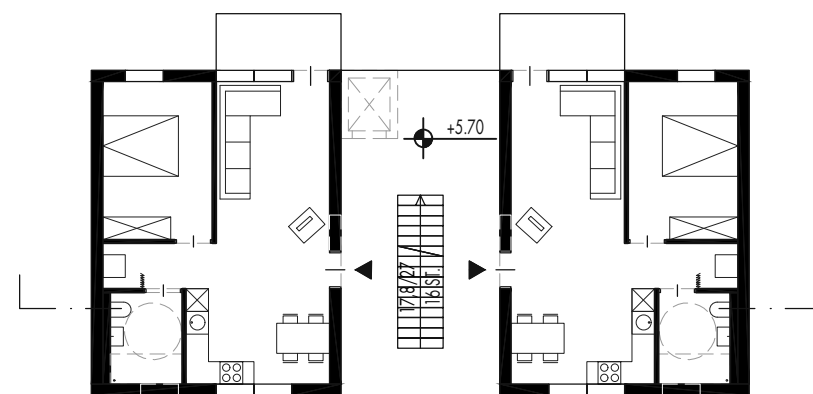
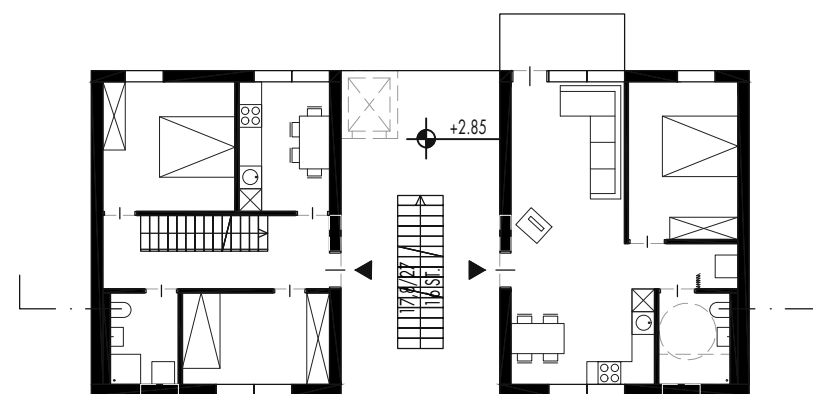


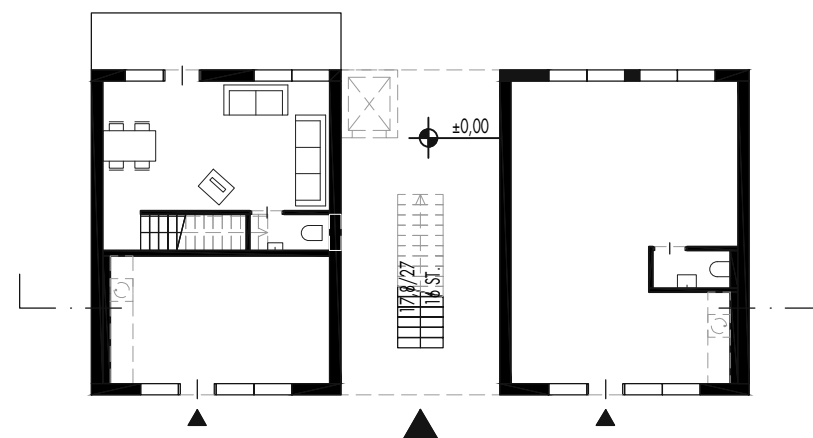
Fig 172 Section



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Fig 173 Floor plan of the Block Typ 2



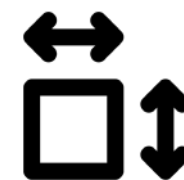
4.3.2 DERBENT COMMUNITY CENTER



Fig 174 Aerial view of the Interventionpoint 2

Why was this specific interventionpoint chosen?

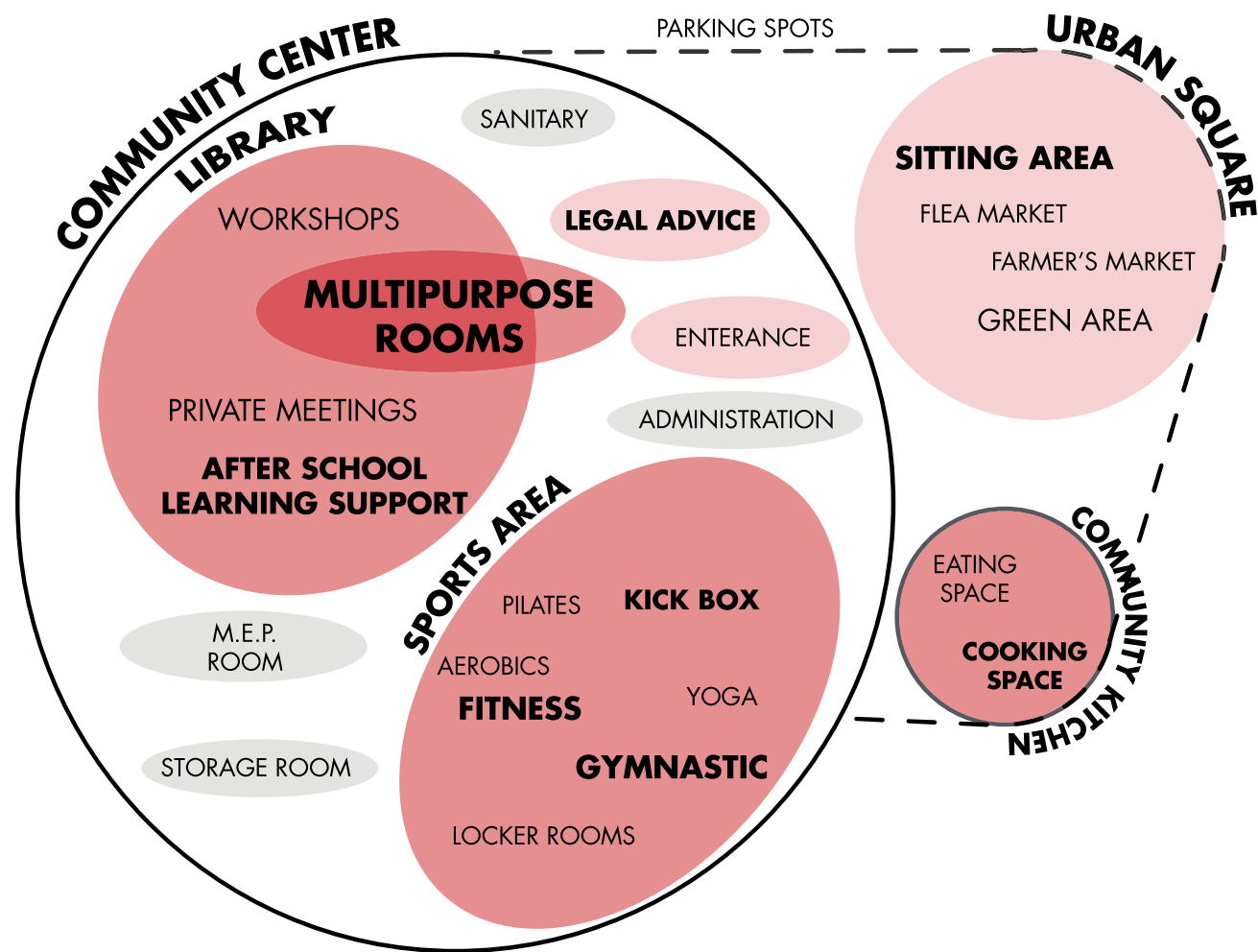
- Central position right before an intersection on Akgün Main Street (an existing meeting area)
- Easy access to the people for in- and outside of Derbent Urban Transformation Area
- Chosen plot an empty green area without any use and buildings in unimprovable condition
- Mostly residential area with commercial spaces along Akgün Main Street



