

Sustainable Neighborhood Regeneration; For a Creative Economy

1. Introduction

Turkey had a never forgettable earthquake experience at 3.15 a.m. on the 17th August of 1999 in İzmit. The earthquake had shot Turkey with deep injuries from İzmit. It was called Marmara Earthquake struck. That Marmara Earthquake struck made the politicians and officials, professional bodies and non- governmental organisations to have engage in public debates about progress on the repair of damage and initiatives to reduce the impact of the next earthquake.

After the 45 seconds strake 18,000 people were died and 40,000 people were seriously injured as the given information from the media coverage. And as the World Bank estimated the economic losses were at \$ 6 billion- almost a third of Turkey's annual gross domestic product. Turkey was in the European Union integration process and it was a necessary dimension to have engage in public debates about progress on damage repair and initiatives to reduce the impact of the next earthquake (Gibson&Kocabas,2003a).

Recent researchs by the professional bodies revealed that the epicentres of strong earthquakes are moving westwards along the North Anatolian Fault towards the city. And the currently accepted probability of a major earthquake with an epicentre much closer to İstanbul is 62 per cent with in the next 30 years and 32 per cent with in the next decade. In the year of 2002, the Japanese Co-operation Agency (JICA) study predicted that, as the things stand, the next major earthquake would kill nearly 100,000 people and seriously injure a further 100,000.

And other scientists claim that there could be up to a million deaths. In the process of that studies the issue how to make the city more earthquake-resistant over the next 20 years appeared for the turkish authorities (Gibson, Wadhams&Kocabas,2003).

2. English Experience On Urban Renewal

And Neighbourhood Regeneration

Historical Perspective Of England And EU

19th Century Industrial Urbanisation And Social Reform In England

In England an industrial and rapid but unregulated urban growth had been started from 1840s. The mass housing provisions by the private sector had been started for working class called as urban poors. Most of them were the industrial sector's working class. The housing provisions had been rent to urban poors. The houses had a squalid living conditions for the urban poor but it was better than rural housing for them. Unhealthy, unsafe and socially unstable cities developed and very high densities primitive sanitation had started on that districts of the city.

The rural population of England constituted the %70 of the England's population. That rate decreased to % 26.

And the population values in the years of 1801 to 1841 on the table, shows the growing of the urban population in the main cities of the England.

Table 1: The comparement of the rural and urban populations in 19th century

Name of the Cities	Years	
	1801	1841
Birmingham	23000	181000
Leeds	53000	152000
Manchester	35000	353000
Sheffield	46000	111000

(Huberman,1995)

The politicians and the rich society noticed the slums had diseases as a pressure for social form of the city. They had fear of the epidemic sicknesses like cholera as a threat for the public health. When the slums and their diseases started to be a problem for public health and public environment the pressure was the threats to civil order.

And they needed to stop and think what they had to do? And by the 1870s the first state intervention had started with housing provision. The regulation of new building through local

Bye-laws" and minimum standards of construction enforced by local authorities.

Very limited slum clearance despite appalling conditions verified.

The concept of houses "unfit for human habitation" and the issue of minimum standards had accepted and the regulations prepared to fit for the human lives by the government.

" 1940s slums started to appear in 1870s with those state interventions."

The subsidy appeared as an issue and the implementation verified in the middle of the 20th century. The issue of the subsidy for the regeneration districts tried to be solved by the government. The government verified some subsidy types for the urban poor and some of the enterprises. The subsidies verified as grants, laws and half grant and half law subsidies by the government.

20th Century Urban Renewal Process

With the political will of the English government the urban renewal process could start with the 20th century. The slums had started to appear in 1870s and the solution's implementation could start with the subsidies usable.

And we have three main models implemented in urban renewal process in England (- Gibson&Kocabas,2003b).

The first model:

Model 1; Comprehensive Redevelopment (The bulldozer Model, Implemented in Birmingham and most cities in England, 1950-1960)

Model 1a; Leeds Model (The alternative model to model 1, Implemented in Leeds, End of the 1960s and early 1970s)

The second model:

Model 2; Neighbourhood Rehabilitation

(Implemented in Leicester and most cities in England, 1970-1980)

The third model:

Model 3; Sustainable Urban Renewal

(Implemented in London and most cities of England, 1990-)

Model 1; Comprehensive Redevelopment

(The bulldozer Model, Implemented in Birmingham and most cities in England, 1950–1960)

Comprehensive redevelopment appeared against the industrial and rapid but unregulated urban growth of England cities in 19th century. The first model's impact on the housing is to stop the epidemic sicknesses and its effects on the public health by developing houses with minimum standards.

