Sustainability In Urban Renewal;
A Case Study Of The Oldest Historical Business District
In Beyoglu, Istanbul, Turkey

Suheyla Turk

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KTH, Royal Institute of Technology
Department of Urban Planning and Environment
Division of Urban and Regional Studies
Abstract

In this study, I investigated sustainability in urban renewal through urban renewal components. I selected an area situates in both Emekyemez and Arap Cami districts’ boundaries in Beyoğlu which has got many particular urban renewal projects. The area restricts with urban renewal and gentrification projects around unless there is no urban renewal decision belong to the area. I assume that the area will be effected by recent urban renewal and gentrification processes close to study area which are, Cihangir, Çukurcuma, Asmalı Mescit and Galata. The area’s history started in 7th century B.C. The area maintains historical heritage buildings such as Genuese courtyard, Genuese houses, Genuese city wall and its gateway, and Ottoman Bank Buildings. Genuese heritage is coming from 13th century and monumental bank buildings from late term of Ottoman Empire (19th century). My research question is that; the study area will be affected negatively by recent urban renewal and gentrification projects near the study area. My study hypothesis are; real estate prices tend to increase, commercial sector tends to change and investments for transformation of this area will start and buildings can be sold. However, with using sustainability principles and taking measures, the negative effects of the surrounding areas can be reduced. The area can be redeveloped trustworthy if a good action plan is used for specific points of urban renewal process.

I discussed in my thesis how urban renewal can be achieved in the area with economical, social, environmental and socio-cultural sustainability principles, and which measures can be taken in the area to avoid negative effects of urban renewal practices from surroundings. One of the aim of the study in case area to discuss sustainability through recent physical and social status of the area. The other aim of the study is improving strategies to avoid negative effects of urban renewal projects which restricted to the case area.

Using literature study, searching planning practices in the case area, comparing with other examples from world, scrutinizing documents, making interviews and questionnaires, visiting and taking photos in different periods of the study area, the study was resulted. The result includes recent physical, legal, social status of the area, the effects of surrounding renewal projects. Lastly suggestions were constituted
about achieving legal, economical, socio-cultural and environmental sustainability for urban renewal in case area.

This starts with an introduction in which urban renewal, gentrification and commercial gentrification were determined and then sustainability principles in urban renewal were discussed. I examined sustainable urban renewal samples carried out in business districts in the world. After it focuses on a case study, it introduces physical, legal and social aspects of case area. It goes on with a conclusion of aspects of case area and it ends with giving suggestion to achieve sustainability in the case area.

**Key words:** Sustainability, urban renewal, conservation, urban regeneration, gentrification, commercial gentrification, historical business district, displacement.
Figure 1.1: City parts of Istanbul and location of Beyoğlu in Istanbul.

Figure 1.2: Districts of Beyoğlu and location of case area in Beyoğlu.
FOREWORD

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# TABLE OF CONTENTS

**ABSTRACT** ........................................................................................................... i

**FOREWORD** ......................................................................................................... vii

**TABLE OF CONTENTS** ......................................................................................... ix

1 INTRODUCTION ...................................................................................................... 1

1.1 Background ............................................................................................................. 1

1.2 Purpose .................................................................................................................. 2

1.3 Delimitations .......................................................................................................... 4

1.4 Method .................................................................................................................... 8

1.5 Chapter Overview ................................................................................................. 11

2 FRAME OF REFERENCE ......................................................................................... 13

2.1 Description of Urban Renewal, Gentrification and Commercial Gentrification .... 13

2.2 Sustainability In Urban Renewal .......................................................................... 14

2.2.1 Economic Sustainability in Urban Renewal ....................................................... 15

2.2.2 Social Sustainability in Urban Renewal ............................................................. 16

2.2.3 Environmental Sustainability in Urban Renewal .............................................. 17

2.2.4 Socio-Cultural Sustainability in Urban Renewal ............................................. 19

2.3 Urban Renewal Samples From The World ............................................................ 21

2.3.1 Urban Renewal Samples from Europe ................................................................ 21

2.3.1.1 Urban Renewal Sample from Sweden(Holma, Malmö) .................................. 21

2.3.1.2 Urban Renewal Sample from England(Jewellery Quarter, Birmingham) ....... 23

2.3.1.3 Urban Renewal Sample from Holland(Zeedijik, Chinatown, Amsterdam) ....... 26

2.3.2 Urban Renewal Samples from U.S.A. ................................................................. 28

2.3.2.1 Central Area,Seattle Washington ................................................................ 28

2.3.3 Urban Renewal Samples from Canada .............................................................. 29
2.3.3.1 Ontorio, Toronto................................................................. 29
2.3.4 Urban Renewal Samples from Asia........................................ 32
2.3.4 1 Taiking Road, Shangai..................................................... 32
2.3.5 Urban Renewal Sample From Turkey..................................... 34
2.3.5 1 Beypazarı, Ankara............................................................ 34

3 IMPLEMENTATION............................................................................... 37

3.1 Development Of Study Area In The Course Of History......................... 37
  3.1.1 Study Area in Historical Maps, Photos and Documents................... 37
  3.1.2 Analysis From The Historical Maps........................................ 46
  3.1.3 Analysis From The Historical Silhouette Photos........................... 47
  3.1.4 Urban Planning History of Study Area..................................... 49
  3.2 Location of Study Area and the Selection Reasons................................ 50

4 RESULTS.......................................................................................... 53

4.1 Physical Aspects of Study Area.......................................................... 53
  4.1.1 Sellings of Real Estates in the Area.......................................... 53
  4.1.2 Effects of Galata Cruise Port Project........................................ 57
  4.1.3 Evaluation of Changes in Land Values in Last Fifteen Years at Study Area... 58
  4.1.4 Commercial Change in Last Fifteen Years at Study Area................... 60

4.2 Ethnic Structure of Study Area According to Last Census.......................... 63

4.3 Legal Aspect of Study Area.............................................................. 63

5 DISCUSSION AND CONCLUSIONS.................................................. 69

5.1 Discussion......................................................................................... 69
  5.1.1 Economic Sustainability at Study Area...................................... 70
  5.1.2 Social Sustainability at Study Area.......................................... 71
  5.1.3 Environmental Sustainability at Study Area.................................. 74
  5.1.4 Socio-Cultural Sustainability at Study Area.................................. 74

5.2 Conclusions.................................................................................... 74

6 RECOMMENDATIONS AND FUTURE WORK........................................ 79

6.1 Recommendations............................................................................... 79
6.2 Future work..................................................................................... 81

7 REFERENCES..................................................................................... 83
1 INTRODUCTION

1.1 Background

A city doesn’t a total which comes in the form of people and infrastructures, a city is a mixture of all of them in a complicated way. Towards the activities and processes continue in cities and city life, wasting away of natural resources in time has become a current issue in these days. With the improving of cities and increasing possibilities of city life, population has occurred from immigration and it has increased. Thus social differences has started in communities. Various problems have become and this had people find solutions. Social decompositions have occurred from social differences in communities and this has become a problem in metropoles and big cities.

People, who abondoned the cities with the result of suburbanisation, are turning back to ruined and disused historical areas close to city centers because of their convenient locations. City parts which are frazzled and failed their former function, are considering and planning again. The city parts are redeveloping and renewaling with political, governmental, economical, social sequence of actions which are flexible and feasible for change. In the process of urban renewal, a concept has been discussed nowadays is named sustainability. Sustainability explains principles which are determined by various laws and agreements. Urban renewal activities are planning according to sustainability principles and cities are designing with respect to sustainability.

Usually, cultural functions are given as a concept to urban renewal projects in historical areas. But in time, low-income residents become leaving from the renewed area and they replace with middle-income working class. For mitigating this situation, urban renewal projects should plan with the sustainable principles. It should be a primary objective to improve local economy and to give importance to local requirements. The plans should appeal to everyone.
1.2 Purpose

The aim of the study is; firstly to analyse the historical, social, cultural, economical, environmental characteristic of the area and to improve it, to reform some solutions to transfer it to new generations. The way to achieve this is that; discussing sustainability through recent physical and social status of the area. Secondly, improving strategies to avoid negative effects of urban renewal and gentrification projects which restricted to the case area.

In this work, I have discussed how the area has been affected with changes and what kind of solutions can be presented through urban sustainability, what kind of the precautions can taken to avoid negative effects of urban renewal and gentrification processes coming from surroundings.

The first goal of the study is, examining sustainability principles of urban renewal in literature study, investigating the strategies of sustainable urban renewal from the world samples and discussing both principles and strategies on a case area.

I decided this area because of two reasons; one of them is that; it has got a historical business center background and the other one is that; there are many partial urban renewal projects was occured in the area. I selected the area which hasn’t got any urban renewal decision unless it is bordered between urban renewal and gentrification projects.

The area has got significant cultural heritage districts. Some of them are, the axle of Ottoman Banks Street and the east side of Arap Mosque where has the majority of khans and monumental buildings, have Genoise Houses and Court Building. These buildings are extremely worthy and imposing buildings in the study area.

Urban renewal and gentrification processes have started in Istanbul like other metropolitan cities. Istanbul is the only city positioned between Europe and Asia continents. Istanbul has 12 million population, has a beautiful Bosphorus view and the biggest city of Turkey. It is the center of finance, economy and culture. Urban renewal process has started in one of the historical area and spreaded others since 1980. In recent years, commercial gentrification processes have seemed in historical centers. I want to examine urban renewal process so I selected one of historical district, Beyoğlu, from two of the oldest historical districts which are Eminönü and Beyoğlu. Beyoğlu has been the center of improvement and trade in its history in Istanbul.
On the other hand, many particular urban renewal projects has been increasing in Beyoğlu during the last decade. The study area is bordering between Galata Tourism Center Project is the northeast side, Perşembe Pazarı Urban Renewal district project is the southside, Galataport Cruise Port Project is the east side, Haliç Seaport Cultural Special District Project is the west side in Beyoğlu. Urban renewal projects around the case area was shown at the figure 1.3;

Figure 1.3: Urban renewal and gentrification projects around the case area.

The second goal of the study is; developing strategies to avoid negative effects occurred from the surrounded projects.

Consequently, my observation about the study area might effect from the urban renewal and gentrification projects restricted to the study area. I assume from recent changes around the study area, they might accelerate the urban renewal process of the study area.

The wholesale sector and equipment sector might be transformed to tourism sector in the area Thus, this made the companies buy buildings and real estate prices will increase.
1.3 Delimitations

In the context of my thesis, I gave the definition of urban renewal and the explanation of types of urban renewal. I investigated gentrification and commercial gentrification under the title of urban revitalization. After that, I discussed sustainable urban renewal aspects. I carried on both study of urban renewal samples from the world and case study at the same time. I selected urban renewal samples according to their similarities with case area. I selected them from Europe, U.S.A., Canada, Asia and Turkey. It was given importance for samples designed with sustainable principles and situates in historical business districts. I developed recommendations for avoiding direct or indirect displacement and the strategies taking into considerations from the world samples.

The case study, was selected from county of Beyoğlu, Istanbul. The case area has got an important location in city center. It includes main transportation opportunities such as, sea transportation, subway and highway. A new metro route has still been constructing in the case area and metro route has got a bridge to make a connection between Historical Peninsula and Galata. Besides, this metro will link with high speed intercity train. Another important characterestic of the case area, it is close to an important international seaport.

It has got the view of Historical Penninsula, Bosphorus and Golden Horn stream. Since being centered in Istanbul, having view of Bosphorus and Golden Horn. The area has got a strategical important location which is close to other important main centers (şistiklal Street, Karaköy, Şişhane, Tophane) etc. Thus, it has the potential to be renewed.

The area maintains various important historical buildings, walls and historical banks street. Besides, it has got a special situation which had transformed many times. At first it was used for residential function in the history, than it was used for commercial and manufacture functions and lastly business function added to them.

For many centuries, Beyoğlu has been a development and trade center in Istanbul. Although Beyoğlu has faced various changes until today, when compared the other historical regions of Istanbul, it is one of districts which can still conserve its’ historical characteristics and concentration in which physical structure deformations are seem less.
Particularly, after Tanzimat1, the activities and efficiencies of Levantines of European origin especially Greek, Armenian and Jewish groups were more concentrated in the district due to the increase of the privileges given to them. The important social and physical qualities contributed to Beyoğlu by these groups, caused this district to turn into a colourful one in original and cultural aspects. Galata region which situated North side of Golden Horn, developed outside of The Ottoman Empire center that situated in Peninsula.

Beginning of the 13.century, Genoese were located in the area, the area protected its special status after the congestion of Istanbul. The area was the center of trade of the Ottoman Empire period, where contemporary development has experienced at first and most powerful way. The case area of the thesis study is in the following(figure 1.4);

![Figure 1.4: Location of Case Study Area in Istanbul City](image)

The case study area is bordering between Bankalar Street is the North side, Tershane Street is the South side, Kemeraltı Street is the East side and Yolcuzađe skender Street is the West side in Beyoğlu. The study area places the boundaries of Arapcami and

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1 The Tanzimat meaning reorganization of the Ottoman Empire, was a period of reformation that began in 1839 and ended with the First Constitutional Era in 1876. The Tanzimat reform era was characterized by various attempts to modernize the Ottoman Empire, to secure its territorial integrity against nationalist movements and aggressive powers. The reforms encouraged Ottomanism among the diverse ethnic groups of the Empire, attempting to stem the tide of nationalist movements within the Ottoman Empire. The reforms attempted to integrate non-Muslims and non-Turks more thoroughly into Ottoman society by enhancing their civil liberties and granting them equality throughout the Empire.
Emekyemez districts. The case area covers 11.2 hectares. The study area shelters Bankalar Street, valuable cultural heritage remains and monuments. The surroundings of the case area and historical buildings of the case area are shown in the following figures 1.5 and 1.6.