AREA 0,1 ha

DENSITY 0,3

FUNCTION DIAGRAM



The Community Center and Kitchen will be run and taken care of by **Istanbul Metropolitan Municipality**.

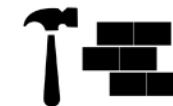
Fig 175 Space program for Derbent Community Center



RESIDENT PARTICIPATION before and during IMPLEMENTATION



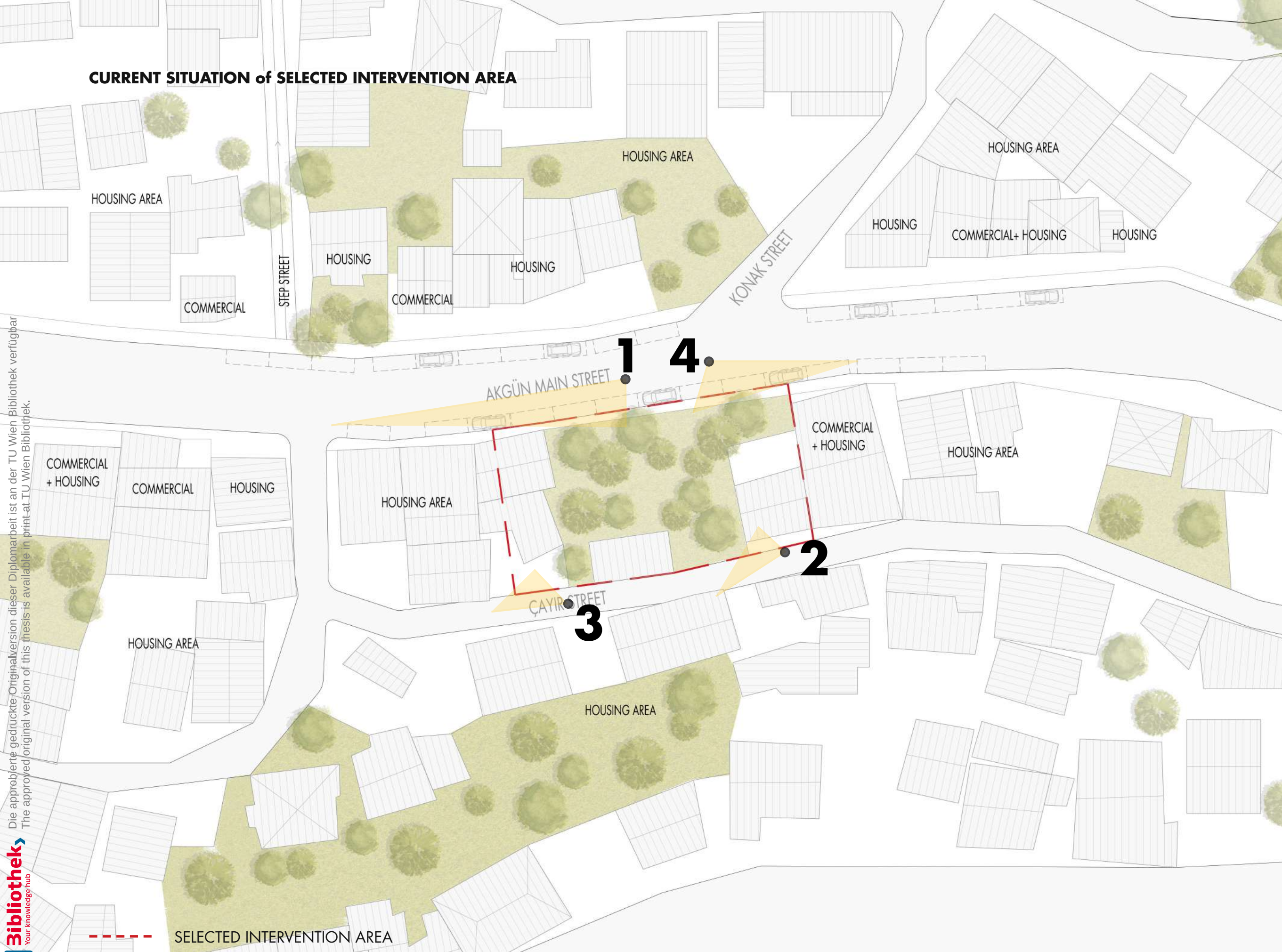
INFORMING RESIDENTS



CONSTRUCTION

- via public informative meetings
- door to door personal informative talks
- a temporary space for information point in the muhtar's office

CURRENT SITUATION of SELECTED INTERVENTION AREA



--- SELECTED INTERVENTION AREA

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Fig 176 Plan of existing structure

1:500





Fig 177 Fotos of the existing structure in the Interventionpoint 2

UPGRADES, DEMOLISHMENT and NEW INFRASTRUCTURE in the AREA



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Fig 178 Demolishment and Upgradal of existing structure - Plan