The unhealthy houses of workers were situated back to back between the industry or around the industry. That type of houses called as terrace houses in England and Row houses in America. The built environment was dominated by some 50,000 back-to-backs, in courtyard arrangements, lacking sinks and drains, with communal water supplies and toilets sited in the yards (Gibson,1982). Households have been using coals for heating and the poisonous smoke has been coming from the industry and houses that made public caught an epidemic sickness easily.

Social reformers got the medicine scientists reformers solutions and initiated on housing projects. But the modernist planners decided to clean everything on the dwelling and build a new dwelling without participation.

The comprehensive redevelopment model had been based on 5 main legal basis.

The main complications of the model one;

The clearance process and redeveloping, regenerating process had been paralleled to the born and growing up process of a child. And that process had been caused the rapid increasing of the epidemic sicknesses. "slum's slow die"

Comprehensive redevelopment process influenced social structure adversely.

That process called "slums slow die" and had been started with the determining of the 1st period's damaging area defined as a wide range implementation area by the district municipality. There were 5 districts with the amount of 40,000 houses. All five had the same process and with the first period all municipality services (street lamps, and ex.), developments of the district, the rehabilitations of the unhealthy houses are stopped in the district by the district municipality. And the district had taken to end of the investment list of the district municipality. The 1st period's process had verified in the 5-10 years because of the expropriation process and the process of emptying houses. That process had a divisive effect to the public structure. Before the comprehensive redevelopment working class's big families; grant children with grandfathers and fathers with their children had been living in the districts. And while the comprehensive redevelopment had been sustaining by the government, the families had started to separating from each other. The separation had done by the "slums slow die" period.

When the expropriation had been come to the second belt land lords (boundary house's owners; the artists, the qualified workers) apposed to the government. They had declined the expropriation and wanted to rehabilitation of their houses. They had the economic power to oppose to the government. They claimed for organising with the professionals contribution for the active use of the public sources on the regeneration process.

With the finishing of the time period of the comprehensive redevelopment the government stopped the first model.

The public taught that it was the success of their oppose to the government in local scale.

Indeed the big issue of the model was the global economic recessions' effect to the national economic recessions in England. (Gibson,2003)

The out comings of the model 1 process;

Positive sides;

Residences moved to modern appartments with the best quality healthy standards,

Had a successful financial model,

Slums has no financial value,

Only the lands value given to the landlords by the expropriation and that made the government finish regeneration model with min. tangeble result,

The government accepted the social housing construction by the impressions,

The government constructed the social houses with revenues and the with the min. additional contribution.

The government rented the houses under the existing house rent fees. Consequently households of the slums had had an upper quality houses with min. rent fees.

Negative sides;

The house holds of the slums had opposed with the bulldozers in their dwellings.

The scientists opposed to the government because of the non-sustainability of the comprehensive redevelopment process.