**Figure 1.5**: Study area and its surroundings.
Figure 1.6: Civil and monumental the most significant historical buildings were shown with numbers and the others were coloured with red and green in the case area.

Around Perşembe Pazarı Street in the study area, were mainly used by commercial function at the 18th century. The other areas were used by residential function which is established from historical maps. At the beginning of 20th century, Voyvoda Street and Tershane Street which situate between Arap Mosque and Tophane Kapısı districts were full of business buildings. All of these show us, the history of commercial function has attended since 18th century. Emekyemez district was mainly used by residential function. After Turkish–Greek population exchange, property tax and Cyprus problems, Greek origin Turkish residents left from the area.

Development paused after the republican period, Galata tissue changed negatively with the rebuilding program from the beginning of 1950s. Besides, new residents from different cities of Anatolia with the immigration, was situated in the abandoned houses. They started manufacturing function in the area. After that period, residential usage replaced between manufacturing and commercial function. Thus, the area has turned to outdated and ragged.
1.4 Method

The case study in thesis adopted a mixed methods approach in order to provide both historical context to the case studies and to capture some of the on-going and rapidly-changing processes of social and economic change that were taking place. The first stage of the work involved the collection of archival and documentary sources in order to provide some background on the local changes that had taken place and recent 1/1000 plan on case area, policy visions and strategies that had shaped the form and character of case area.

At the same time, I examined similar examples to my case area from world to make a comparison.

A second stage then involve visiting, taking photos, making analysis of recent usage of area and interview of business owners, municapility, real estate agencies. Fifty interviews were conducted.

The thesis methodology has these steps;

1. Historical maps beginning from 14th century was investigated, planning history of the area was investigated,
2. Similar examples from world and Turkey was examined,
3. The area visited 3 times in 3 months intervals and was taken photographs,
4. Land use analysis was made of case area and the analyses made by municipality were compared.

5. 50 questionnaires and interviews were finished.

6. The evaluation of changes in land values were investigated from the list of municipality.

8. Opened and closed businesses functions were examined to understand commercial changes in the case area and concentration of functions in streets were determined.

9. Last census list (2007) was found and the citizens and geographical regions where the citizens have migrated determined due to their registered cities.

The scheme of the thesis study is in the following (figure 1.8);

![Figure 1.8: The scheme of the thesis study.](image-url)
In first stage of the study, I tried to be monitored from the maps and photos of physical and functional changes in various periods. I investigated analyses were made by municipality and planning studies in history for checking the changes of the area. I made an analysis of current usage with visiting the area and took photos in three different periods for learning recent situation of the area. The existence of decision of conservation area belong to the case area was searched.

I took list of land values in last 15 years from municipality to determine the economical change in the area. I took list of businesses in last 15 years from the Chamber of Commerce of Istanbul to determine changes of sectors of the market. I checked opened and closed businesses and checked the functional changes. I took census list of 2007 to determine social changes of the area.

In the second stage of the study; I made questionnaires with businesses and interviews with municipality and real estate agencies to identify the changes and people needs.

Locations of interviews can be seen from the given figure (figure 1.9);
1.5 Chapter Overview

INTRODUCTION: Describes the background, the purpose and the limitations of the project, followed by the practiced method.

FRAME OF REFERENCE: Presents literature study of thesis, giving existing knowledge about the main topic and general ideas and descriptions from various articles about topic and several practices about this topic that experienced before around the world.

IMPLEMENTATION: Development of topic to decide concept of the study.

RESULTS: Experimentation of literature study on a case area, examining of recent situation of the area.

DISCUSSION AND CONCLUSIONS: Estimations, expectations, possible results of the study due to findings.

RECOMMENDATIONS AND FUTURE WORK: Suggestions which need to be resulted for the area due to literature study and world experiences. Occurred questions during the study to the next research.

REFERENCES: Lists of references that had been studied during the project.
2 FRAME OF REFERENCE

2.1 Description of Urban Renewal, Gentrification and Commercial Gentrification

Urban renewal projects in historical areas usually focusing on cultural production and consumption. Urban renewal projects addressing the more general living environment, often relating to open space improvements, art provision and streetscape. These environmental changes are aimed at improving quality of life.

However, this quality of life is more often linked to economic quality, for instance the choice of cultural, retail and leisure provision increasing the business and residential attractions of an area. Therefore, the lower income residents begin to live from the urban renewal areas because of various reasons and they displace with middle income working people. This process is named as ‘gentrification’ has got similar steps in neighbourhoods with commercial areas.

‘Commercial gentrification could be interpreted as a natural consequence of social gentrification (less lower class immigrant ethnic minorities, more native white middle class) However, cause and consequence could easily be reversed: potential middle-class buyers of property read the changing retail landscape and they take the establishment of cool boutiques as signs that the neighbourhood is moving into the right direction’ (Rath, 2011).

‘To the extent that the literature has addressed the commercial dimensions of gentrification, the emphasis has generally been on characteristics on gentrifiers- the ways in which artists produce a surfeit of meaning that attracts economic capital (Lay, 1997); the dynamic agglomerations of small producers on gentrified stripts (Kosta & Zukin, 2004); or the role of upscale retailers in place-making and construction of identity (Bridge & Dowling, 2001).

The borders of the gentrification area, its starting and finishing points, the new functions of business sector and the differentiation of functions are determined by investors and market pioneers with the buildings that they bought in that area. ‘A notable of development in public policy in the late 20th century is the heightened adoption of art and culture as part of broader strategies to bring about urban regeneration. This includes measures such as the promotion of artistic events, the creation of landmark infrastructures

13
or the arts, or ‘repackaging’ local heritage like ethnic quarters to transform local imagery and to attract visitors and investments’ (Pendlebury, 2002).

The functions was shaped by needs of the area displace with cultural functions. Then, the promotion of art and production of culture as an industry, makes important differences in the area. The atmosphere was created by culture, boutiques, and artist attracts to investors. In time, number of boutiques increase, chains and franchaises start to open. Number of companies and chains start to increase and in the end boutiques displace with companies. Smith(2002) describes the steps of gentrification as; starting with public-private partnership which the operation of global capital follows, ‘zero tolerance’ to process of gentrification, spreading from center to peripheries and transforming of the gentrified area to a new complex area.

Commercial gentrification is a process that supports to neighbourhood gentrification, follows neighbourhood gentrification or includes neighbourhood gentrification. However, for achieving sustainability of cities and for meeting the needs of the present without compromising the ability of future generations to meet their own needs, it should be focused on local economic development, considering needs of local communities, making plans appealing to everyone. All of ventures should be actioned through this process. In these case, sustainable urban renewal starts to discuss. During renewal process of cities, sustainable principles, which determined with various laws and agreements, urban renewal plans should be designed through urban renewal principles. Therefore, solutions are examined for avoiding displacement or trying to reduce the negatif effects occuring from urban renewal which the local community can be influenced.

2.2 Sustainability In Urban Renewal

There is no one set definition of regeneration, and the term seems to have been appropriated by politicians, planners and managers in the cultural, social, architectural and construction sectors as necessary to suit their changing agendas (Palmer, 2008). Thus renewal has got several components, such as social component which revives social cohesion or communities, economic component which uses physical renewal to revive the economic market of a place or perhaps component where the arts are used to restore vibrancy and life (Palmer, 2008). Mostly, urban renewal focused on economic development with physical renewal in dilapidated or wreckaged areas. Negatif effects occured in urban areas because
of focusing of urban renewal on economic development and is attracted to social, cultural and environmental parts superficially. Consequently, gentrification and displacement problems started in urban renewal areas. However sustainability in urban renewal complete itself with economic, environmental, social and socio-cultural components.

Consequently, it was understood that urban renewal is not only regarding physical regeneration or renovation. Urban renewal has got physical, economic, social and socio-cultural aspects with a given name as sustainability components of urban renewal.

Gentrification and commercial gentrification which are components under urban regeneration are managed by market forces and investors. Urban renewal process is started individual enterprises of gentrifiers. Following steps of urban renewal in gentrification and the results that are assumed for future aren’t arranged with a plan, it doesn’t have a systematic operation.

Therefore, sustainability in urban renewal doesn’t take into consideration, not noticed or not considered important.

Targets for sustainable cities are, safety surrounding, productivity from economic perspective, being extensive and egalitarian from social perspective (Unihabitat, 2009). Many of developing countries will continue to urbanize quickly. Operations shouldn’t be dependent on market force and management initiative for achieving positive developments. While cities are spreading out quickly and population is rising, unfortunately suggested measures aren’t adequate. More than half of the population in the world, live in cities, demonstrate us, there is a priority for considering sustainability in urban planning and renewal processes.

2.2.1 Economic Sustainability in Urban Renewal

Achieving economical sustainability through urban renewal, it is an obligatory to plan through needs of local citizens. It is important to focus on to develop local economy and to design that appeal to everyone. ‘Eberts(1986) stated that investment in providing public infrastructure and social services can promote economic development and their existence is a necessary precondition for economic growth’ (Chan & Lee, 2009). Chan and Lee(2009) prepared an article due to their a questionnaire survey and exploratory factor analysis, they mentioned their study extracted six critical factors including ‘quality welfare planning and provisions’, ‘conservation and preservation’, ‘land strategic utilization’, ‘community
contributions’, integrated design’ and transport arrangements. Chan and Lee(2009) has stressed that the open areas and services are important both for economical and physical sustainability in their articles. They emphasizes that there is an increase in cost of field due to captivity that arises because of public infrastructure and social reinforcement and it lead economical growth for the investors by mentioning about the analyses of Eberts(1986) about this topic. By emphasizing the points of Majitha's work(2006), Chan and Lee discuss about the disposal management's importance in sustainable economy and since the air pollution increases the demand for health care, it affects the physical and psychological health negatively and it causes some types of illnesses and the quality of life has decreases. Thrash(2001), believes while the local qualities of a specific place can be emphasized, the commercial area control can be achieved as well and the process is mentioned by her. To improve the ability of the community living in the region, including major commercial organizations and non-profit organizations in the region, to become part of the community, the commercial area planned by private developers to increase the benefit of the community development projects in attractive parts of the region have been listed by her.

2.2.2 Social Sustainability in Urban Renewal

It is an important issue that defining community needs with achieving social inclusion and participation in urban renewal areas. Urban renewal is not only include physical changes but also includes sociological changes. Social impacts can be identified such as, crime figures or instances of anti-social behaviour, physical and mental health, education, social capital including community cohesion and social inclusion (Palmer, 2008). All of these impacts effect social life and lead to segregation or communication. Alongside these determinations of social impacts, academic Robert Putnam has identified a fourth, ‘social capital’. His work recognises the possibility that the ‘quality of social relations in society can have an important impact on key policy outcomes such as health, educational achievement and economic growth (Putnam, 2000). The renewal projects which focus on social capital and underlying the importance of social responsibility, make the people in community respect to social worth. The needs of people and communities take the lead with social mobility, health, crime and education regarded as issues to be addressed through renewal funding; this may lead to a rise in the evaluation of such outcomes (DCLG, 2008). Achieving social cohesion and providing social participation should be included before, during and urban renewal projects. Economic impacts, market values and business interest are given as the
primary aims of urban renewal alongside educational and skills improvement, community confidence and enhanced built and natural environment for achieving social sustainability. Surveys about historical areas indicate us the importance of renewal of historical areas has been increasing in these days. Regarding to British Urban Regeneration Association (BURA) state, ‘historic buildings can act as focal points around which communities will rally and revive their sense of civic pride’ (BURA, 2002) According to The Department of Culture, Media and Sport’s (DCMS) Taking Part survey has shown that 70% of adults visit a heritage site at least once a year the definition of heritage site including historic cities or areas (DCMS, 2008). Another proof of heritage interest in the world is Heritage Link group has got four million members around the world. All of these surveys show us that, renewal of historical buildings and historical areas have a direct linkage between social capital. Basic inference from the all, to success in urban renewal projects in historical areas is the inclusion of existing communities, and planning of projects having regard to their social capital, rather than the creation of a new community with little local identity (Palmer, 2008). The targets for social inclusion and participation of excluded communities through arts and culture in urban renewal projects, take benefits for these people’s health.

2.2.3 Environmental Sustainability in Urban Renewal

Provision of ecology and natural landscape have an important consideration to sustain environment in urban renewal. Chan and Lee(2009) gave place to Tang and Lam(2009) research in their article. ‘When a development exceeds the carrying capacity of a land, the ecology is harmed and environmental sustainability cannot be achieved (Tang & Lam, 2000). Chan and Lee(2009) mentioned if the physiological needs of citizens are gratified within their communities, they feel happy and their senses of civic pride enhance. They talked about the importance of pollution control and waste control continued with the importance of adaptable development and effective management. Provision of pollution control measures, installations of environmental friendly devices, and effective management safeguard the environment as they optimize the use of natural resources available in a community, improve environmental quality of the city, and minimize wastage of scarce resources. Chan and Lee(2009) also mentioned in their article to use convenient pedestrian and public transport routes are beneficial to environment by reducing energy consumption and emission (Pearce, Lackey, & Sullivan, 2003) of pollutants.
The way of accessing open spaces and public facilities make citizens have more incentives to travel on foot when accessibility of social facilities increases. ‘In this way, total vehicular movement reduces, and pollutants emitted by vehicles, traffic noise also diminish substantially. Pearce et al.(1996) states that repairing and preserving existing structures consume fewer building materials and natural resources than new construction. Chan and Lee(2009) extracted six factors effects to urban renewal process to achieve environmental sustainability. They are; land use planning, quality of life, conservation and preservation, integrated design, provision of welfare facilities and conservation of existing properties.