1:500



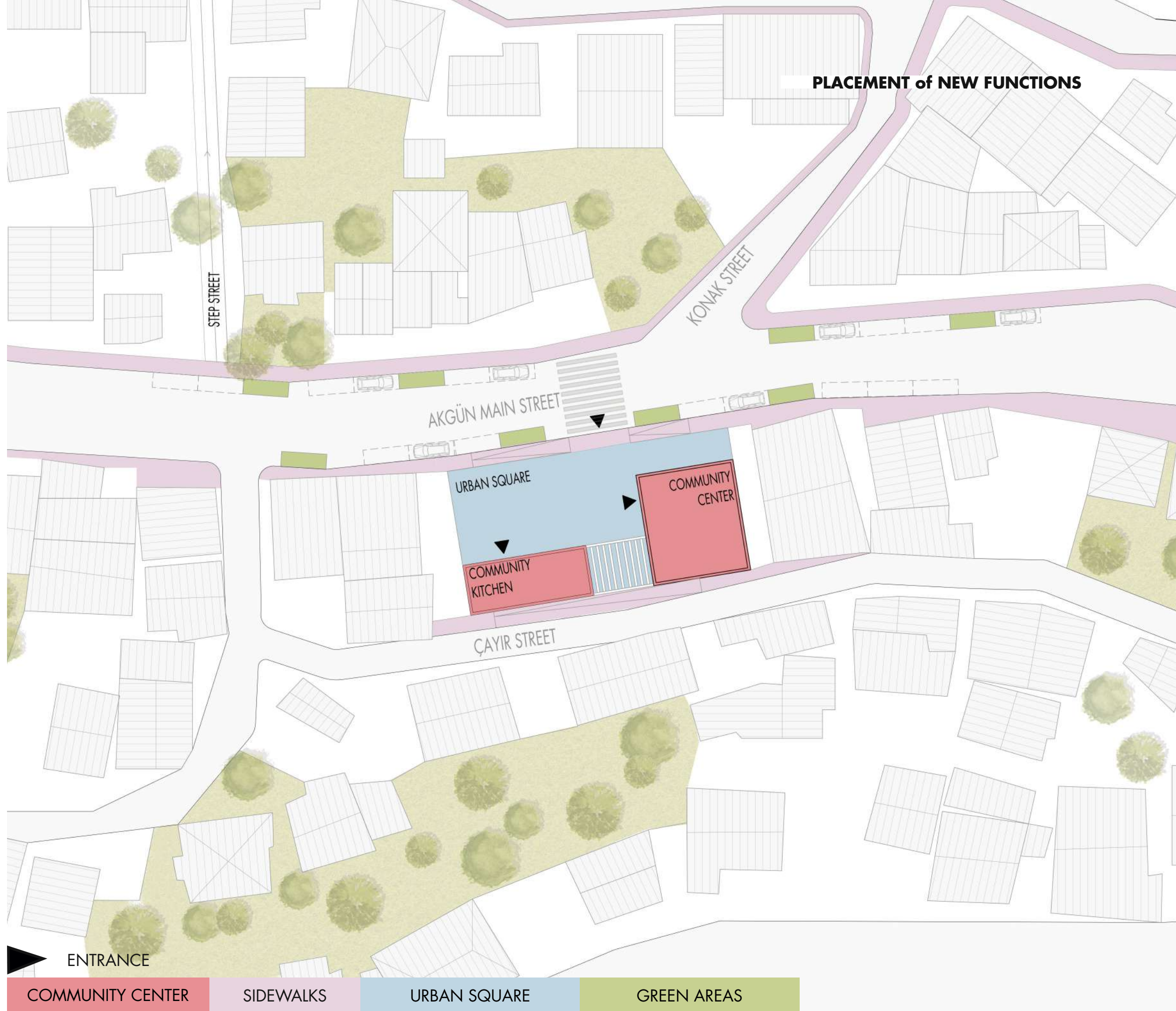
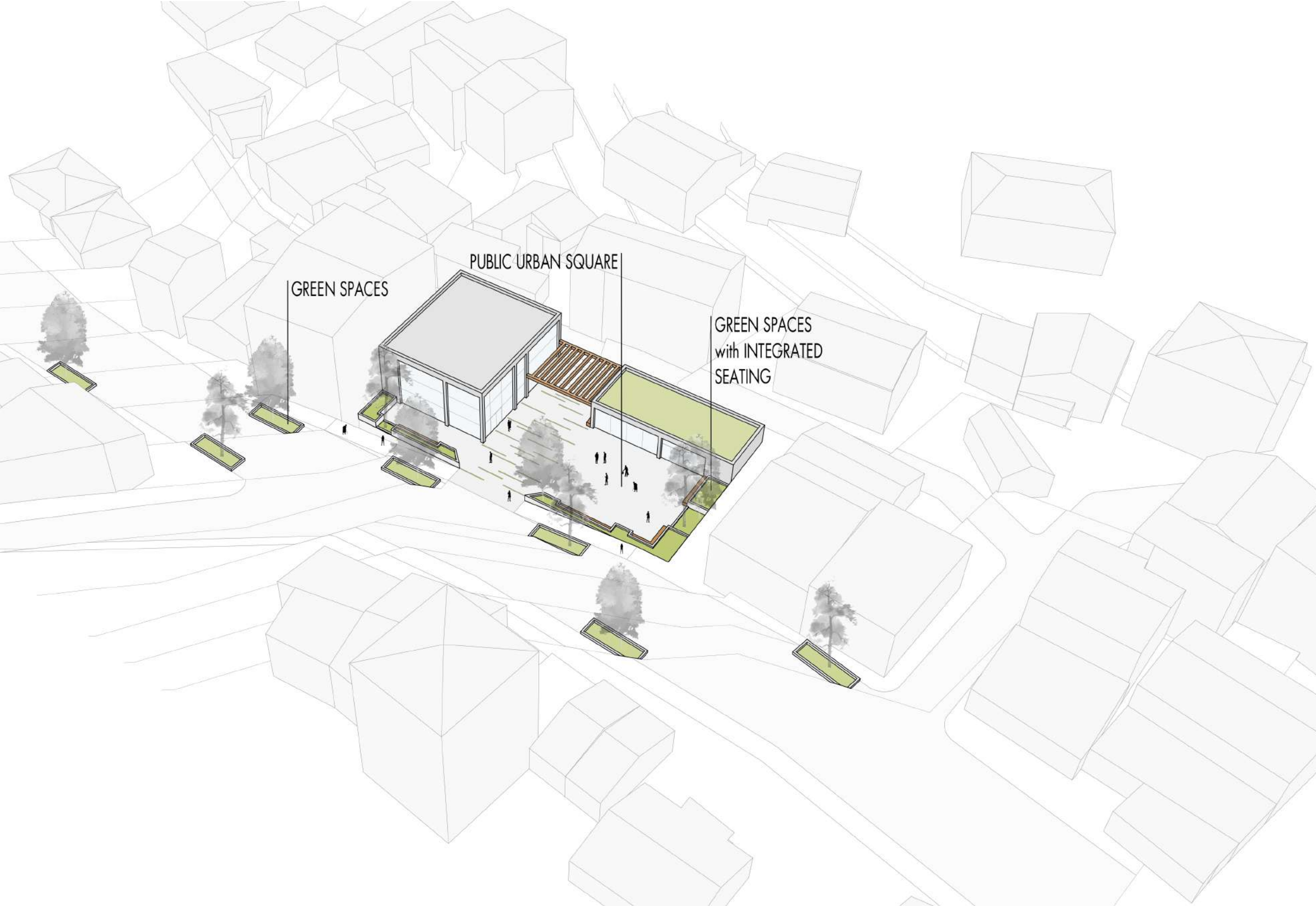