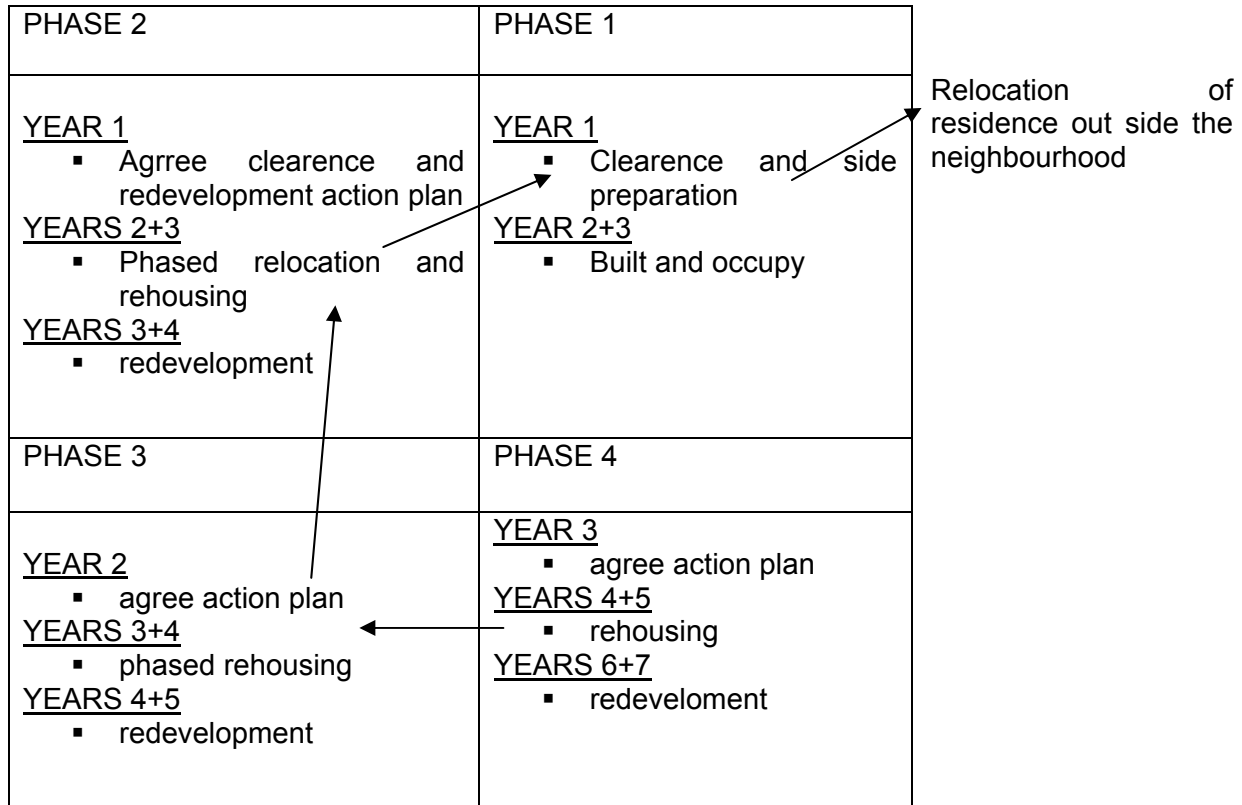
Model 1a; Leeds Model (Community based redevelopment)

(The alternative model to model 1, Implemented in Leeds, End of the 1960s and early 1970s)

After the first model the Leeds local authourity decided to reformise the first model and implemented the reformised model 1a in Leeds(Langstaff,1982). They decided to implement hat model in a specific key project area. The project area had been choosed with the reference of the house structure's capacity and the popularity of the area. Then the first phase area had been choosed. Leeds authourity tried to redevelop the environment with the communities references and needs. That made community planners and they tried to redevelop with the references of the households' requests about their house. Some of them

had wanted houses with gardens (%70/60) and some of them had wanted to live in the apartments in new places (%30/40). Model 1a had been developed and phased with responding to the household's offers.

Figure3 : Model 1a's Phases;



Source: (Gibson&Kocabas,2003b)

With the account of 200-300 families and 1000-1500 people had living in the one phase. After the first model experience clearence had been started after the removement of the people. Nobody had been placed to their houses unless the clearence had been finish and the redevelopment phase had been finish exactly by the community planners. In this model the layout cleared exactly and redeveloped with all physical spatial environment's development.

(Gibson&Kocabas,2003b)

The out comings of model 1a;

Working with residence people is a different experience,

Recidence discussing and agreement to the new plan designs,

Organisal change had happened on professional's studyings, they started to work in community planning offices

The community based redevelopment had been situated with the action plans with the households participations in the community planning offices in the action plan's area.

The planners had studied with the participations on their free time after the working times finished.

Model 2; Neighbourhood Rehabilitation

(Implemented in Leicester and most cities in England, 1970–1980)

The transforming reasons from model 1 to model 2;

First model has lost its popularity with the problems that it caused.

The second belt houses were more qualified buildings then the slums.

The possession difference of the houses.

In the second model when you look after the houses envelope you couldn't see any bad seen but inner of the houses were bad and healthness. The second belt houses weren't the slums but they were started to becoming slums because of their neglected situation. The health standards of the houses started to decrease and that decrease started to be seen by the government. The damp and neglect in the dwelling started to destroy public health. The household's economic power didn't enough to repair or the rehabilitation of their houses. Then the government made new policies (Gibson&Kocabas,2003b).

With the reference of the government's policies. The local authority started the redevelopment of that area.

In that implementation;

Firstly the households applies to the authorities fo their house's rehabilitation and the schedule of repair had been prepared for the house by the technical survivor and some of the community architectures. The basic rehabilitation enstruments must be used to solve the damp problems and electrical problems of the houses.

Then the min. cost had been formed for the house and if the min. cost rised the rebuilt cost of the house. The destruction decision had been given for the house by a council with the participation of the government and local authority.