Evans has also a work done about urban renewal in 1994. Evans sorts the factors that affect the urban renewal quality out as: satisfaction in business and life or family life affects the quality of life. some qualities that can be described personal or general such as Ability to construct social relationship or the problem solving affect one's quality of life in both social adaptation and the relationship of that person’s with the other ones. The personal character and qualities are about the individual perception of one and these affect one's quality of life. Finally, biological, social and physical environment can affect one's quality of life. For instance, poverty/wealth/clean and polluted air/risk and health factor etc. (Evans, 1994).
2.2.4 Socio-Cultural Sustainability in Urban Renewal

People are the leading factor in the formation of cities and the society they form, including the different personalities, lifestyles, habits, and worldviews that each person has, creating the urban settlement which is shaped by these. The urban settlement is shaped together with people's socio-cultural lifestyles. Atik (2007) defines socio-cultural values as follows: “Socio-cultural values involve the roles of the people in a society, their relationships with each other and their environment, their worldviews, their past and present experiences and the general opinions regarding that society.”

Social sustainability is “ensuring that the natural resources are used efficiently now and in the future by protecting and developing the social environment which will help meet the needs of people and enable the environmental sustainability” (Buckingham-Hatfield and Evans, 1996). Involvement of the term ‘culture’ in topics related to sustainability, however, is a recent phenomena, as mentioned earlier. Mudacumura (2002) defines cultural sustainability as the sincerest way in which a society accepts that it has complex mutual values, beliefs, customs, abilities and by which it decides to protect the existing cultural past for the sake of humankind's dignity while supporting cultural solidarity.

-If we wish to know how cultural sustainability originated, we encounter Agenda 21 for Culture. Agenda 21 for Culture made several decisions by bringing together local governments and authorities around the world. These are as follows:

“To be able to find solutions for global trends affecting cultural diversity on a local scale”;

“To guarantee that cultural policies take place at the center of city management policies”; and

“To be able to ask all national governments and international organizations to develop and reinforce the cultural viewpoints of their sustainability strategies” (Agenda 21, 2004). Cultural sustainability has two main points. The first of these is the creation of the policies needed and the second is the way people embrace these, and the way they struggle.

To be able to better understand the main idea forming the socio-cultural aspect of sustainability, we can mention the results the antropologist Ingold (1992) obtained in his study which examines the theories based on cultural statement. According to these results, it is posited that people cannot understand their environment directly and act accordingly, and that they can do it only by means of cultural statements (Ingold, 1992). In this sense, it
is understood that all aspects of sustainability are based on the social strength (Goodland, 1995).

Socio-cultural sustainability concept is the fourth concept after the three main part of sustainability: ecological, economic and social sustainability according to Nguyen (2007). The reason of it has been accepted and understood recently. However, the thing that we can define as improvement and how the people will act in the world and what kind of a role they will take is done by culture. That's why, culture is the thing that consists the other three concept in it as well. The way that the whole behaviour has been created in social life and the environment that human life occurs, the economical data shows that culture is related with other issues as well. In this point, Urban renewal, physical planning and environmental sustainability should be done through some analysis. Through the time that the functions come together, positive space relationship should be cleared, different procedures should be grasped and the changes should be taken into consideration and all of them should be planned through the city and it must be cleared with the physical plans with socio-cultural facts as well. The basic requirements for enabling socio-cultural sustainability are as follows:

- Teach about all aspects of sustainability in schools, universities, and communities
- Build community capital
- See art and culture as an educational tool
- Encourage organizations to work together on poverty, job development, housing, health, redevelopment, and youth concerns in communities
- Support local development initiatives
- Increase social inclusion and build stronger communities
- Improve quality of life, sense of place, and well-being in communities
- Relate to rural and urban revitalization
- Improve the physical environment, such as parks, and revitalize buildings
- Support affordable housing (for example, artist cooperatives)
- Improve street life, which improves social relations in neighbourhoods
- Provide healthy and supportive communities for youth
- Improve cultural facilities in order to improve community cohesion (URL-12).
2.3 Urban Renewal Samples From The World

In this section, I examined strategies in urban renewal examples from the world which are from Europe, the U.S.A., Canada and Asia. I observed the phases they went through and I assessed the relation with the field of study. I gave the reasons for their selection to take consideration to my case area.

2.3.1 Urban Renewal Samples from Europe

Among the examples from Europe, I examined the urban renewal in Sweden, England and The Netherlands.

In the Swedish example, I examined the urban renewal of Holma residential area in the city of Malmö within the framework of social sustainability criteria. Here, urban renewal was initiated by a housing company.

Renewal of the Jewellery Quarter in England and the Zeedijk Area in the Netherlands was initiated by the City Council. What is interesting in The Netherlands is that in an area where the Chinese population is concentrated, although there should be commercial redevelopment and the trade sector there should change place, the community dwellers displayed dominance and wanted to take part in the renewal. As a result of the agreement reached between the Chinese businessmen and the City Council, with financial and political support, renewal was realized there, where the ethnic environment remained.

In the case of the renewal in the Jewellery Quarter in England, the area where in the past the jewellery sector was concentrated and stages of production, exhibition, sales and training were witnessed, was abandoned, and with urban renewal the same function and sector was given and the area was renewed.

2.3.1.1 Urban Renewal Sample from Sweden(Holma, Malmö)

Sweden has got less population density rather than the other countries. Sweden city plans reflect to sustainable planning criterias in each stages. In this example, there is the smallest scale for achieving social sustainability successed easily. It can be easily understood what kind of steps should be used for achieving social sustainability from this the smallest scale of urban renewal project.
Holma locates outside of Malmö. Holma, in the late 1960s and early 1970s, is an example of large-scale housing examples where 1000 apartment buildings were built up. Although the apartments had a good standard, landscape seemed poor quality, services and workplaces located far from houses. In the early 1990s, there is a strategy was developed for improvement of residential area. Due to that reason interviews made with residents to learn their ideas how to change lack of attractiveness of area and poor conditions. Their needs and suggestions were discussed. The strategy of company for improvement explained to the residents and the ideas of residents were asked about quality of their living environment and daily life in that area (PTSJOP, 1997). For achieving social sustainability, interviews were made one by one with the residents and three questions are posed to the public. Their answers were;

A clean, attractive and environmental unvandalized environment is wanted.

The performance of service conditions is wanted to be applied.

The improvement of security system and social environment is wanted (PTSJOP, 1997).

Over time, unused, undemanded and to become empty of these housing area renewed due to residents needs and complaints. The area renewed with designing public spaces and green areas. ‘Today, residents of Holma are proud of their neighbourhood’ (PTSJOP, 1997).
If I compare with my case area, there are few residents adding to shop owners in my area. Using survey method to learn people choices about what they need in their living environment, can be a good strategy before starting to make plan. In this example, visits established a direct face-to-face contact. Visits made with the company for learning ambitions to upgrade the area and the other was made with inhabitants about how they viewed their living conditions and daily life in the neighbourhood. In my case area, there are more than two actors for taking decisions about the area. Beyoğlu municipality, Istanbul metropolitan municipality, land owners, investors, social agencies, shop owners, tenants, residents. The questionnaires should be made with each of them and should be taken decisions about their needs after the interviews.

2.3.1.2 Urban Renewal Sample from England (Jewellery Quarter, Birmingham)

Chosen as an example of Jewellery Quarter Area, is England’s the most ancient jewellery manufacturing area. The area included design, manufacture and shops of jewellery and items. Besides providing education in jewellery design and manufacturing, there was a school built in the past. All of these characteristics were renovated with this project. I chose this example for monitoring what has happened through the strategies and pioneers in this area in the field of cultural production and consumption of urban renewal in this historical business area.

There are three important factors that made it appealing in terms of the urban renewal area;

1. This area has got an important location. The north-west of the city, the former industrial area transformed to knowledge, office and IT sector with an urban renewal project. This area is settled a mile away from Jewellery Quarter Area.

2. Birmingham city council determines the framework of the concept, its new economy is being built in the physical and symbolic space of its old manufacturing-dominated economy.

3. Regeneration impact on the jewellery industry is significant because the economic, political, cultural and social stakes involved are now especially high; the Jewellery Quarter is at a critical point in its evolution as a major ‘European site of jewellery production. Birmingham jewelers face a stark choice between further decline, to the point of extinction,
in low value added markets or a shift into more design and knowledge intensive form of production’ (Pollard, 2004).

It is a good example how to make a cultural production, promotion of traditional jewellery sector in the area.

**Figure 2.2:** Jewellery firms in Jewellery Quarter in the beginning of 20th century, (Pollard, 2004)

In the renewal of Jewelry Quarter in Birmingham, England, the project designed not to give another function rather than its own function in the history. Manufacture, design and selling functions were maintained in project. Jewellery school opened again. Thus, people can see design, manufacture and exhibition process of jewellery. Besides, if they want they can take education about jewellery in this area. With making cultural production, cultural industry and repackaging of the Jewellery Quarter, which includes historical and cultural
heritage, increased the attractiveness of touristic function. This area is a good example for cultural production and consumption in urban renewal project. It is a good example for socio-cultural sustainability project (BCC, 2001).

On the other hand, this project includes historical residential areas, which were restored as well. But developers thought the jeweler industry addresses luxury sector and users might be elite. Thus, people who want to reside in here prefer luxurious houses and they design luxurious residence. In the end, the house prices of this area are 8-9 times more than city center (BCC, 2001).

Unless shop selling prices and rents are kept low for designers and manufacturers, they worried about selling and rent prices will increase in the future they plan to transform their shops and workshops to residences because they assume it might be more profitable (Pollard, 2004).

- Consequently in the year 2002, this area was decided to be restored and protected. So, the new construction initiatives in this industrial and commercial area is restricted. (Pollard, 2004).

- Despite these difficulties, this area is set as a good example for jewellery industry; became famous in England and revived Birmingham’s traditional, historical jewellery production and commerce sector important again (Pollard, 2004). Photos of Jewellery Quarter, after declared as protection area in Figure 2.3 is shown.

![Figure 2.3: Photos from Jewellery Quarter after urban renewal process, (BCC, 2005).](image)

If I compare with my study area, my area has historical manufacture and selling of chandelier function. Leading from this example, my area can improve with culture industry like Jewellery Quarter. In this study, the old traditional industrial-commercial area was
renewed. The old shop owners who were moved their shops to the other districts of the city were persuaded to their old shops in the Jewellery Quarter after the urban renewal process. In my case area, chandelier manufacturers and sellers have still been staying their shops. In this example, the historical buildings were restorated, streets were upgraded and all other historical functions of the Jewellery Industry were settled to the area. The ground floors of the buildings have been using as shops and upper storeys have been using as residents. In my case area, for new 1/1000 plan, the given functions are the same as Jewellery District. If the process of urban renewal steps examine carefully, these process can be transform to chandelier manufacture and selling part in my case area.

2.3.1.1 Urban Renewal Sample from Holland(Zeedijik, Chinatown, Amsterdam)

In Zeedijk Netherlands project, culture and art function was given as a concept for this urban renewal project. Zeedijk district, maintains Amsterdam's 350 years of harboring traditional dwellings. Street like pictures with colourful facades of buildings. The street maintains various ethnic restaurants, shops, boutiques, cafes, pubs and travel agencies. General impression of the district has Asian style after the appearance of an Asian migration. Location of the area is shown on the figure 2.4.

Figure 2.4: Location of Zeedijk, Chinatown in Amsterdam (Url-5).
Opened shops for many years belong to Chinese owners because of their densely population in this area. They filled the area with traditional Chinese symbols and figures like typical Asian neighborhood. Chinese people changed the ruined area with opening their traditional shops and giving their characteristic elements, they changed atmosphere of the area. After a while they got the area to be attractive and popular.

After popularity of the area, some gentrification signals became with opening cool butiques. Municapility decided some changes in the area but Chinese businessmen made political and economic support agreement with local authorities and regions. They renewed in the ethnic impersonation and maintain Chinese character of the area. Now the area is famous as Chinatown. People who has got a different country culture have a majority in this old historical district enterprised to maintain their cultural existence and shops in this area. With the help of Chinese Businessmen and authorities, they survive their shops by preventing the displacement of gentrification.

![Figure 2.5: Views from Zeedijk, Chinatown after the urban renewal.](image)

If I compare with my area, there are many historical buildings exist in my study area as well. These urban renewal steps and its effects are an important example for my area. In this example, Asian style given as a tradition to the area because of living immigrant population. In my case area, Genuese population had lived around Perşembe Pazarı Street which maintains historical Genuese Houses and Courtyard. If the historical atmosphere of Genuese existence can be felt in this part of the area, this can be attractive for the visitors in the case area.
2.3.2 Urban Renewal Samples from U.S.A.

America, Central Area, given as an example, in the United States design a fund in their law to minimize the potential impact of urban renewal projects and gentrification processes. Potentially most affected communities, the low-income groups can benefit from that fund not to be victims of that negative effects.