Fig 179 Locations of new functions

1:500



OPEN SPACES of DERBENT COMMUNITY CENTER



DENSITY CURRENT 0,3
DENSITY PROPOSAL 0,5

Fig 180 Axonometry of the new proposal and its open spaces

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MATERIALITY of the OPEN SPACES



CONCRETE



GRASS STRIPES



WOODEN STREET FURNITURE

Due to their non-improvable condition four of the existing 1-storey housing structures will be demolished. Their residents will be relocated into one of the housing units proposed in the Prototype: Affordable Housing. Instead of those housing units Derbent Community Center will be implemented.

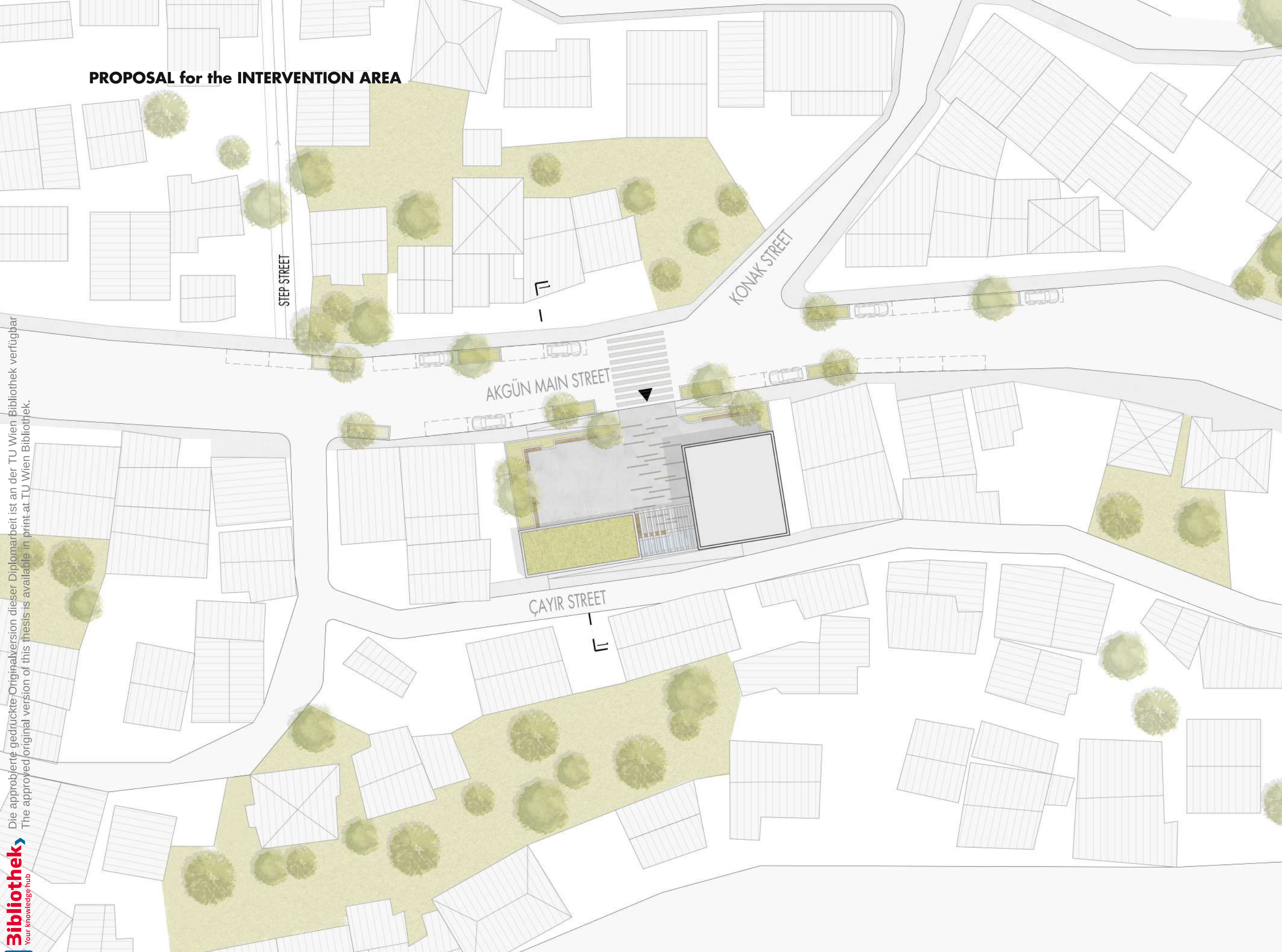
In order to allow enough parking spots for the planned Community Center, along Akgün Main Street a short-term parking zone is planned. Some of the parking spots will be turned into small green spaces to introduce green to Akgün Main Street.

The newly implemented Community Center brings people from different ages and backgrounds together. It creates a new centrality in the area with various functions to attract different users through the main focus of educating the mind and body as well as socializing with others. The center will be run and taken care of by Istanbul Metropolitan Municipality.

The sports area in the center will function as part of "Spor (Sports) Istanbul" program. The program offers free sports courses such as gymnastics, pilates, aerobics etc. to people, who are not participating in the active work life like house wives, elderly and students. The main purpose of the library in the center is to provide a space for children and teenagers to study together and get after school support. The library will also serve the function as a workshop area for house wives and elderly during daytime. It also works as an education center for everyone with an interest for self-education. The center has a legal advice office, where the residents of the area can get legal help about their problems with title deed. The facility also contains a community kitchen, where people can cook together and hold big family events.

While fulfilling the function of missing urban open space gathering area in Derbent Urban Transformation Area, the Urban Square acts as an expansion of Akgün Main Street. It provides the residents a place to gather and linger. It can also host a farmer's and flea market on weekends for the inhabitants.