If the house shouldn't have a restoration then authorities should buy the house, retorate it then sell it.

If the household couldn't cover the cost, the government controls the households economical situation and gives a passport which shows the economy of the household.

The local authority gives grants and loans with the reference to their money passport. That passport facilitates the unemployments and aged people's rehabilitation operations

The loans had been given for 10 or more years payback to the households by the authority.

Until that situation some small problems could be appared.

All applies had made by the households to the authorities and the reconstruction firms.

The local authority had took the applies one by one then started the rehabilitation studies group by group.

Some of the households were aged and they couldn't bargain succesfully and couldn't watch the rehabilitation, reconstruction period of their houses then the firms would use bad construction materials.

In those circumstances, nobody trust to that firms. The households didn't have the knowledge of the construction material's qualities.

The local authorities verified a new initiative instrument called "house improvement agencies" . that was a NGO.

In 1980's that technical offices were independent. Their obligation was to give information and constultant services.

These technical officers had specialised on giving consultant to aged people because the osehold of that houses were especially aged. They had bought that hoses in 50s and 60s from the first owners.

The households had made some rehabilitations and repairements that periods houses' and aged with their houses.

In 1980s that households had retired and with low sallary and could have an inadequate sallary for a new rehabilitation.

Then some compulsory studies had made by the authouries with the households didn't want to rehabilitation of their houses.

The government had suggested to grant the envelope rehabilitation costs of the house its own. But with that suggestion the households must have to cover the indoor rehabilitation costs.

Another pact had made with the shop keepers.

In Birmingham the local authority had given grants for the %90/95 of the households.

The Legacy Of Models 1 and 2

The need a community- based approach

Model 1 Adverse reaction

Experimental community based to development clearance

Model 2 Experience of public participation in housing- led neighbourhood regeneration

The need for a comprehensive and integrated approach

Symptoms and causes

Physical action plus social, economics and environmental initiatives

The need for a strategic approach

Short terms (5–10 years) comprehensive neighbourhood

Long term (20–25 years) strategic framework

Model 3; Sustainable Urban Renewal

(Implemented in London and most cities of England, 1990-)

The experimental Projects

90's Urban Renewal Transition

Economic recession in the early 90's brought an end to speculative property investment which combined with the fall of Mrs. Thatcher's resulted in a re-orientation of urban regeneration.

Attention returned to the problems of poor neighbourhood and new neighbourhood programmes were launched.

Late 19th century neighbourhoods were the target renewal of areas;

And

1950s and 60s council estate were the focus of Housing Action Trusts (HAT) and Estate Action Programmes (EAP)

the redevelopment of the comprehensive redevelopment area

Renewal Dwellings (Housing Act 1989)

Developed from experimental schemes in Birmingham "the envelope scheme"
Broader in scope than General Improvement Areas of the 1970s and 1980s ones;

Housing

Environmental improvements

Community facilities

Jobs / training provision

Crime and community safety

An ecological dimensions (ex; energy efficiency and recycling)

Renewal areas longer terms _10 years programmes_150 plus have been established

That was the impact of the Rio Meeting to the regeneration process on the global scale.

And England got used to EU match funding systems on regeneration programmes with the government's Single Regeneration Budget.

➤ **Housing**

More emphasis on community involvement in local planning and implementation

Larger areas _up to 3000 dwellings_10.000 population and include other land uses.

➤ **Community facilities**

Growing emphasis on residents managing them for ex;

Adventure playgrounds
 Community buildings
 Issues of rent, maintenance, staffing and funding

➤ **Jobs and training**

Increase in come and ability to maintain houses
 Increase local jobs by encouraging investment for ex;
 The re_use of old industrial commercial buildings
 Increase access of residents to jobs elsewhere by upgrading skills through training
 Limitations of this objective in practise

➤ **Community safety; crime and fear of crime**

Designing out, crime
 Street lighting
 Security locks for elderly

➤ **Ecological dimension**

Energy efficiency nd fuel poverty
 Waste management _recycling shemes
 Socially useful jobs

We had mentioned the EU match funding systems and the evolution process built in the process of EU funds and programmes of the sustainable regeneration.

Urban regeneration is a dynamic and sustainable process and the evolution of the process has a unique property for the dynamic structure of the regeneration in the EU match funding system's projects. The limited sources must be evaluating and monitoring in the efficient techniques.

With that frame the project's participations must come together and create some projects for the sustainability of their project's budget and its self.