2.3.2.1 Central Area, Seattle Washington

Central area, in the process of gentrification, still preserves empty lands and it will precence more or less two years. City government has established a new system to prevent displacement. City’s housing assistance fund which is accessible for low-income people provide affordable housing buying and renting. System works with a linkage between commercial area and residential area for providing residents. The houses got from infill development which includes workable commercial areas for residents. A mixed use project designed for central area and tax constituted increasing fund to preserve and provide affordable housing. The project built up at 23th and Jackson Streets in Central Area which is shown in figure 2.6

![Figure 2.6: Locations of 23th Avenue and Jackson Avenue in Central Area.](image)
Low-cost housing, affordable housing and commercial center projects were developed on parcels which were totally emptied by previous urban renewal project. The project is a mixed used project in order to create working opportunities for residents. High-density projects provide business opportunities and low-cost shopping opportunities and they make a positive effect on the housing area. Infill projects have positive results to prevent displacement for residents who are confront with gentrification process. The public and private funds used for financing commercial and residential areas(Urban, 2006).

If I compare with my area, gentrification process can seem as well in future period. The way to avoid its negative effects on the most affected communities are a good example for taking suggestions from this example.

2.3.3 Urban Renewal Samples from Canada

In the case of Canada, Toronto, three sample commercial areas were examined, one of them is gentrificated, one of them is expected to gentrificate and the one is still in gentrification process. They are compared in terms of various criteria.

2.3.3.1 Ontorio, Toronto

These fields are located very close to each other; residential area of West Queen West, residential area of and residential area of Bloordale. It was predicted that the gentrified area affected the area in gentrification process and will affect the other area. Components of commercial sector in the area, food chain appealing to the lower income group, junkes, financial services and foreign exchange bureauxes and beginners of gentrification which are clothes boutiques, restaurants and shops of art design. (Rankin, 2008). Location of the areas are shown in figure 2.7.
Figure 2.7: Locations of residential areas in which commercial gentrification is examined, (Rankin, 2008)

Land value changes and probability of gentrification process due to changes of land values are shown in table 2.1.

Table 2.1: Land value changes and probability of gentrification process, (Rankin, 2008)

<table>
<thead>
<tr>
<th>Name</th>
<th>Stage</th>
<th>Land value change</th>
<th>Probability</th>
<th>Boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Queen West</td>
<td>Rapidly gentrifying/leading</td>
<td>$128, 825 dollars</td>
<td>99.90%</td>
<td>Ossington-Gladstone</td>
</tr>
<tr>
<td>Roncesvalles</td>
<td>Gentrifying/keeping up</td>
<td>$112, 201 dollars</td>
<td>98.80%</td>
<td>Galley-Hewitt</td>
</tr>
<tr>
<td>Bloordale</td>
<td>Not gentrifying/lagging</td>
<td>$64, 565 dollars</td>
<td>99.60%</td>
<td>Lansdowne-Dufferin</td>
</tr>
</tbody>
</table>

The characteristics and differences of areas are shown in the table 2.2.
<table>
<thead>
<tr>
<th>Situations</th>
<th>Rapidly gentrifying/ leading</th>
<th>Gentrifying/ keeping up</th>
<th>Not gentrifying/ lagging</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Queen West</td>
<td>-Leading property values increasing</td>
<td>-Close to areas average in property value increases</td>
<td>-Below area average in property value increases</td>
</tr>
<tr>
<td>Roscesvalles Village</td>
<td>-Art/culture driven gentrification; corporate retail chains and high-end condo development locating on strip; driving up property values and pricing artists out of the market.</td>
<td>-Significant presence of Polish business establishments and institutions catering to Polish and Eastern European clientele, many of whom are former residents of the area.</td>
<td>-Ethnically mixed</td>
</tr>
<tr>
<td>Bloordale Village</td>
<td>-Anchors: two high-end boutique hotels and two social service agencies (centre for addictions and mental heath and St. Christopher house) which serve low-income and at-risk populations.</td>
<td>-New residential population of ‘young urban professional families’ drawn by the village feel.</td>
<td>-Visibly depressed: run-down store fronts, suboptimal municipal servicing, poorly maintained sidewalks and planters.</td>
</tr>
<tr>
<td>Overall Character</td>
<td>-Anchors: Significant Polish cultural institutions such as St. Casimir’s Roman Catholic Church, St. Stanslaus-St. Casimir’s Credit Union, many public amenies</td>
<td>-Anchors: Significant Polish village designation</td>
<td>-Anchors: Strip clubs</td>
</tr>
<tr>
<td>Business type and strip identity</td>
<td>-Art and design designation</td>
<td>-Stock of architecturally interesting buildings</td>
<td>-No affirmative designation; reputation for crime, drugs, prostitution, other illicit trade</td>
</tr>
<tr>
<td></td>
<td>-Stock of architecturally interesting buildings</td>
<td>-Boutique shops and restaurants/clubs, some recent, some 10*15 years on strip. Franchises and chains also appearing in high-end retail.</td>
<td>-Franchise label offers security to long-time businesses</td>
</tr>
<tr>
<td></td>
<td>-Recent emergence of boutique shops, restaurants/clubs and art galleries</td>
<td>-Controversy surrounding BIA’s role in promoting Polish village designation</td>
<td>-Social tectonics- along ethnocultural lines</td>
</tr>
<tr>
<td></td>
<td>-BIA seeks to lure tourists, ‘creatives’ and leisure shoppers</td>
<td>-BIA is working closely with residents’ association to promote community economic development.</td>
<td>-Factors keeping property values and rent relatively low: crime, drugs, etc.</td>
</tr>
<tr>
<td></td>
<td>-BIA’s recent initiative to include representation from residents’ associations on Board of Management indicated a trend toward more integrated community development</td>
<td></td>
<td>-requirements for environmental remediation, lack of interesting architecture</td>
</tr>
<tr>
<td>Gentrification Process</td>
<td>-Displacement of businesses providing affordable services to low-income people</td>
<td>-Polish businesses and residents relocating to Mississauga by attrition, not displacement, and retaining ownership of buildings.</td>
<td>-Expectations and hopes of future gentrification</td>
</tr>
<tr>
<td></td>
<td>-Displacement of artists by condo developers and rising rents</td>
<td>-Franchise label offers security to long-time businesses</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Nimby organizing by newly formed residents’ association</td>
<td>-Social tectonics- along class lines</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Social tectonics- along class lines</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
This example has got different sub-districts which have got urban renewal process. This districts effect each other during their transformation processes. My case area has got similar sub-districts as well. Their changing processes, business type and strip identities are similar to each other. After making a strong competitive analysis with this example sub-districts and my case area, the suggestions can be used for my area.

2.3.4 Urban Renewal Samples from Asia

China, Shanghai is the case, including small-scale production function, consisting of historic structures in the region, around the high-density residential and business centers, making an altered function and transformed into a commercial area.

4.1.4.1 Taiking Road, Shangai

The area includes single-storey and two storey industrial buildings had the small-scale production inside in the past. In years, high-rise office buildings and apartment buildings enclosed commercial area. After that, it was decided to start urban renewal in this area with a given function which is culture, art, trade. Taiking Road and its surroundings map is shown in Figure 2.8

![Figure 2.8: Taiking road and surroundings (Wang, 2011).](image)

Taikang Road in Shanghai city of China locates in Dapuqiao district in Luwan. The area far away from main trade center of Huaihai Road only 20 min. walking distance. The buildings history dates back to 1920, the area maintains residents and small-scale tobacco, perfume,
watch and plastic factories. In the early 1980s, a comprehensive decentralization and re-development plan was designed by city council. They decided to transform the area to a modern commercial and residential area. In the year of 1998, Dapuquiao street office decided to renovate Taiking Road where the industrial buildings concentrated. They inspired from Soho Project in New York and Osaka in Japan and decided to transform this area to art galleries, studios, handmade shops, boutiques, cafes and pubs. The council of Luwan District started to work with Taiking Road art avenue professional management.In the year 2004, 100.000m² slums were demolished and replaced with 26 new office buildings and 24 new modern apartments.

![Image](image.png)

Figure 2.9 : Offices and industrial buildings, (Wang, 2011).

In 2010, the old industrial buildings transformed to different functions. Including nearly 300 art design boutique, luxury cafes, restaurants and art galleries located in residential area. But this change cut through the cheap rents and low housing prices in this region. The area is visited by 6000 people per week. 400 residential buildings have just added and and 75.000 m² area is in used in 2011. Taiking Road image after the urban renewal in Figure 2.10 is shown.
If I compare with my area, the case area was transformed from industrial area to commercial area. The urban renewal steps can be transferred to my case area.

2.3.5 Urban Renewal Sample From Turkey

I selected this example because it provides all of sustainability principles in project and the most successful sustainable urban renewal project of Turkey. In the case of Ankara Beypazari, the cultural background of the local people has been put forward, new sectors have been opened, tourism has been revived and the quality of life has been increased.

2.3.5.1 Beypazari, Ankara

In this example, the sustainability in urban renewal was achieved with all of the four aspects which area the economical sustainability, social sustainability, environmental sustainability and socio-cultural sustainability.
The mayor took the first step for urban renewal in the Beypazarı district in 1999, by painting historical Beypazarı Houses. Upon a favorable reaction to the changing and renewed appearance of the buildings, a sanitation project was set up and the process continued with the restoration of houses. The physical renewal was supported by cultural activities and attractions in the field of tourism were created by organizing festivals. Some courses and seminars were given by chamber of commerce and municipality for educating people and they found them jobs. Another project was carried out for drug users to bring them in community. They found them jobs, gave them instructions and psychological support.

In this way, the socio-cultural sustainability stage was also provided. In the renewal, besides the Ankara Cultural and National Heritage Preservation Board, the Gazi University, the district government, private sector and non-governmental organizations were also included in the process. In this way, the stages of social sustainability in urban renewal and environmental sustainability in urban renewal were included in the urban renewal. The general view of Beypazarı is provided in figure 2.12.
Beypazarı urban renewal project initiated by the local administration, and continued with the contributions of the university, non-governmental organizations, the district government and the private sector, serve as a good example of sustainable urban renewal.

If I compare with my area, there are many sustainability steps can be achieved successfully. In this case, the success of urban renewal occurs from its urban renewal plan. The plan was made by local administration, municapility, university, non-governmental organizations, the district government and the private sector. Besides, social sustainability part of this example is also important because of supporting jobs and educations for local people. All of the steps of this example should be examined carefully and transfer to my case area.
3 IMPLEMENTATION

For developing concept, I examined the area in the course of the history. I tried to monitor physical and functional changes in various periods from historical maps and photos. I also investigated historical ethnic structure of the case area also due to other articles, maps and documents about study area.

3.1 Development Of Study Area In The Course Of History

I examine historical maps of the area during the field study, examined historical plans belong to area, I visited three times in the three-month period, took photos and made landuse analysis.

3.1.1 Study Area in Historical Maps, Photos and Documents

I examined historic maps; one of the belongs to 1335, the one is Kaufer Nominidis map in 1335, a map of Cervanti in the year of 1881, a map of Huber in the year of 1895, Goad map of 1905, the German blues map before the First World War of 1913-1914 and Perwetich map in the year 1927, Suat Nirven map in the year 1949. I investigated and draw the area from these maps. I determined the important axles during the history and what kind of ethnic structure concentrated in the area from the concentration of historical religious buildings.

The physical changes in the area are,

- Galata, which history is started in 7th century B.C., was dominated by Genuese colonies in ends of 12th century. From that period to today, the area developed through vertical and transverse axles.

- In the latest years of 1264-65, the power of Byzantine Empire on the area decreased.

On the other hand, Genuese power in the area was increasing due to the trade and customs income day by day. For this reason, Genuese colonies expanded their borders at first from seaside to slope through the alignment of Yayık and Voyvoda Avenues and from Kalafat area to Karaköy shaped as a curve at seaside. In other words, Genuese colonies expanded their walls through the surrounding of Azapkapı- Şişhane- Kule- Bitpazarı- Tophane (Eyice, 1969).

- In the gravures belong to 15th century, it seems that Galata was bordered with Genuese Walls. The important axles which were shown in gravures are, Perşembe Pazarı Street,
Galata Tower Street, Yüksek Kaldırım Avenue, Voyvoda Avenue and Lüleci Hendek Avenue (D’alessio, 1946).

- In Fatih Sultan Mehmet period, the settlement was bordered only inside of walls and they didn’t do any change about Genuese District. Curved wall which has still existed today for seaport in Azapkapi and a gateway built up in that period. Immigrants builded new areas outside of the walls. These immigrants built new areas on the slope of Pera. The development axle to south, which made by Genuese Galata with Palazzo Communale, extended from Galata Tower to Galatasaray.

- Nobody concerned about the religion life of non-muslim citizens. However, as a tradition, the biggest church of city, was named as San Paolo e Domenico, has changed to a mosque in 1475 as a tradition in every period of Ottoman Empire. In begining, it was named as Galata Mosque but after immigration of Arabic population to the area in 1492, the mosque was named as Arap Mosque. The priest of the church, whose church was transformed to a mosque, built up a new church in the area was shown by government in 1475. They gave the name as San Pietro e Paolo.

- In 17th century, banks, apartments, theaters, restaurants, modern schools, tramcar roads, tunnels have built up and atmosphere of Istanbul started to change.

- Until coming of cars to Istanbul in 19th century, Istanbul seems a pedestrian-friendly city.