PROPOSAL for the INTERVENTION AREA



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Fig 181 Proposed Community Center with the new Urban Square - Plan

1:500 

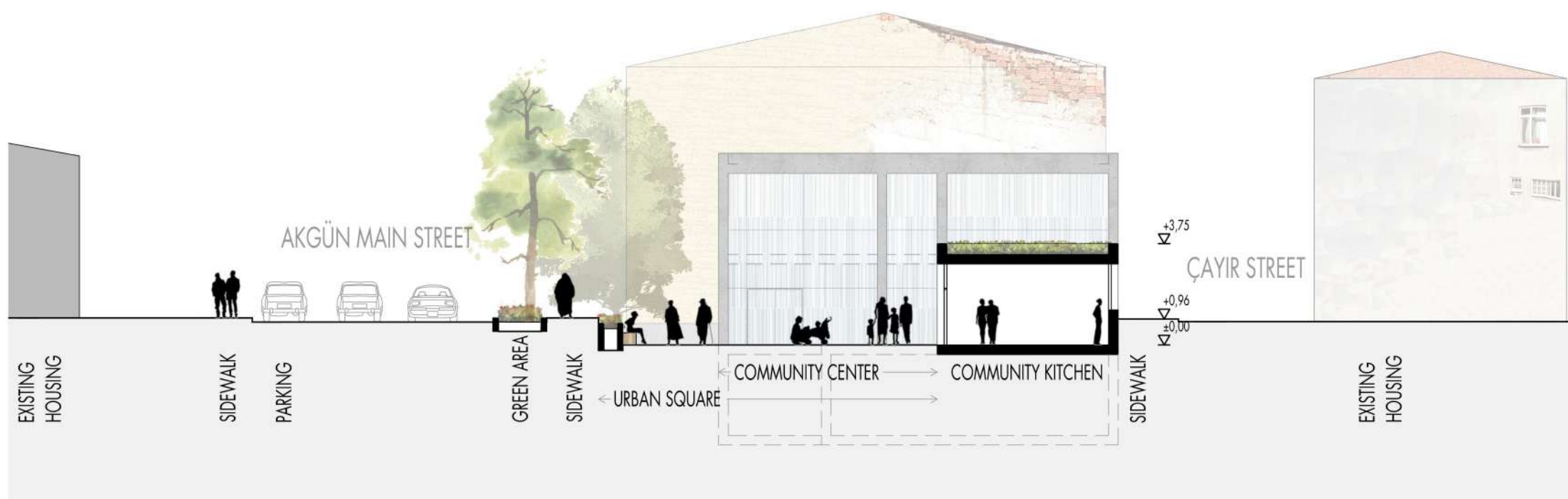


Fig 182 Relation between Urban Square and Akgün Main Street - Section 1-1

URBAN SQUARE of DERBENT COMMUNITY CENTER



▶ PEDESTRIAN ENTRANCE to URBAN SQUARE

Fig 183 The new Urban Square with the Entrance Floor (Ground) - Floor Plan

1:200

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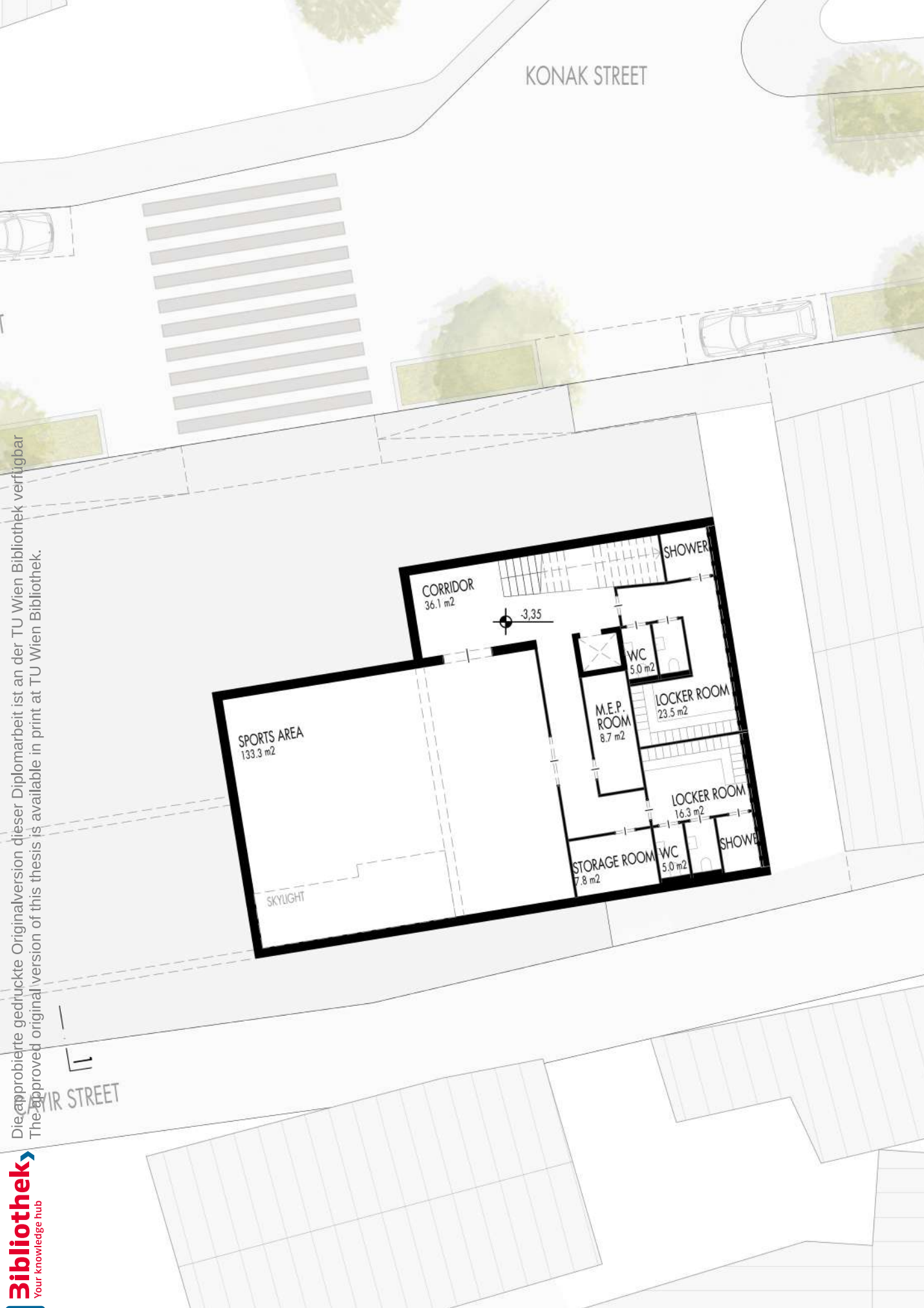


Fig 184 Sports Floor (-1) on the left and Library Floor (+1) on the right - Floor Plan