We can give an example from Elephant and Castle experience of London that the project had been started with the 25 million \$ government budget and 2 billion \$ private sector's budget amount. The freehold transfer method had been used there, too. The municipalities transfer their freehold rights to the households. When the participants of the committee started to investing their money, they were starting to investing the households and made them to learn a legal organisation and authority at the same time.

The regeneration project's community center has been establishing by the authority. The budget of the community center and the project has been sent to the committee where the households were placed. The activities like wedding seramonies, dancing nights, meetings and ex. around the area had been directed to the community center.

With that activities, sources and revenues the community had its own budget and started to turn its whell with its own. With that activities the community started to take the residents control and caused the participation and posseses.

They actively involved in the process and took really big responsibilities. It had to be adventually take it over. Actually, the participants must be powerfull and in the process with the beginning of the process. If it is they could achieve to sustain the life of the area by their own after the authorities and technicians return.

the slogan of the model

“Not for the households, do with the households”

With the partnership concept and outline community based regeneration projects must be start and finish with the participations of the households, NGOs, private sector, local authorities and associations.

Model 3 requires a, Neighbourhood renewal assesment (NRA)

A Planning Approach That:

Identifies goals and objectives

Assesses existing conditions, both physical and social economic-baseline

Assesses the costs of different renewal options ex. different combinations of redevelopment and improvement

Identifies resources available – both public and private

Evaluation the options to identify the preferred option (time period)

Establishes a imlementation plan with annual targets

Monitors and evluates progress towards objectives

Implementation Programme

Out puts – numbers of houses improved / replaced, people benefiting fom new community facilities, jobs created /saved, street lighting schemes – target and actual

Expenditure each year – target and actual

Slippage and

Re_programming

3. 1999 Earthquakes And the Earthquake Reality That Turkey Faced***Izmit, Turkey: Introduction and Damage Survey***

The Mw7.4 earthquake that struck western Turkey on August 17, 1999 (also known as the Kocaeli, Turkey, earthquake) occurred on one of the world's longest and best studied strike-slip (horizontal motion) faults: the east-west trending North Anatolian fault. This fault is very similar to the San Andreas fault in California. Turkey has had a long history of large earthquakes that often occur in progressive adjacent earthquakes. Starting in 1939, the North Anatolian fault produced a sequence of major earthquakes, of which the 1999 event is the 11th with a magnitude greater than or equal to 6,7. Starting with the 1939 event in western Turkey, the earthquake locations have moved both eastward and westward ¹.

The westward migration was particularly active and ruptured 600 km of contiguous fault between 1939 and 1944. This westward propagation of earthquakes then slowed and ruptured an additional adjacent 100 km of fault in events in 1957 and 1967, with separated activity further west during 1963 and 1964.

The August 17, 1999 event fills in a 100 to 150 km long gap between the 1967 event and the 1963 and 1964 events. This gap was first noted by Toksoz, Shakal, and Michael in 1979 and it's hazard was later analyzed by Stein, Barka, and Dieterich in 1997. The latter paper estimated that there was a 12% chance of this earthquake occurring in the 30 years from 1996 to 2026. An international team of scientists and engineers is currently mapping the earthquake rupture and its effects, using a wide variety of techniques from visual observations, to seismology and geodesy. This team includes scientists and engineers from the USGS, invited by our Turkish colleauges.

Damage Survey

The data collected will be used to better understand how the buildings failed in the earthquake. Of particular interest in the earliest stages of the team's work are the types of structural failure that occurred, and the kinds of construction practice that were employed in the failed and surviving buildings. The observations need to be made quickly, before the rubble is cleared away. Analysis of the data could indicate which building practices were successful, which were not, and how the local soil conditions under the building may have affected the shaking and ground failure there ².