- In 18th and 19th centuries, imposing trade buildings –khans, which has got European architecture style, were built up. They are both their interior design, facades and their imposing block make the city attractive. They affected the urban pattern of the area. Some of the Khans are, St.Pierre Khan, Kamondo Khan, and Bereketzade Khan (Akın, 1998).

- In the beginning of 20th century, Avenues in Galata District especially Voyvoda Avenue, Kemeraltı Avenue and their surrounding were fulled of Bank buildings, businesses placed inside of Khans. Around the slope of Pera, the area was fulled of residential buildings (Akın, 1998).

- Between the years of 1963-68 Galata Tower has restorated and opened to tourism

- In the year 1971, Genuese Walls and buildings which has West Eclectic Style decided to conserve.
In the year 1986, with the decision of municipality for building a road and opening recreation area, 167 historically registered building 368 building of whole in aggregate were demolished.

In the year 1993 Galata and Beyoğlu were announced as urban conservation area. However, the demolishment because of rant had been continued. Old German School and 6 parcels near of it were demolished to build up a hotel (Omay, 2000).

Today, there are important historical heritage buildings present in Galata and Bankalar Street. In the area where historical Turkish Baths and historical fountains place concentrated with many historical buildings. Arap Mosque, Genuese Wall and Gateway with its armorial bearing can be seen in the area. Furthermore, historical Genuese Houses, Genuese Courthouse, Serpuş Khan, Sakşı Khan, Rüstempaşa Khan, Zülfaris Sinagog are some of the other historical buildings.

**Social Structure History of The Case Area**

If we check social history of the area due to old maps and documents, we can see them in following;

- From 18th century commercial function seem intensively around Lonca District and Perşembe Pazarı Street. Remaining area placed residential function.

- With the beginning of 20th century, the Arap Cami-Tophane Gateway, the seaside and Bankalar Street were full of commercial stores. The upper side of Büyük Hendek and Lüleci Hendek Street were full of residential buildings.

- Area below Lüleci Hendek and Kemeraltı area in Bereketzade District was a center intensive Latin Churches, Schools and Hospitals.

- Ethnic structure of the area has an intensively population of Greek settlement. Except some of the strong Europian companies situated both sides of Voyvoda Avenue, French population were weak. Armanians except one Gregorian and Catholic Churches didn’t present in East district of the area. However they only settled at old Lonca District.

Jewish population were weak in that area. However, they had been started to settle around Şişhane-Okçu Musa- Büyük Hendek Area and slope of Pera intensively.

-Turkish population presented from Arap Cami to East side with only traditional places (mosques, Turkish Baths) and were pushed to Azapkapı- Şişhane Mosque-Kürkçü Kapı Districts.
In the years after the conquest of Istanbul in the 15th century, it is mentioned that the population of Galata consisted of Muslim people with a ratio of 1/3. In the year 1600, there were a few hundreds of Genuese family living in the area. In the census of the year 1927, the population of Galata and Pera were half Muslim, half non-Muslim people and they were around 300,000 (Güvenç, 2006). It can be seen from the following figure 3.1.

**Figure 3.1**: Ethnic structure of Istanbul in Ottoman period, Goodsell, 1922.

If the structure of Galata is investigated from the ethnic map of Istanbul was prepared by Goodsell in 1922, it can be understood that the majority population group was Greek in that period. Turkish population had a majority in the areas around Salıpažar, Tophane and Kasımpaşa. Majority of European population resided around Pera intensely.

Owing to Öncel (2005), in that years, the population consists of 5 different ethnic groups and this population differs in different periods. These groups were, Genuese, Venetians, Pisas and Latin origin who had come here for commercial activity, non-Muslim Ottoman citizens (Armenians, Greeks and Jews) and Muslim Ottoman citizens.

Owing to Akın (2002) in the second part of the 19th century, the population, which consists of European people who are working of commercial activity, non-Muslim citizens who are Greek, Armenian, Jewish, were working in Galata and residing in Pera.
Table 3.1: Number of churches and mosques (Eldem, 1992).

<table>
<thead>
<tr>
<th>Century (Ending years of century)</th>
<th>Mosques inside of walls</th>
<th>Mosques outside of walls</th>
<th>Latin Churches</th>
<th>Greek Churches</th>
<th>Armanian Churches</th>
</tr>
</thead>
<tbody>
<tr>
<td>X.</td>
<td>1</td>
<td>1</td>
<td>11</td>
<td>9</td>
<td>1</td>
</tr>
<tr>
<td>XVI.</td>
<td>5</td>
<td>7</td>
<td>9</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>XVII.</td>
<td>11</td>
<td>12</td>
<td>3</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>XVIII.</td>
<td>12</td>
<td>12</td>
<td>3</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>XIX.</td>
<td>12</td>
<td>12</td>
<td>4</td>
<td>4</td>
<td>2</td>
</tr>
</tbody>
</table>

She mentioned that, the majority population consists of Greek citizens in the area. However, Jewish population moved from Balat and Hasköy to around Galata Tower. For this reason the population was few in 1864 increased more or less 500 people in 1894.

Owing to Çelik (1996), the ethnic population of Galata, Pera and Tophane consists 47% percentage of Europian, 32% of non-muslim citizens and 21% of muslim citizens of Ottomans.

Ethem Eldem searched the results of drafting in 1478 and wrote an article was named as, "The Ethnic Structure of Galata". He realized that 35% percentage of population consist of muslim citizens. He checked the relationships between mosque-masjid-district in islamic cities. As the more muslim population is high, the more mosque-masjid number is many in islamic cities.

For this reason he checked He explained the relationship between mosque-masjid-district as, a mosque brings people to settle around it or a settlement needs to build up a mosque. In the following chart 4.1, we can see that from 15th century to 19th century the number of mosques increased and number of churches were same. Thus, we can say that muslim population remained.

Besides, Eldem examined map of Status Quad’s approximate scattered population map of the year of 1700. He decided truth of his own map with comparing places of fountains and
Turkish baths. He thought fountains and turkish baths were placed because of the needs of muslim residents. After this, he reached the ethnic structures from the religions of communities. Eastern of Galata was settled by majority of Greek and partly Armenians. Latin and Jewish population was settled in their each city blocks in Bereketzade District and Mumhane area. He also checked the list of building and their owners in the notebook of Bostancıbaşı. From Azapkapı to Mumhane through seaside pretty much all of houses and shops belonged to muslim citizens and from Mumhane to Tophane most of houses belonged to non-muslim citizens (figure 3.2).

Figure 3.2: Population in the year of 1700 (Eldem, 1992).

Ethem Eldem reached at least more than half of the all population were muslim until 18th century which is a contrary to popular belief. He reached this result due to his examination of archieves of inheritence the years of 1875-1919. He checked 6.000-7.000 inheritance papers. He planed an ethnic map due to his search. The ethnic structure can be checked in table 3.2,3.3 and 3.4)
Table 3.2: Customers and their districts due to inheritance folders in Ottoman Bank archives (Eldem, 1992)

<table>
<thead>
<tr>
<th>Millet</th>
<th>Galata Branch</th>
<th>Beyoğlu Branch</th>
<th>Eminönü Branch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Muslim</td>
<td>%44.5</td>
<td>%3.0</td>
<td>%52.4</td>
</tr>
<tr>
<td>Greek</td>
<td>%55.4</td>
<td>%22.9</td>
<td>%21.8</td>
</tr>
<tr>
<td>Armenian</td>
<td>%50.7</td>
<td>%25.7</td>
<td>%23.8</td>
</tr>
</tbody>
</table>

Table 3.3: Customers and their business districts due to documents of Ottoman Bank archives (Eldem, 1992)

<table>
<thead>
<tr>
<th>Origin</th>
<th>Galata</th>
<th>Beyoğlu</th>
<th>Other Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Turkish</td>
<td>%12.2</td>
<td>%4.4</td>
<td>%64.4</td>
</tr>
<tr>
<td>Greek</td>
<td>%53.8</td>
<td>%12.2</td>
<td>%29.5</td>
</tr>
<tr>
<td>Armenian</td>
<td>%23.7</td>
<td>%5.0</td>
<td>%66.2</td>
</tr>
<tr>
<td>European</td>
<td>%53.2</td>
<td>%9.8</td>
<td>%31.5</td>
</tr>
</tbody>
</table>

Table 3.4: Customers’ business and residential districts due to inheritance folders of Ottoman Bank archives (Eldem, 1992)

<table>
<thead>
<tr>
<th>District</th>
<th>Muslim</th>
<th>Greek</th>
<th>Armenian</th>
<th>European</th>
</tr>
</thead>
<tbody>
<tr>
<td>Galata</td>
<td>%6.3</td>
<td>%48.3</td>
<td>%10.9</td>
<td>%28.2</td>
</tr>
<tr>
<td>Beyoğlu</td>
<td>%3.3</td>
<td>%47.0</td>
<td>%13.3</td>
<td>%31.5</td>
</tr>
</tbody>
</table>

If we check the using functions of Galata, we can realize changes of usage beginning from the 18th century. Intensive commercial function seemed around Lonicia District and Perşembe Pazarı Street. Remaining areas consisted of residential usage. The houses has got typical wooden Istanbul style but around 10,000-15,000 houses burned after big fire in 1731. After improving of commercial activity and leaving of people who have better opportunities from the area, started to loose its residential function and started to turn commercial and business area. With the beginning of 20th century, the Arap Cami-Tophane
Gateway, the seaside, Bankalar Street and its bottom part were full of commercial stores. The upper side of Büyük Hendek and Lüleci Hendek Street were full of residential buildings. Area below Lüleci Hendek and Kemeraltı area in Bereketzade District was a center intensive Latin Churches, Schools and Hospitals. Eldem made a plan due to his searching from Annuaire Oriental commercial guide. Due to this guide, Greek Business scattered almost the whole Galata. Greek business ran over from eastern to center and then moved through axles of Şişhane and Cadde-i Kebir to northern area (figure 3.3).

Figure 3.3: Place usage of Galata in the beginning of 20th century, (Eldem, 1992).

As well as lost importance of Galata port, commercial activity and sea traffic increased like vanished. Banking activity displaced settlement with Levent-Maslak distric. These developments make the usage of area be weak. The area was lost its importance and vigor.
The old maps belong to period of 14th century to 20th century were investigated. The street patterns were examined from maps and it was realized that Perşembe Pazarı Street, Okçu Musa Avenue, Bankalar Street and Tershane Avenue were the important commercial axles and they are protecting their importance today.
Nominidis map in the year 1335, Kauffer and Hellert map in the year 1831 respectively (Nadir, 2011).

**Figure 3.6:** The study area in historical maps; Schneider Nominidis map in the year 1335, Kauffer and Hellert map in the year 1831 and Cervanti map in the year 1881 respectively (Nadir, 2011).

**Figure 3.7:** German Blues map in the year 1914, Perwetich map in the year 1927 and Suat Nirven Maps in the year 1949 respectively (Nadir, 2011).

### 3.1.2 Analysis From The Historical Maps

- Perşembe Pazarı Street is an axle which starts from Galata Tower and ends with main Avenue. Sea view can be realised in the end of the axle. Thus it can be said that this axle is a linkage of Galata Tower and Marmara Sea. This street places historical Genuese Houses and Genuese Courthouse. This axles should be the main axle for urban renewal of the area.
Figure 3.8: Analysing the changes of street patterns to find Important axles and streets on the historical maps from Nominidis map in 1835, Kauffer Map in 1836 and Cervanti Map in 1881 respectively.

Figure 3.9: Analysing the changes of street patterns to find Important axles and streets on the historical maps from Huber map in 1895, Goad Map in 1905 and Perwetich Map in 1927 respectively.

3.1.3 Analysis From The Historical Silhouette Photos

The changes of patterns were investigated from the photos in 17th, 18th, 19th and 20th centuries.

Figure 3.10: Street patterns of Galata in 17th, 18th, 19th silhouette photos respectively(Nadir,2011).
Figure 3.11: Silhouette of Galata in Goad Maps in the year of 1905 (Nadir, 2011) and silhouette of Galata today.

From the 18th century, Perşembe Pazarı Street, that maintains Genuese Court-house and Genuese Houses on it, had been used for commercial activity intensively in the study area. At the beginning of 20th century, the axle between Arap Mosque and Tophane Door, coastline and Bankalar Street fulled of businesses. Other spaces were used for residential function. The residential function had used till the end of the years of 1950s. Between the years 1950-1965 real estates sold and the immigration occurred from the area. Between the years of 1965-1970 the empty buildings, which were remained from the immigrants, were started to use by the people came from various cities of Anatolia. The buildings were started to used for hardware businesses and blacksmithery functions. From the years of 1970, manufacture function has started and between the years of 1990-1995 business activity(using as office) has started. Today, most of the buildings’ ground floors are using for commercial activities upper stories are using for stores and bottom stories are using for manufacture functions.

In conclusion, the commercial activity has existed in the study area for many years, banking function has brilliant story in the area, manufacturing and selling of chandelier has gone on for a long time from the history. Besides, selling of construction and hardware
business materials, retail and wholesale selling of electrical material has a really important market around the country.

![Figure 3.12: The historical Arap Mosque, one of the last door on Genuese Wall and Genuese houses photos of today respectively.](image)

3.1.4 Urban Planning History of Study Area

Having observed the historical documentations, the first basic work was given by Kauffer in 1822.

After 1837, Moltke plan, intended to relieve traffic with opening new roads and tram. Between 1865-67 the municipality designed in the Galata and Pera plan.