1:200





Fig 185 Derbent Community Center and the Urban Square



Fig 186 Entrance to the Urban Sqaure with the Flea Market

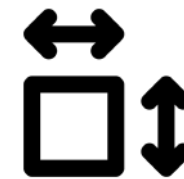
4.3.3 RECREATION ZONE



Fig 187 Aerial view of the Interventionpoint 3

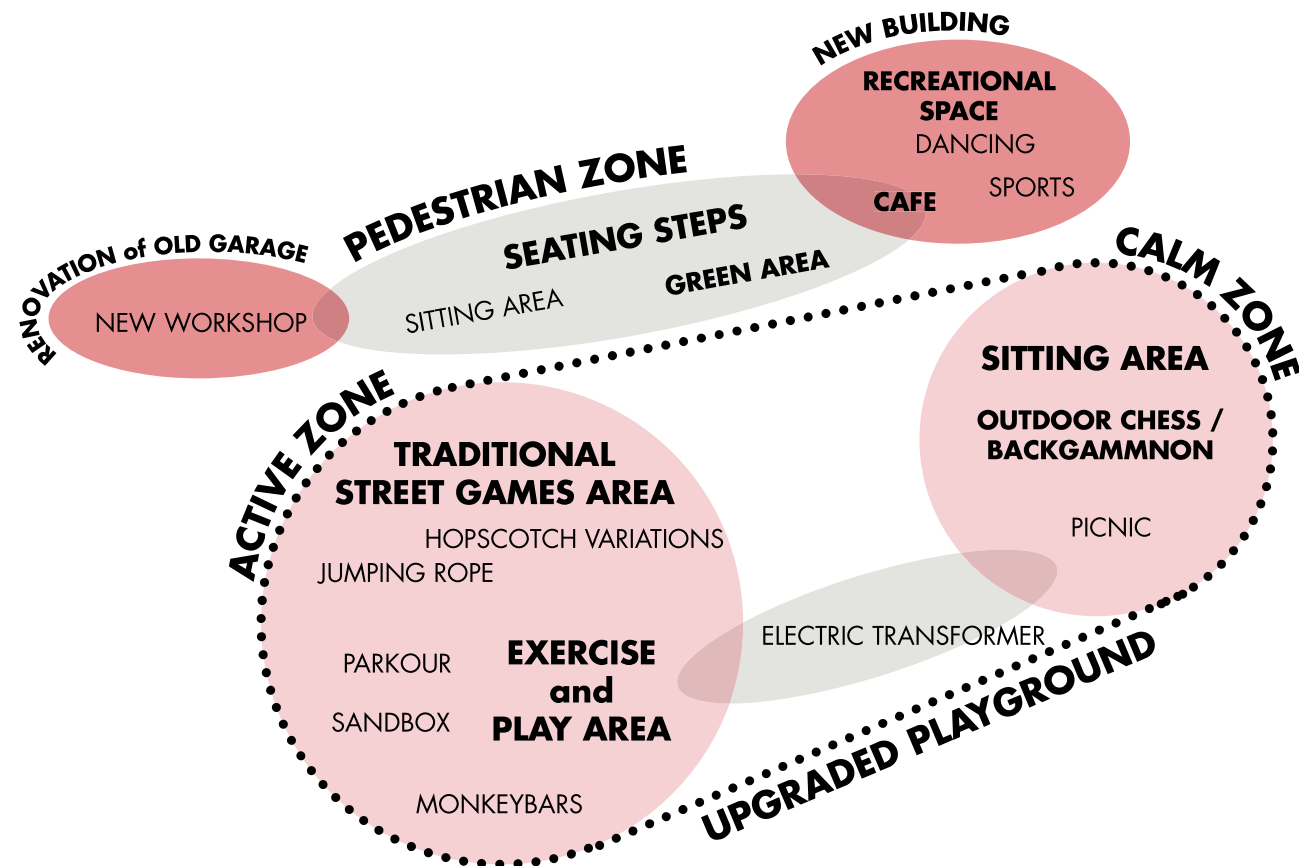
Why was this specific interventionpoint chosen?

- Convenient position as an intersection, near to the two main streets (Sen and Akgün Main Street)
- An existing centrality (Derbent Mücadele Playground), which is under used
- Mostly private residential areas around, on Sen Main Street some commercial spaces
- Area around the playground denser with two storey row house buildings compared to the surrounding buildings
- Attracts a small group of people - children and some elderly
- The existing equipment do not attract people



AREA **0,15 ha**

FUNCTION DIAGRAM



The new building with its recreational space and cafe will be run and taken care of by **Istanbul Metropolitan Municipality.**

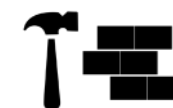
Fig 188 Space program of Recreation Zone



RESIDENT PARTICIPATION before and during IMPLEMENTATION



INFORMING RESIDENTS



CONSTRUCTION

- via public informative meetings
- door to door personal informative talks
- a temporary space for information point in the area before and during implementation in the existing garage space

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CURRENT SITUATION of SELECTED INTERVENTION AREA