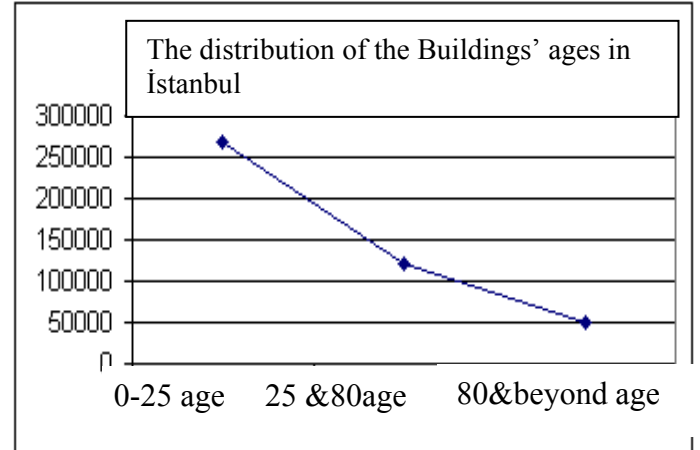
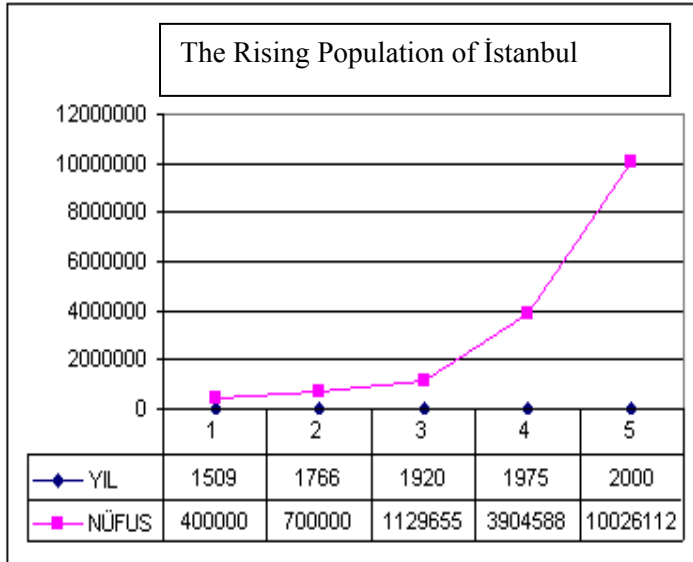
¹ : www.koeri.boun.edu.tr/scripts/sondepremler.asp, 25.07.2005

² www.koeri.boun.edu.tr/scripts/sondepremler.asp, 25.07.2005

The Respected Dead Loose With The Accepted Probability Of a Major Earthquake

The population transformation shown under the house type construction sock's age periods and the dead lost rate's ;

Graphic 1 and 2 ;The population increasing speeds and the constructions dispersion beyond their ages.



Table³ :2 Death rates to the polution

Earthquake Year	Death Rate to The Polution (%)
1509 İstanbul	3.75
1766 İstanbul	0.714
1999 Adapazari and Düzce Earthquakes(17August.-12November)	1.527

The most respected region Büyükçekmece-Pendik sea side population: 5.973.989 (Approximate the urban population's %60)

% the respected dead loose to the dead lost: 43 000–220 000

The Retrofitting and Reconstruction Cost İn İstanbul

The amount of the destroyed and middle destroyed constructions in the 17August and 12 November earthquakes: 18.152

The built stock with the amount of the 1975 and before construction: 170.000

There were 10 800 construction number for emergency interference if only a priority has been given to the the sea side

There were 102 000 construction number for emergency retrofitting if only a priority has been given to the the sea side

1.020.000 construction x 100m² x 150million/m² = 15.300.000.000.000.000TL =15,3 quadrillion TL

%15 the total construction cost with the underconstruction: 17,5 quadrillion TL

(in 2000 the cost is 26billion dolar)

³ www.koeri.boun.edu.tr/scripts/sondepremler.asp, 25.07.2005

With the 500 construction /month completing period: 17 years (Kulaksizoğlu,2001)

All these datums are showing that an accepted probability of a major earthquake in İstanbul with in 20 years. That will destroy the %60 of the urban construction of İstanbul unless a retrofitting project will be able to start in İstanbul. The retrofitting project must be prepare with the urban developing methods. Its because we can retrofit the construction without urban developing but it will cause an unplanned developing and can't solve İstanbul's; an industrial and rapid but an unregulated urban growth had been started with the industrilisation. With that reasons İstanbul needs a comprehensive retrofitting urban policies for decades.

4. For a Creative Economy at Visnezade; Urban Retrofitting And Regeneration Complex in İstanbul With The English Regeneration Experience

İstanbul is a complex city with its cosmopolitan İstanbulers. İstanbul had an unregulated and un controlled urban growth with its industry growth. With the industry's rapid growth it started to situating in the inner of the city. That caused the historic environments destrotion. And with another look İstanbul is faced with another threat like earthquake. That made the politicians, specialists, NGOs, civil authorities and local municipality and the government to develop new policies for İstanbul and to have engage in public debates about progress on the repair of damage and initiatives to reduce the impact of the next earthquake. After the 45 seconds strake 18,000 people were died and 40,000 people were seriously injured as the given information from the media coverege. And as the World Bank estimated the economic losses were at \$ 6 billion- almost a third of Turkey's annual gross domestic product.