After in 1895 R. Huber plans for roads, squares and free spaces of the structure designed.

Lorcher in 1922, made a plan which covers a large part of today’s urban conservation area. Transport axles identified in this plan.

In 1937, H. Prost plan, main decisions taken and they are still valid today. Plan gave a suggestion to destroy many of the buildings from Galata to Taksim side, which includes Karaköy Square to Galata Tower as a border, to make o huge green field.

Beyoğlu 1954 Master Development Plan planned in terms of transportation, which is one of today's most important axles of Tershane Street, remains important. Refik Saydam Street and Banks Street proposed to use the remaining part of the trade. In the year 1970, 1/1000 scale Karaköy-Azapakapi Implementation Plan covers places of Emekyemez and Bereketzade gives them trade function I investigated the planning history of Beyoğlu and try to understand the differences between plans in years and their effects. There is a scheme prepared below to understand easily.
3.2 Location of Study Area and the Selection Reasons

I decided this area because of two reasons; one of them is that; it has got a historical business center background and the other one is that; there are many partial urban renewal projects occur in the area. I selected an area which hasn’t got any urban renewal decision unless it was bordered between urban renewal projects.

The study area is bordering between Bankalar Street is the North side, Tershane Street is the South side, Kemeraltı Street is the East side and Yolcuzaş skender Street is the West side in Beyoğlu.

Study area is close to Karaköy Port which is third important transportal station of Istanbul and the most important port of marine transportation of Istanbul. A metro route in the area has still been constructing.
Galata District Tourism Area has announced for urban renewal area in the northeastern of the area, Perşembe Pazarı district has announced as urban renewal area. There is a Cruise Port project has still been preparing at east part of the study area. There is a cultural facility project has been preparing in the historical Goldenhorn Shipyard area in the west side.
Figure 3.15: Study area and its surroundings.

The area bordered urban renewal projects, close to gentrification projects and a cruise port project which has just decided. In this area, we might see secondary displacement process which was mentioned by Warde(1991). ‘secondary displacement refers to processes in surrounding areas. When an area existing houses are torn down and replaced by housing aim at high-income groups, status will rise. This often raises the status of surrounding areas nearby, leading to higher rents an displacement’ (Warde, 1991).
4 RESULTS

4.1 Physical Aspects of Study Area

Today, the upper floors are using as ware houses, cellars of the buildings are using as workshops. All structures in the inner parts of the study area are using as workshops.

In short, there has trade function situating since 18th century in the study area. Banking sector has an important history with a history of the banking sector. Manufacture and sale of chandeliers are noteworthy.

In addition, construction materials, hardware, wholesale and retail sale of electric materials also plays an important role in here.

I will examine today’s physical situation of the area. The physical aspects of the area searched focusing on four different topics.

At first, I investigated sold buildings and their given new, second new cruise port project and its effects on real estate, third changing of land values in last 15 years and forth commercial change in last 15 years.

4.1.1 Sellings of Real Estates in the Area

There are some buildings were sold in the case area. Two buildings, which are the oldest and the most influential monumental bank buildings of the area, have sold and finished their restoration recently. Their new functions were given as butique hotel and museum. These functions will be a striker for renewal in the area.

Besides, owing to interviews with real estates, most of sold bank buildings and khans will be used as butique hotels and art/community houses. A great number of companies bought business and hardware buildings around historical Arap Mosque basing on news about the area trasformation. The news of area transformation was written on newspapers were announced tourism function could be given to area.

The eastern of Arap Mosque, is close to Bankalar Street, shelters Genuese Houses and Genuese Court House and many historical khans and buildings in. It is remarkable of transformation of this part of the area to tourism sector quickly.

- In the street where maintains the last Genoese ruins of the city wall, we can see the boutique hotel with a café under it.
- Bereket Han on the Bankalar Avenue will be transformed into a boutique hotel with 18 rooms.

- Many firms purchased buildings in the area when the rumors spread that the commercial center near Arap Cami (mosque) and sellers of spare parts will be removed and the area will be transformed into a tourism center.

- The managers of The House Hotel reached an agreement with the property owners in order to transform two buildings on the Bankalar Avenue as boutique hotels. These buildings will be transformed into boutique hotels with 100 rooms.

- The project foreseeing the construction of a new cruise port and tourism area on a 100 square meters area by tendering for 49 years under the B.O.T. model the Salı Pazarı port is close to the area, has been approved and this activated the real estate market. Properties in the region started changing hands; those put on sale increased and the purchasers’ market gained momentum.

- Hilton is expected to manage a 200 beds hotel planned to be constructed in 2 years.

- There is a strong demand in sectors such as advertising in particular, and the media, real estate, finance sectors, as well as law firms, for historical buildings in the region. Historical buildings are being bought or leased.

- The real estate agent, Kemal Ayaşlıoğlu said, “There was a great mobility from the Galata Tower downwards. This increased further. The Bankalar Avenue nearly joined the Tunnel area. Here, many cafés and restaurants, museums and galleries are being opened”.

Recent 1/1000 plan gives some innovations to the case area. In the new 1/1000 zoning plan prepared recently, manufacturing is decentralized, lower floors are becoming commercial premises, and upper floors houses. Tourism is also developed.

The project area is located in the urban protected area. 21. 12. A 1/1000-scaled Reconstruction Plan for Protection of the Urban Protected Area of Beyoğlu District, the certification date of which is 21.12.2010, has been approved. If we examine this reconstruction plan and its report we see that when Haliç Bank Recreational Area – which is planned to be reserved to the shipyard that is quite close to the project area – and the coastal occupation are given mainly a socio-cultural function besides the protection of Haliç Shipyard’s original function, this will influence the project area. With the cabinet decision, Galata Tower and its surroundings have been declared as a touristic area, and this area has
also been announced as a reconstruction area with a segmented planning approach. Thus, it will not be considered holistically, and no comprehensive planning will be applied. The 1/1000-scaled plan does not involve any information regarding the touristic area of Karaköy Harbor and Dock, which is located in the area of Perşembe Pazarı and the Beyoğlu Urban Protected Area. It can be seen that reconstruction will be made with a segmental planning approach in these areas as well, without regarding sustainability in planning. In the planning principles it is mentioned with regard to the area of Perşeme Pazarı that the historical urban atmosphere and the bank and the green areas in this vicinity will be evaluated as part of excursion, travel and recreational functions, as well as the neighborhood and public garden functions of Beyoğlu District and the surrounding population. With this decision, it can be inferred that the manufacturing function extant in Perşembe Pazarı will be removed. In the same part, it is also mentioned that harmful manufacturing and storage functions which contradict the identity and function of Beyoğlu Urban Protected Area will be taken outside of the protected area. In the areas which are cleared of these functions, maximum benefit from the building reserve available will be provided, and for the buildings’ original function of providing housing, reconstruction and reinforcement will be made and they will begin to function once again as houses, trade areas and housing areas. Accordingly, pursuant to Law Number 5366, poorly constructed buildings will be demolished and new constructions initiated while qualified historical buildings with housing functions will be rehabilitated.

The lighting stores area, which is also located in the project area, have been estimated with the 1/5000-scaled Land Use Plan for Protection of the Urban Protected Area of Beyoğlu in order to be able to revitalize the housing area as in the past and to keep the night population alive. Tourism, services and trade functions have been estimated for the parcels located at the main arterial roads, and, by taking the geographical structure reaching down to Haliç banks into account, housing and trade have been estimated in order for trade functions to take place on ground floors and basements. Thus, it estimates removing storage functions in the upper stories and replacing them with housing functions instead.

If the 1/1000 scale reconstruction implementation plan is examined, it will be seen that new regulations and changes have been made to most of the occupation functions (figure 4.1).
The renewal steps in study area is different than common steps of gentrification in neighborhoods which are artists come, they reside and they make area changed. The change steps are sectoral changes then commercial area changes and at last occupant changes.

Historical bank buildings in the case area are shown and sold historical bank buildings with given numbers are shown in figure 4.1.
4.1.2 Effects of Galata Cruise Port Project

There is a project has just decided in these days which is transferring of Salıpažarı Port with built-operate-transfer model to a cruise port for 49 years. The area around 100,000m² was planned as a touristic district with a cruise port includes hotel, restaurants, shopping centers and pubs. The project of the area is a real estate oriented project.

The properties close to area started to change their owners; lands for sale increased and buyers’ market has been prepared in the area. Ongoing sales are kept confidential.

Figure 4.2: Historical bank buildings in the case area and sold historical bank buildings on historical Bankalar Avenue which is shown with numbers
4.1.3 Evaluation of Changes in Land Values in Last Fifteen Years in the Area

I checked changes of the land prices in the study area. After investigating the changes of land prices in last 15 years, I reached the most increased years and street/avenues can follow from the figure 4.4.

The most significant increase in all streets/avenues in the area occurred in the year of 1999. After in the year 2002, the prices increased at least 4 times more than previous year.
and in the year 2010 in which year 1/000 plan has finished (21.12.2010) the prices increased at least 2 times more than previous year. The most valuable streets and avenues are Tersane Avenue, Bankalar Avenue, Okçumusa Avenue, Yanık Kapı Street and Perşembe Pazarı Avenue respectively. The changes of land prices can be seen from the table 4.1.

**Table 4.1** Increase ratio of land values of main streets and avenues in the area with increased value rate comparing with previous year.

<table>
<thead>
<tr>
<th>STREETS/AVENUES</th>
<th>1999</th>
<th>2002</th>
<th>2006</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>OKÇU MUSA AVENUE</td>
<td>16.6</td>
<td>5.3</td>
<td>1.6</td>
<td>2.4</td>
</tr>
<tr>
<td>ŞİŞHANE STREET</td>
<td>12.5</td>
<td>4</td>
<td>1.3</td>
<td>3.7</td>
</tr>
<tr>
<td>YENİ MERDİVEN STREET</td>
<td>10</td>
<td>5.2</td>
<td>1.3</td>
<td>3.7</td>
</tr>
<tr>
<td>KALYON STREET</td>
<td>1</td>
<td>6.6</td>
<td>1.4</td>
<td>4.1</td>
</tr>
<tr>
<td>BEREKETZADE MEDRESES STREET</td>
<td>8</td>
<td>5</td>
<td>1.4</td>
<td>4.1</td>
</tr>
<tr>
<td>HEDİYE STREET</td>
<td>11</td>
<td>5</td>
<td>1.4</td>
<td>4</td>
</tr>
</tbody>
</table>

These streets and avenues have been specialized by functions. Chandlier shops have concentrated on Şişhane Street, construction materials shops are concentrated on Hediye Street, Electric material shops have concentrated on Yeni Merdiven Street, manufacturers have concentrated on Kalyon Street and business sector–service sector concentrated on Bereketzade Medresesi Street. The changes of land prices can be seen from the table 4.2.

**Table 4.2:** Increase ratio of land values of main axles in the area with increased value rate.

<table>
<thead>
<tr>
<th>STREETS/AVENUES</th>
<th>1999</th>
<th>2002</th>
<th>2006</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>BANKALAR AVENUE</td>
<td>17.5</td>
<td>6</td>
<td>1.5</td>
<td>2</td>
</tr>
<tr>
<td>TERSANE AVENUE</td>
<td>10</td>
<td>5.3</td>
<td>1.3</td>
<td>3.3</td>
</tr>
<tr>
<td>YANİK KAPI STREET</td>
<td>12.5</td>
<td>5.5</td>
<td>1.3</td>
<td>3.7</td>
</tr>
<tr>
<td>PERŞEMBE PAZARI AVENUE</td>
<td>13.3</td>
<td>3.75</td>
<td>1.3</td>
<td>4.5</td>
</tr>
</tbody>
</table>
These streets and avenues have got historical significance. Production of chandliers and wholesale of line robots have concentrated on Yanıkkapı Street. Besides this street has got cultural heritage of one of last Genuese Wall, Genuese Gateway and a historical fountain. Moreover, in the area, there is an apart hotel using for special private parties and includes Turkish Bath with luxery interior has still been using for 3 years without any signboard on the hotel. It was written on newspapers about the hotel which will be improved as a luxury hotel due to renewal of the area.

Perşembe Pazarı Avenue has concentrated wholesale of rubber shops and retail of hardware shops. The avenue maintains historical Genuese Courthouse and Genuese houses in. Business sector and service sector concentrated on Bankalar Avenue which maintains historical bank buildings.

Current situation of area examined and analyzed when the area visited three times. Ground floor of the buildings are used as commercial, store or manufacture functions, cellar floor buildings are used as manufacture function. In the areas where chadler shops concentrated, some upper storys have been used as residential function for 50 years. The areas around Arap Mosque includes residential usages as well. Manufacture functions have concentrated back streets of Arap Mosque. Almost one or two buildings are empty backside of Bankalar Avenue. Residential usage are few..

In conclusion, case area has been using mainly commercial activity and than manufacture, service activity for ancient years. Although the usage of residential function is few, municapility planned upper storys of buildings as residential function. The answer to question of, what methods can residential functions achieve, is complicated.

4.1.4 Commercial Change in Last Fifteen Years at Study Area

Building functions on the west side of the case area are concentrated as small-scale manufacturing, storage and trade+storage. It is seen that on the edges, trade functions accumulate. In the central area, which is around Arap Cami, small-scale manufacturing, storage, trade+storage, trade+manufacturing functions are concentrated. It is seen that trade functions and trade+manufacturing functions are concentrated on the eastern side of the project area.
Figure 4.5: Building functions analysis was made by municipality in 2008. Manufacture sector intensified in the middle of the area, selling of construction items function intensified through the main avenue which situates south part of the case area and selling of chandelier items intensified north part of the case area.