Fig 189 Plan of existing structure

1:500

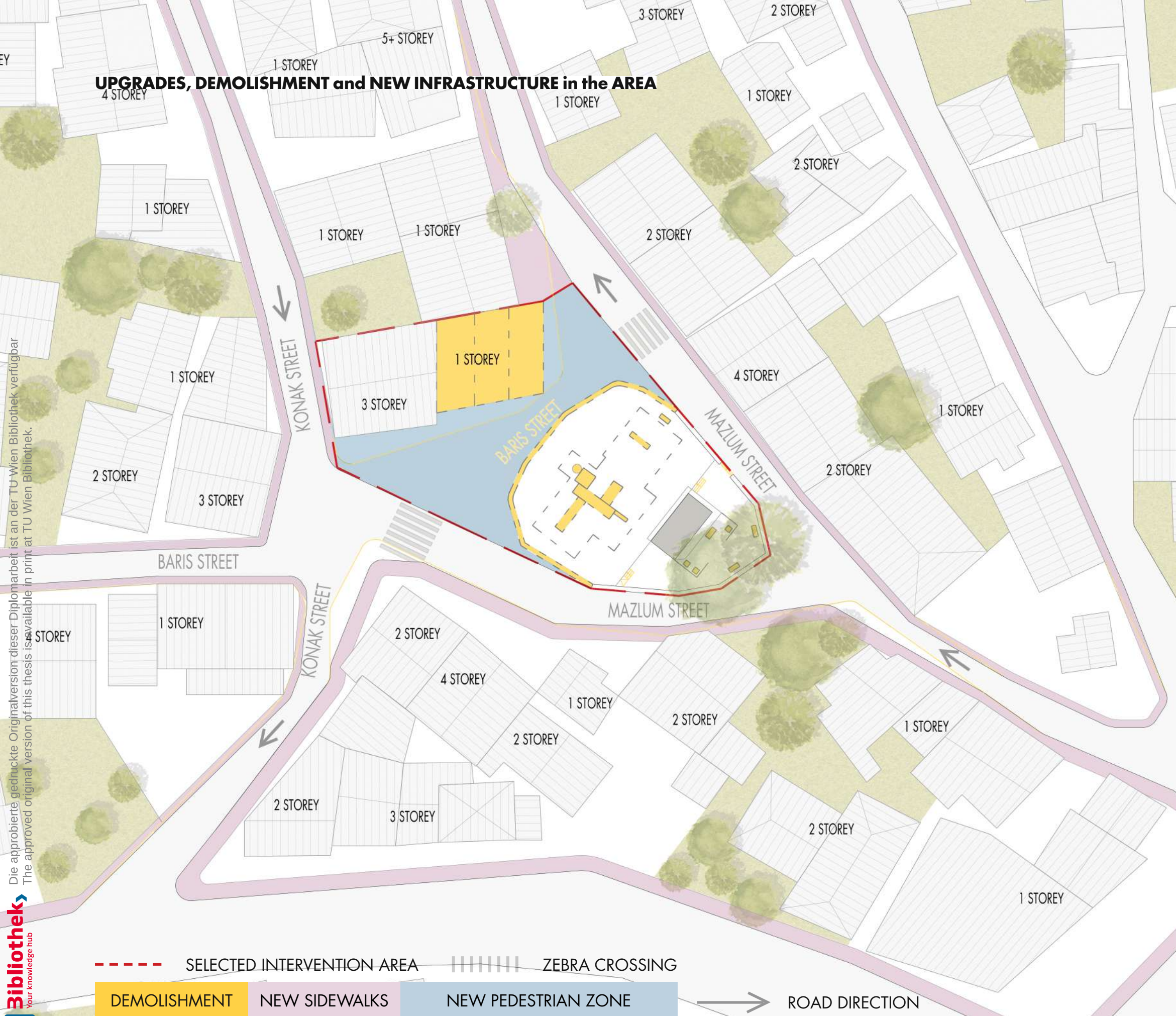


Fig 190 Fotos of the existing structure in the Interventionpoint 3

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UPGRADES, DEMOLISHMENT and NEW INFRASTRUCTURE in the AREA



--- SELECTED INTERVENTION AREA ||||| ZEBRA CROSSING

DEMOLISHMENT NEW SIDEWALKS NEW PEDESTRIAN ZONE → ROAD DIRECTION

Fig 191 Demolishment and Upgradal of existing structure - Plan

1:500

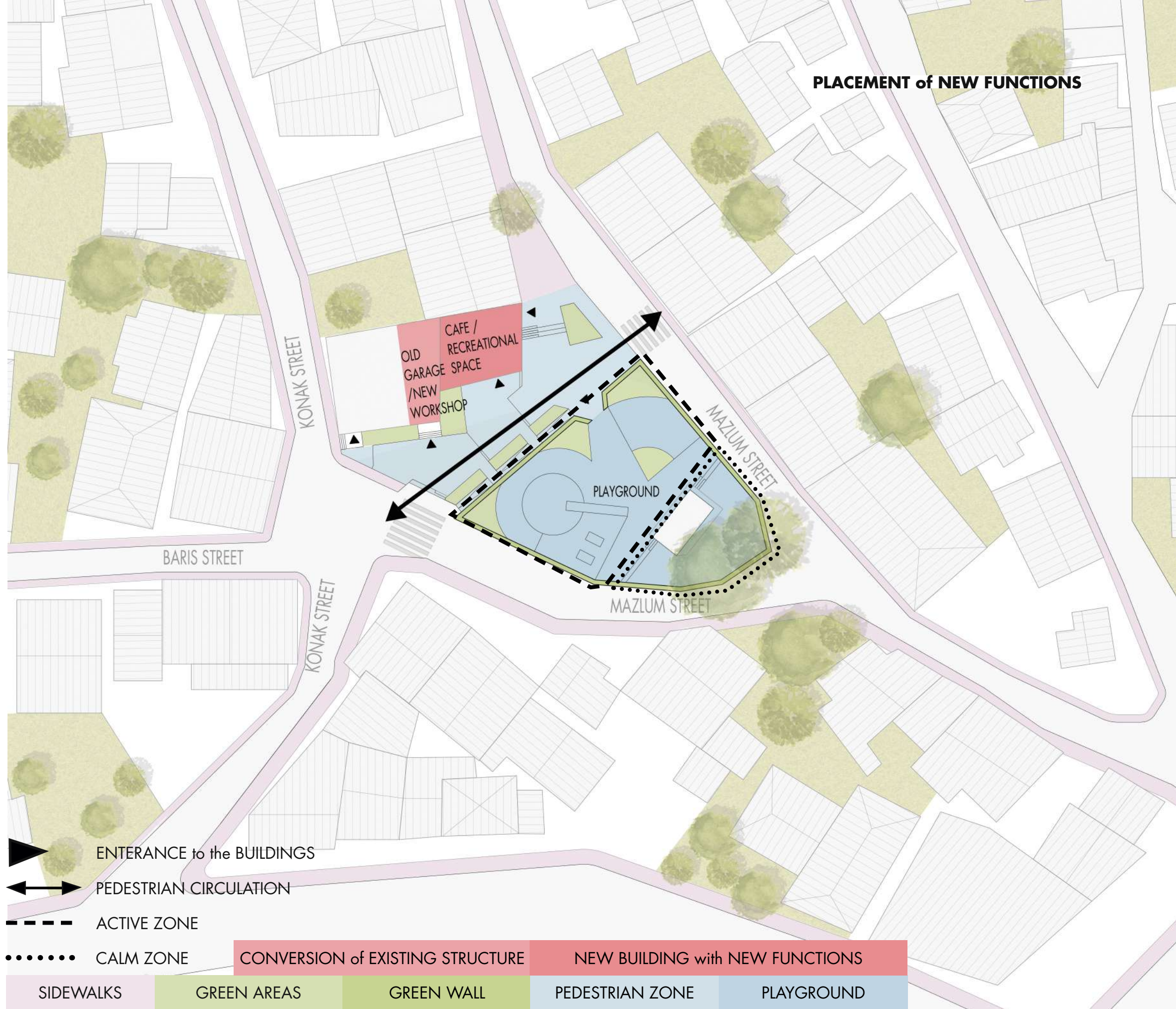


Fig 192 Locations of new functions

1:500



OPEN SPACES of RECREATION ZONE



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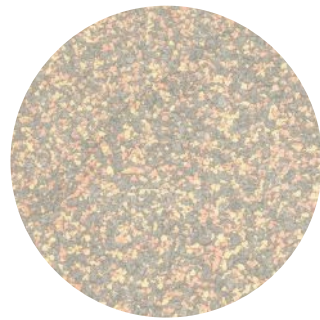


Fig 193 Axonometry of the new proposal and its open spaces

MATERIALITY of OPEN SPACES



CONCRETE



EPDM-RUBBER FLOORING



WOODEN STREET FURNITURE

Due to its non-improvable condition the existing 1-storey housing structure will be demolished, and its **residents** will be **relocated into one of the housing facilities proposed in the Prototype: Affordable Housing.** Instead of it Recreation Zone will be implemented.