That period had been developed with the Turkey's EU integration process as a candidate and it was a necessary dimension to have engage in public debates about progress on damage repair and initiatives to reduce the impact of the next earthquake (Gibson&Kocabas,2003a).

And structured with the frameworks of the EU. Turkey is in the 6th framework. There are some funds like loans and credits from EU for Turkey's social and environmental sustainable developing.

Turkey was in the European Union integration process Recent researchs by the professional bodies revealed that the epicentres of strong earthquakes are moving westwards along the North Anatolian Fault towards the city.

And the currently accepted probability of a major earthquake with an epicentre much closer to İstanbul is 62 per cent with in the next 30 years and 32 per cent with in the next decade. In the year of 2002, the Japanese Co-operation Agency (JICA) study predicted that, as the things stand, the next major earthquake would kill nearly 100,000 people and seriously injure a further 100,000.

And other scientists claim that there could be up to a million deaths. İn the process of that studies the issue how to make the city more earthquake-resistant over the next 20 years appeared for the turkish authorities (Gibson, Wadhams&Kocabas,2003).

With that process İstanbul Metropolitan Municipality studied with the JICA.

The JICA's study predicted that, as the things stands, the economic, housing and health losses won't be the same on the next major earthquake. The JICA study predicted the losses rate and the needed solutions of the next major earthquake for all spatial development points. Turkey had supplied finance source from the World Bank for the project. The MEER (Marmara Emergency Earthquake Recovery Program).

After the MEER report, The Bosphorus(BU), Yıldız Technical(YTU),Middle East Technical (METU)and İstanbul Technical (İTU)Universities studied on İstanbul's Earthquake Master Plan with the application of 60 academic personnel.

And thirdly South Bank University (SBU)-Mimar Sinan University (MSU) studied on what the neighbourhood regeneration is, what type of work it is and the implemantation of it to İstanbul key study with Zeytinburnu district on the sea side of Marmara.

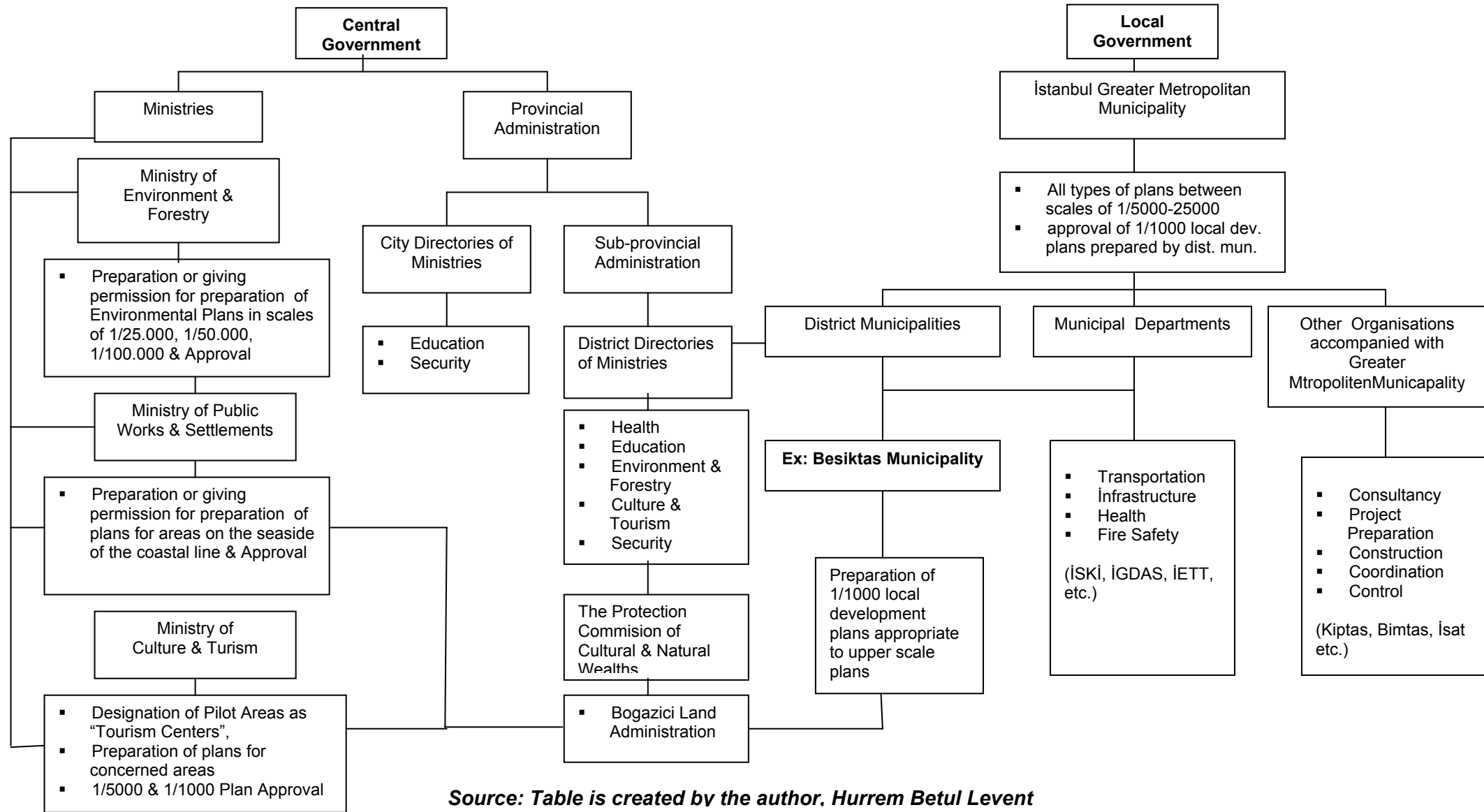
With the acceptance of the unhealthy, unsafe and socially unstable houses had been developed and very high densities primitive sanitation had been appeared in England. That made the government to develop new development strategies and regulations in 19th century. But the implementation verified after 100 years.