Figure 4.6: Commercial sectors in study area.
I tried to examine with using this list have any functional change occurred because of effect of surrounded urban renewal processes. The intensive function in last 15 years in the area area wholesale of junks and locks, wholesale of industrial and electrical items, wholesale of construction material and wholesale of machines and other equipments. Besides in last five years construction, consultant and architectural firms and real estate agencies have opened in the area. Magazine, photography and newspaper companies, public relations and advertisement companies have increased in last 5 years in the area. Cafes and restaurants have also increased in the area in last five years.

Figure 4.7: Opened business in last fifteen years in study area.
4.2 Ethnic Structure of Study Area According to Last Census

I investigated census list of 2007 made questionnaires with businesses to identify the profile of changing social structure and people needs. All of the residents in the area immigrated from different regions and cities of Turkey.

Due to last census in 2007, 131 citizens live in the area. We took their geographical regions that they were enrolled in public registration office and it is assumed that they immigrated from that geographical districts of Turkey. 45% of people were enrolled in Black Sea Region.

%32 of them were enrolled in Marmara region, 10% of people enrolled in Central Anatolia Region, 6% people were enrolled in Eastern Anatolia Region, 6% of people were enrolled in Southeastern Anatolia region, 1% of people were enrolled in Aegean Region.

Figure 4.8: Population in study area.

4.3 Legal Aspect at Study Area

For examining legacy aspect, the announces of urban renewal areas, special project areas, tourism area were determined and the laws using to these projects for fulfilling were researched. Responsible institutions and their authority were examined in legacy aspect and their approximate affects to the study area were discussed. Besides, urban renewal projects near the study area which assume to effect the study area were investigated and their affects were discussed.
Firstly, in Turkey, process of urban renewal usually is begun by municipality and they support the renewal projects with making some infrastructural investments. After, the renewal process continues with public-private partnership, which is a striker of urban renewal areas, takes attention of private companies to the area. There is no public-private partnership in the study area yet. There are façade renovation of buildings, infrastructure projects and street improvement projects done by the municipality.

In study area, various investments exist in this area such as infrastructural investments, renovations of facades, arranging of signboards. After all, private sector have interested in the area for two years and sellings have still continued. The first question at this point is this; in which stage will saturation point of property market end? Will all of the buildings or some part of buildings belong to an economically powerful and advantageous group? If it is, this can completely change of the renewal of the area. Some powerful companies bought estates from the area to give them touristic and cultural functions. There are some urban renewal projects close to area were listed above;
Table 4.3: Gentrification areas and their gentrification process beginning years.

<table>
<thead>
<tr>
<th>Areas</th>
<th>Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Galata District</td>
<td>1990</td>
</tr>
<tr>
<td>Cihangir District</td>
<td>1996</td>
</tr>
<tr>
<td>Asmalı Mescit District</td>
<td>2004</td>
</tr>
<tr>
<td>Çukurcuma District</td>
<td>2008</td>
</tr>
</tbody>
</table>

Table 4.4: Urban Renewal Areas were announced by the Council of Ministers.

<table>
<thead>
<tr>
<th>Areas</th>
<th>Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cezayir Çıkmağı Urban Renewal Project</td>
<td>2002</td>
</tr>
<tr>
<td>Tarlabası District Urban Renewal Project</td>
<td>2006</td>
</tr>
<tr>
<td>Beyoğlu Municapility and Its Surrounding Urban Renewal Project</td>
<td>2011</td>
</tr>
<tr>
<td>Bedrettin District Urban Renewal Project</td>
<td>2011</td>
</tr>
<tr>
<td>Galata Tower and Its Surrounding Urban Renewal Project</td>
<td>2009</td>
</tr>
<tr>
<td>Perşembe Pazarı Urban Renewal Project</td>
<td>2010</td>
</tr>
</tbody>
</table>

Table 4.5: Tourism Districts were announced by the decision of the Council of Ministers or Ministry of Culture and Tourism.

<table>
<thead>
<tr>
<th>Districts</th>
<th>Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beyoğlu Tophane Salıpazarı Tourism Area</td>
<td>1995</td>
</tr>
<tr>
<td>Galata Tower and Its Surrounding Tourism Center</td>
<td>2009</td>
</tr>
<tr>
<td>Talimhane Hotels District</td>
<td>2004</td>
</tr>
<tr>
<td>Park Hotel Tourism Center</td>
<td>2006</td>
</tr>
</tbody>
</table>
Table 4.6: Special Project Areas were announced by Beyoğlu Municapility.

<table>
<thead>
<tr>
<th>Projects</th>
<th>Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goldenhorn Shipyard Cultural Facility Area</td>
<td>2005</td>
</tr>
<tr>
<td>Perşembe Pazarı Special Project Area</td>
<td>2011</td>
</tr>
</tbody>
</table>

Table 4.7: Privatization Area were announced by the decision of Republic of Turkey Prime Ministry Privatization Administration

<table>
<thead>
<tr>
<th>Projects</th>
<th>Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beyoğlu Salıpazarı Dock District Privatization Area</td>
<td>2005</td>
</tr>
</tbody>
</table>

Secondly, the authorized institutions and their authorizations seem complicated in the area. For instance, if we focus on the area was announced as tourism district which is Tophane-Salıpazarı District, situates both privatization area and tourism district. However, the authorized institutions in these area are three different institutions. They are, Council of Ministers ,Ministry of Culture and Tourism and Republic of Turkey Prime Ministry Privatization Administration.

Besides the other tourism district. Park Otel Tourism Area has got three conflicted institutions as Council of Ministers, Ministry of Culture and Tourism and Conservation Institute.

Galata Tower and Its Surroundings Tourism District was announced as urban renewal area as well. Thus, this area has got four decision maker authorities which are, Council of Ministers, Ministry of Culture and Tourism, Conservation Institute and Istanbul Urban Renewal Institute. The developer of this urban renewal project is municapilities, their approval belongs to Council of Ministers. Conservation Instution has got decision authorization but Istanbul Urban Renewal instution also has got authorisation in this area. Thus they can change the decisions which were taken by conservation institution.

There is a Privatization Area were announced by the decision of Republic of Turkey Prime Ministry Privatization Administration; both Council of Ministers and Conservation Institute have got authorization in the area.
Figure 4.7: The urban renewal projects around the study area.

To sum up; variable institutions have got authorization in the area thus it is important to have a general decision about the area and to applicate it. There are difference of ideas between state and local govarnments, fragmental projects makes the area separated. This leds to changes on plans. After all, it is complicated to solve legal aspects of the area to achieve legally sustainable plan.
5 DISCUSSION AND CONCLUSIONS

5.1 Discussion

I will talk about what should be done to achieve sustainability in the area in this part. The discussion is framed around economic sustainability of the area, social sustainability of the area, environmental sustainability of the area, socio-cultural sustainability of the area and citizenship and governance. A successful urban renewal process is dependent upon new process of inclusive and engaging local governance and is dependent upon the mobilisation of new modes of active citizenship. One of the most important point which is discussed by policy makers, academics and experts that for any development to be effective it needs to be ‘owned’ by local communities who are expected to take enhanced responsibility for ensuring that development agendas are inclusive, wide-ranging, and targeted on local problems. Community and citizen relationship in the governance of sustainable communities is one of the core dimensions of urban renewal. In every phases of urban renewal, engineers, planners, investors and developers should draw on their own skills and knowledge to plan and structure the development.

Economic growth provides opportunities for the encourage of a sustainable community through new employment and neighbourhood support projects. Making both socially and economically sustainable communities, emerging economic spaces are inclusive of a wide range of workers, including employees varying in age, ethnicity, gender and skill levels. The potential for local residents to find employment on renewed area highly in sustainability sense, as it enables employees to walk or cycle to work.

Economic and social aspects of a sustainable community are discussed through environmental components which are reducing car travel on environmental ground and planning good public transport access as a characteristic of a sustainable community.

Changing the physical environment is seen as an important mechanism for the creation of new community identities based on aspirations. It is argued that the presence of higher quality infrastructure encourages individuals and communities to take greater responsibility for their own futures so that they can ‘improve themselves’ and aspire to a ‘better’ quality of life. In many ways, such programmes indicate the ways in which a form of aspirational economics has replaced trickle-down as the principle mechanism through which the
benefits of development are to be enjoyed by a broader range of local people (Miliband, 2005).

5.1.1 Economic Sustainability at Study Area

Interviews and recent sellings of the area highlighted the new projects for the area mostly reflect to be financially viable, means that emerging spaces provide few options for small scale firms or new entrepreneurs. In study area, commercial function feel excluded from what is going on around them, encouraged by a lack of communication on the part of key decision makers. Existing firms feel that the objective of attracting new economic activity means that the continuing and long-term contribution of existing business is overlooked and undervalued. Thus this discourages existing businesses from investing growth and technology, it potentially renders them uneconomic in the future.

The difficulty of linking local residents to emerging employment opportunities and thus the potential of sustainable communities based on tight knit forms of living and working. One of the positive role of urban renewal should be in inspiring the local labour force. In case area, an employment agency should be established to link local people to local jobs and to formalize the word of mounth recruitment strategies that predominated in the local communities in the area.

Doubts remain over the extent to which training and educational programmes are sufficient to enable local residents to move beyond the lower rungs of employment activity.

If we make an assessment on economic sustainability in the study area, most of the commercial functions in the study area have their manufacturing functions in the interior parts of the area or in basement floors and, in the future, they will be decentralized and replaced by new commercial functions. I think that residential function will be in the form of residences addressing high income groups, because in the study area tourism function components increased and real estate prices increased.

In the study area, it is observed that ground floors are used for commercial functions, upper floors for warehouses or manufacturing, and basement floors for manufacturing functions. In the area where there are sellers of luminaires, in some upper floors, usage as houses has been preserved for nearly 50 years. Around the Arap Cami (mosque), there is residential usage. Manufacturers are concentrated in the back streets of Arap Cami. There, the upper floors are mostly vacant. Besides this, on the Bankalar Avenue, there are 1-2 buildings,
which are vacant on the ground floor. The manufacturing premises there will be decentralized, old banks and commercial buildings will be transformed into boutique hotels. It is observed that renewal stages at Galata and in the Bankalar Avenue are not like the general stages of redevelopment, where first artist come and settle and then the area changes, but where the commercial area directly changes sector and assumes a different function, and this is followed by the start of a change of user.

5.1.2 Social Sustainability at Study Area

Identifying the profile of changing social structure, I made questionnaires with shop owners. This survey done with 50 people. 683 buildings have been found to exist in the project area of 11.2 hA. Apart from the buildings which have empty ground floors and those which are used as storehouses, 635 buildings are found to be in use. Surveys have been conducted for 50 of them, which corresponds to a rate of 7%.

The survey aimed to be conducted homogeneously on all functions, thus it has been divided into sections such as the area of lighting stores, area of workshops, stores that buy and sell construction materials, electricians, Hırdavatçılар Çarşıısı and Bankalar Caddesi, and it has been completed accordingly. Surveys have been conducted of ground floors.

People were directed questions asking about the sector they work in, for how many years they have been working in the field, whether they were satisfied, whether they knew about the reconstruction project, whether they wanted to join the project, whether they wanted to change the sector they work in and whether they wanted to leave the area or not. Thanks to their answers, I have tried to determine the profile of the people working in the area, whether the project is supported or not, and what kind of reconstruction they wanted here.

Firstly, if we check the results of surveys, we can understand that; most them are at the decision of not leaving the district and not changing the sector in which they are working. Followed by non-Muslim migration from the study area, a new group from various cities of Anatolia migrated to there. They have still been living or working people. Marginalized groups don’t exist in the study area. Housing is quite low, residential population is less.

With the surveys that has been understood that 62% percentage is tenants in the area, it has been realized that most of the population are the factory owners who have been here more than 20 years.
The owners preferred this area because of commercial viability of area and strategical importance of the area. Usually and they are employers for at least 8-10 employees and most of them have storages in various different districts of Istanbul. If they have to a new business start-up, the 70% percentage of people don’t want to move another district. Because, they are used to this area for many years, and commercial viability of area is perfect for them. Remaining 30% percentage of people think they can move to another district which have similar condition including same customer potential, powerful sector and easy transportation. 90% of them don’t think to change their recent sector. 28% percentage of people don’t want to move that alternative business center ‘Perpa’ was shown by municapility because of its weak physical and market conditions.

On the other hand, in the first years of newly built-complex Perpa which is 20 years ago, municapility make owners transfer their business in Perpa. Since, municapility tried to decentralize manufacture and sale of junks sector in Perşembe Pazarı Area. Some of business owners bought a shop in there and moved their establishments to that complex(Perpa) and they had lived there for some years. But they regretted because of some reasons and turned back to their old area, Perşembe Pazarı. Still some of them have been using their shops as storages. Companies with high endorsement have another shop in Perpa and its percentage is 14%. 8% of percentage owners went to Perpa, had lived there for a few years and turned back to Perşembe Pazarı.

The people working in the study are has known about the urban renewal in the area, its percentage is 62%. Their comments about this, they are agree with urban renewal only if their living conditions are increased, they want to participate in urban renewal process it.