Baris Street will be **turned into a pedestrian zone with seating steps, sitting area and green spaces.** In order to make this pedestrian area more attractive for everyone **a new two storey cafe and recreational space** will be built on the spot of the demolished building. The **vacant garage space** in the ground floor of the neighboring building **will be renovated into a workshop space.**

The existing **Derbent Mücadele playground** will be **renovated** into a bigger area **with more interactive and creative activities for children and adults.** The **seating** furniture in the playground will be **increased** in number. **New green spaces** will be implemented in the playground attached to seating furniture and around via **greening the protection walls** of the playground.

PROPOSAL for the INTERVENTION AREA



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Fig 194 Proposed Recreation Zone with its surroundings

1:500





Fig 195 Relation between surrounding streets and the pedestrian zone - Section 1-1



Fig 196 Relation between upgraded Derbent Mücadele playground and the pedestrian zone - Section 2-2

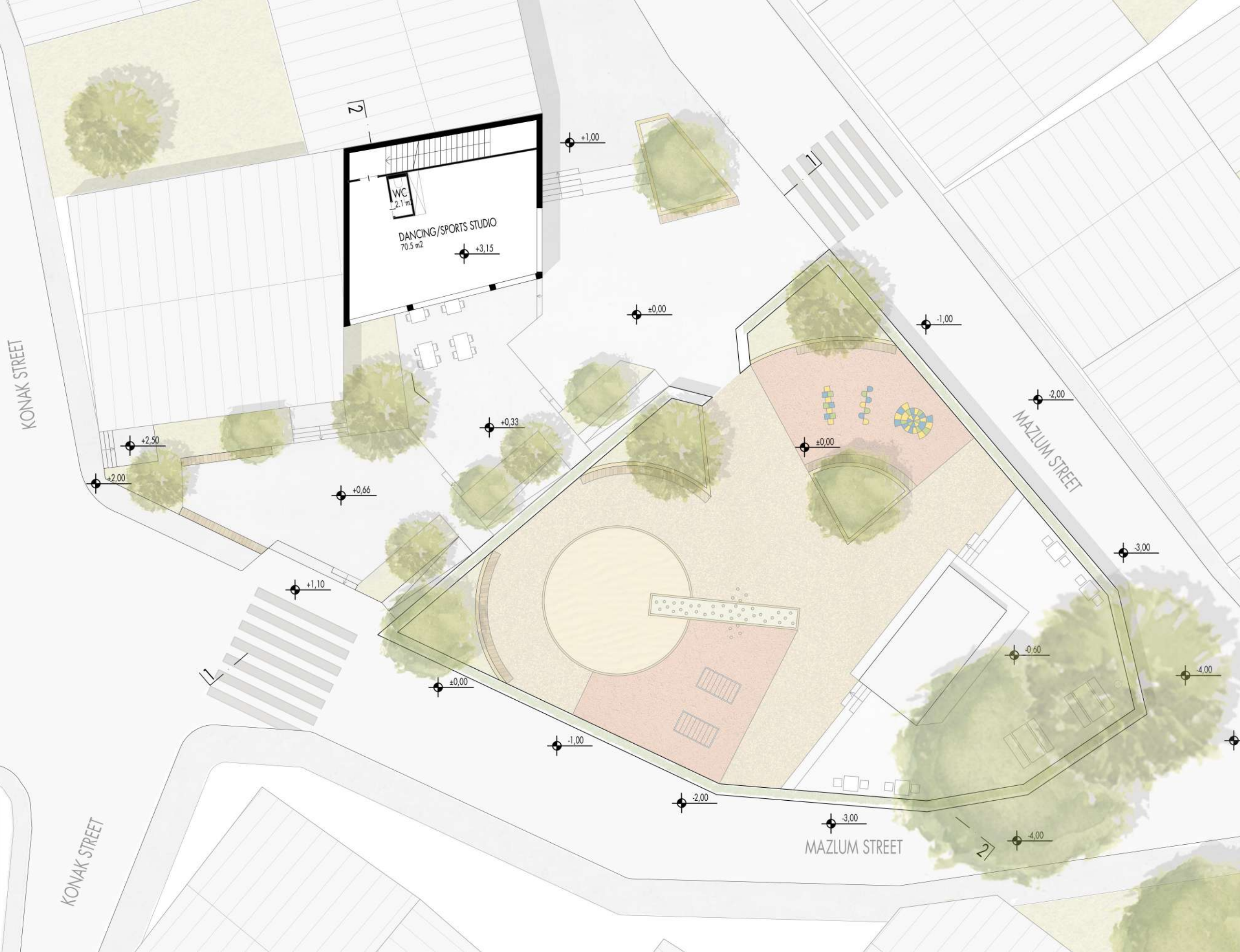
SEMI-PUBLIC OPEN SPACE of the PROPOSED INTERVENTION



▲ PEDESTRIAN ENTRANCE to the AREA

Fig 197 First floor of the new building with a cafe and the upgraded Derbent Mücadale Playground

1:200 



▲ PEDESTRIAN ENTRANCE to the AREA

Fig 198 Second floor of the Cafe and Recreational space (Dancing/ Sports Studio)

1:200





Fig 199 Upgraded Derbent Mücadele Playground



4.3.4 PLANTATION



Boxelder
Acer Negundo



Norway Maple
Acer platanoides

Fig 200 Selected trees for plantation of new green areas

In Derbent Urban Transformation Area the **existing plantation consists of edible plants**, such as fruit trees and vegetable plants. Not edible ones are also grown such as **flowers** for pleasure. All of the remaining ones are **wild herbs or couch grass**.

In all of the three implemented projects, the **condition of the current plantation will be examined before construction** and the **keepable trees and flowers will be used** in the green areas of the implemented projects. **If** the plants **can't be kept for the projects** and their in good condition, they will be **relocated in to the neighboring Atatürk City Forest**.

For the implemented projects **Boxelder (Acer Negundo) and Norway Maple (Acer Platanoides)** are **selected** to be used. These trees are both a species of maple and are **used as shade trees in parks and streets**.

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