One of the questions in survey was; if the owner of business is you, the ownership will be yours, or not, if you are a tenant, the rights of usage will belong to you; what kind of sector do you want to work in your building? 65% people answered they won’t change their sector however, they want to have a better living conditions and surrounding. 33% people won’t change their sector but they can rent their shop to somebody and they can work another area. 11% of answers with an emphasis on tourism, it doesn’t matter the change of sector for them. They answered the question of if the area is given another function, which function will be suitable for this area as 48% don’t want to change their function, 20% want to change it as a restaurant, 16% them can be rent to another person. The remaining 7%
percentage want to transfer to a cafe, 5% percentage want to transfer to a hotel and 4% percentage want to transfer to a shop.

However the most important point in this survey, it polled with 62% percentage of tenants. The majority in the area is tenants and if the landlord wants to change the function of his property, they can remove the tenant and rent another one with the new function in given by urban renewal.

On the other hand, a remarkable majority of people insist not to change their function.

In the 1/1000 plan which was designed by municapility in 2010, all of these manufacture areas and commercial activities which don’t suitable for tourism function seem to transfer another part of stanbul. Perpa Business Center may be shown for them as a new address shown in the past however the Business Center’s capacity and phisical characteristics don’t enough for them. There is no other business or commercial area exist where includes manufacture, commercial and service sectors.

On the other hand, if we move on the results of examining census list, we can understand that; social pattern of the area includes less resident population more working population because of the area’s commercial charactheristic. In Arap Cami district half of population are families and remaining is single workers. In Emekyemez District, majority of population are single people. Social cohesion should be achieved in residential areas, attainable areas by everybody should be supported and cushion shopping areas should be designed in the renewal areas. There are some strategies were given by Thrash(2001) for short term and long term. Short term strategies are; record commercial gentrification trends, use public resources to promote community control of land in commercial district, require that office developers set-aside afoordable commercial space and rapid implamentation (Thrash, 2001). The long term strategies are; city and community organizations should implement programs that support community planning of commercial district, develop explicit city polices to mitigate commercial gentrification, making commercial ownership program, use the community reinvestment act, fund to preserve afoordable commercial space and connect to regional solutions.
5.1.3 Environmental Sustainability at Study Area

In the study area, achieving environmental sustainability, two aims are to be achieved through provision of good access to public transport and the opportunity to live and work within close proximity at first. Second aim is by ensuring people have access to open space without irreversible damage to the ecology. Measures to ensure the quality of life for existing and future residents and the sustainability of the communities will include the provision of extensive open space and parkland to support recreation, leisure and sport while conserving and enhancing the ecology of the sites.

5.1.4 Socio-Cultural Sustainability at Study Area

In the study area, historically, there are manufacturers and sellers of chandeliers. This is the first and sole area in all Istanbul, which comes to mind, where manufacturers and sellers of chandeliers are found. As before the migration from the area, it was used as a housing area, a commercial area was formed there with shops and restaurants, in order to meet the needs of the population living there.

In the 1/1000 zoning plan prepared recently, the commercial function is preserved. The housing function is solved with the upper floors of buildings, as it was in the past. Cultural sustainability will be provided by preserving the chandelier production and selling in the area.

5.2 Conclusion

In the case area has included commercial+residential functions since 18th century. It can be assumed that this function will be regenerate after transformation of manufacture function and due to the last 1/1000 plans. It is a question what will be sectors of new commercial areas. It is hard to predict it from today.

Furthermore, as we’ve faced the first steps of urban renewal of Galata Tower and its surroundings; the citizens from different backgrounds can achieve social cohesion successfully in that renewed area.

The study area, which present commercial activity rather than residential activity, should plan well-balanced and be given the prior importance to sustainability principles. If not, the area which planned upper stories as residential area, will service as upper-income residential activity. For this reason, the charactereristic of the residential area will change and the sector
of commercial area will change as well. It is important local entrepreneurship and commercial is supported by regional solutions.

The eastern of study area, where historical khan buildings and historical monumental bank buildings concentrated. It can be predicted due to sold buildings that, this area will have a tourism function is managed by groups of large capital. The western area of Arap Cami Mosque; commercial function was given in ground floors, residential function was given upper storeys as seen historically by 1/1000 plan. It is important that to give primary importance using sustainability principles in the area and with this way displacement can be mitigated in the area and plans can appeal to everyone.

I made both table and figure of an area which helps to make a comparision of sub-districts of the area. I determined the sub-districts by recent sellings of properperties and transformations n buildings, historical and business characters.

The research has shown that there is a contested politics of time concerning the development with different groups having very different understandings of exactly how and when the development should deliver on its objectives. One of the difficulties of the wider sustainability policy discourse is that it requires local communities and citizens in particular to develop longer-term perspectives, rather than concentrating on immediate and less sustainable concerns. In the case area, there has been conflict between developers, many local communities and investors on the one hand who are looking for shorter-term gains and the early construction of high return projects and planners and policy-makers who ostensibly are looking to promote development that will bring benefits in the longer term. Developing new forms of sustainable citizenship will require the resolution of new development politics.
Figure 5.1: Districts were separated by their characteristics of study area.

1. Area which is rapidly changing and leading to the other areas

Area’s overall character: -Leading property values increasing
- Tourism driven changing; influential companies and owners bought buildings.
- Anchors; restoration and redevelopment of two historical buildings. One high-end boutique hotel, one museum-culture house.
- Other buildings having been bought rapidly.

Business type and strip identity: - Turning to tourism sector including cool boutique hotels.
- Stock of architecturally interesting buildings, khans
- 19th century of Ottoman’s historical bank buildings
- 14th century of Genuese buildings

Changing Process: Displacement of junk market has been discussing for last 20 years. But in 1/1000 plan that market will be demolished and a mosque will be built.
- Some of the historical khans and bank buildings have been sold and transforming to boutique hotels
- Area is turning from commercial function to tourism function.

2. Area which is changing and keeping up

Area’s overall character - Close to areas average in property value increases
- Influential companies are buying khan buildings around mosque to transform them as a boutique hotel.
- Anchors: Restoration of Arap Mosque
- In 1/1000 plan the area in front of the Arap Mosque is shown as a park. That means the commercial facilities will be demolished.

Business type and strip identity: - Historical Arap Mosque and historical architectural buildings, khans
Changing Process: - Companies have been buying khans around Arap Mosque to transform boutique hotels.
- Property values have been increasing

3. Area which is slowly changing

Area’s overall character: - Has got one of the last Genuese Walls and gateway
- An old Ottoman residential area, historical street
- Has got historical fountain
- Historical architectural buildings
- Anchors: A few years ago, a boutique hotel and its café opened in the area for private visitors to make private parties or stay.

Business type and strip identity: Manufacture areas, electrical items shops
Changing Process: - The boutique hotel includes Turkish Bath inside. In these days, due to the changes of the area, this boutique hotel will transform to a community house.
- Property values have increased little.

4. Area which is not changing and lagging from other areas

Area’s overall character: - Below area average in property value increases
Visibly depressed: run-down store fronts, suboptimal municipal servicing, poorly maintained sidewalks and planters.

Anchors: A square project has finished close to area which is in front of the municipality building.

A large, modern parking lot has being constructed by municipality.

Business type and strip identity: -Historical chandelier shops and their manufacture areas in back streets.

-Stock of architecturally interesting buildings.

-Historical residences on upper storeys and historical chandelier shops on ground storeys.

-Crimes to the cars while their owners visit to the shops.

-Bad lighting at nights.

Changing Process: -In 1/1000 plan, this area was shown commercial function on ground storeys and residential function will be developed. But today upper storeys are using as storages of shops. It is assumed the residential function will turn to luxury residential units. Besides the manufacture function was shown to be decentralized.

-It is assumed that the area will be affected from the other areas and will change.

In conclusion, the manufacture function wants to be decentralized by municipality. But there hasn’t found any suitable area yet. There is a complex which is Perpa, but it’s capacity, living, environmental conditions don’t enough for owners. They think to scatter to different districts of Istanbul, as industry function owner wants to go industrially developed district, chandelier sellers wants to go newly developing district... But if they scatter to different parts, the importance of the market, which has got all the professions in it, will loose.
6 RECOMMENDATIONS AND FUTURE WORK

6.1 Recommendations

Strategies can be discussed to achieve legally sustainable projects in the urban renewal area. Municipalities should work with social agencies, professional authorities such as universities and chambers of technical professions. Social agencies shouldn’t be audiences of process and discuss the topic after completed the project. They should exist every design steps of urban renewal projects. The development of a fund to preserve affordable commercial space can help non-profits complete for and purchase key business district sites and rehabilitate facilities for firms. The fund could be capitalized through developer fees, public monies, and foundation grants. The developer fees may be collected from new office developments. These model are using in U.S.A. was named as linkage fee programs for affordable housing activities.

Strategies can be discussed to achieve economically sustainable projects in the urban renewal area. The vision of local should be improved by municipalities, main targets and application procedures should be determined. Achieving sustainability in the area, the relationship between property owners and renters should be strengthened. Most successful long standing firms should be offered to have the opportunity to own their property. By creating relationships and community advisory boards goals can be set to conduct targeted lending to longstanding firms that want to expand, purchase property, or minority entrepreneurs. These partnership can also work towards providing initiatives to developments that are sensitive to commercial gentrification trends of the district. Most importantly, financial institutions can help a community implement its vision by directing financial resources in the district.

If we want to have a look at Zeedijk (China Town) Project in Holland, the local business were maintained by the help of Union of Chinese Businessmen and their cooperation with munieapility. Through Holland example, existed traditional function in the area can be improved and that leads reduce attraction of the area without any displacement. Besides there is another example from U.S.A., Central Area; to mitigate the effects of gentrification in urban renewal process is using funds which is involved in U.S.A. housing policies. This
procedure penetrates as; a ratio determined from the income from the houses for sale or new commercial area investment for producing social houses or using for accumulation of funds. These funds can also use for renting help to local people. For preserving commercial area for long period, Ralph Borsodi and Robert Swan improved Community Land Trust Model (CLT) which model separates the value of land from the value of property that rests upon it. Under the CLT model, a certified land trust agency makes a real estate purchase and is able to re-sell the building, which in nearly all cases is a house, to prospective homeowners. The prospective homeowner only pays the cost of the house not the land costs and enters into a long-term lease, usually 99 years, with the community land trust. By separating the costs of the land and the house, homeownership becomes much more affordable for people. And when they ready to sell the property, the land trust will buy back the house at some formulated appreciation value, thereby making the next re-sell affordable as well. The CLT model is a popular solution in gentrifying neighborhoods because it maintains affordability in perpetuity. While the area rents and land costs might be escalating in a neighborhood, the formula for appreciation gained on re-sell shields the land trust from major swings in the market. These solutions can be used in commercial areas as well.

Strategies can be discussed to achieve social and cultural sustainable projects in the urban renewal area. On the basis of completed questionnaires, the citizens of the area mentioned they don’t want to leave from the area instantly. On the other hand, the majority who want to stay here for working are so close to majority of people who want to rent their shops and work another district. It is an important problem to decide the characteristic of urban renewal, its steps, application processes and the functions included in the project. For achieving sustainability in the project, it should be analysed particularly the citizen’s profile, health situation, education situation and economical improvement. The needs and inclination of the citizens should be determined, what kind of urban renewal do they need is also determined and their adaptation capability of innovations should be analyzed. Citizen’s interaction limit between each other and their social linkages should be analyzed, their unity needs around an activity should be determined.

Strategies can be discussed to achieve environmental sustainable projects in the urban renewal area. Junks market area was shown in new 1/1000 plan as a green area and the surroundings of the historical Genuese Walls was shown as green areas as well. In the new
plan has got enough park and recreation area to achieve environmental sustainability in the area. Besides there is an important historical street, Perşembe Pazarı Street, which shelters historical Genuese Houses and Genuese Courtyard should design as pedestrian street to include the provision of access the green areas and the linkage between sea and Historical Galata Tower.

On the other hand, it should be maintained existent potential and culture of the area. The most suitable example for the area is Jewellery Quarter, Birmingham. The most common ideas due to the answers of questionnaires are, their satisfaction of surrounding of chandelier shop owners. They don’t want to leave from the area and they don’t want to change their sector. Due to all of these answers, regeneration of commercial activity of chandelier sector seems to be possible for this area. Because chandelier shops and their manufacture has been going on for ancient years. Manufacture of chandelier needs to have expertise work for this reason this ability can be used for cultural industry. Same as Jewellery Quarter example, the process of design and manufacture can be shown to people. The area can be designed as a touristic area which includes exhibition areas, shops, education of design/manufacture school and manufacture areas. Besides, the street where historical chandelier shops shelters, has got a good view in the end. Behind this street there is a large underground parking lot has been constructing recent days. The historical Chandelier Street should design as a pedestrian street.

In conclusion, in order to create sustainability in urban case area, more attention needs to be given to, social and economic linkages between those living on the site with residents outside; developing a means for workers on the site to interact with residents on issues relating to its future development; and ensuring that more employment on the site rather than ensuring more chains and franchise, is potentially accessible to local and new residents.

6.2 Future work

I examined the recent situation of study area and gave strategies to achieve sustainability of the area. There are some questions posed in the study period. For next study, answering to these questions due to changes of the case area in years, will make study easier. These questions;

In which process will the area present at the saturation point of property market?
Some or all of the buildings will belong to economically strong and advantageous owners?

The manufacture function is wanted to decentralize, in which way will this situation achieve and in which place will they be settled?

Will the commercial sector, which is present today, change or will its place change?
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