With the reference of the England experience Turkey and with it's special İstanbul has the issue of the unsafety houses for the next major earthquake. Turkey needs to develop new regulations for the earthquake resistant houses and don't need to wait 100 years for implementation with the experience of England and EU countries.

On the other hand with the reality of İstanbul, one of the most important metropolitan cities in the global economy will be in the leading role in the adaptation process to the European Union of Turkiye.

Besiktas's local authority is aware of their significant role in the duration of EU as a local government in the town of Besiktas, where the most prosperous and educated citizens are located in İstanbul.

The Flowing Chart of the Administrative Process in an İstanbul Greater Metropolitan City's District Council



Source: Table is created by the author, Hurrem Betul Levent

Besiktas and Visnezade Neighbourhood

Besiktas hosts 700.000 person every day with its alive city life in spite of Besiktas's settled population is approximately 200.000 person.

What is more it is situated on the main transport systems of İstanbul and because of that the trip account rises more over 1,5 million person per a day.

Approximately 60.000 of the 125.000 constructions in our district boundary are houses.

Besiktas district is one of the unique spaces of the world with its' 8,5 km Bosphorus coast with its historical and contemporary settlements.

There is more then 1500 historical monuments which includes palaces (the management constructions of the Ottoman) of the late Ottoman Period, Köşks (historical, reachly decorated wooden house); the houses of the top management officials of the Palace and the other historical constructions.

In spite of Besiktas's historical places, Besiktas's trade-centers with world-wide prize like Akmerkez adds dynamism to life in Besiktas.

Settlements like Arnavutköy, Bebek and Ortakoy, housing estates with their regular landscapes and houses with high standarts on the slopes of the Bosphorus makes Besiktas district a preferable space for the high incoming groups.

The Historical Besiktas Bazaar, Besiktas Square one of the transportation focuses on İstanbul scale and historical Ottoman neighborhoods like Visnezade are the main monuments of Besiktas district.

Inspite of the high graduation level of Besiktas and the 8 university campus rises up the effectiveness and the contribution of the university students to the urban life.

Local authorities are trying to do "Best implementations " but they are coming across with some legal problems. And İstanbul metropoliten area is like a big culture mix with its local construction legacy. That causes lots of legal and policy problems in every implementation area.

We can see the flowing chart of the administrational process for a regeneration Project in a District Municipality Boundaries –ex. Besiktas District-.

Besiktas Municipality's Mayor's aims for Besiktas's Development;

- To be the district, for the modern people in compromising their historical values with the highest life standards to live in peace.
- To be the local government, where there is a harmony of personal and social benefits, conception of effective, efficient and qualified service by means of being incentive and supportive for the modern citizens.
- main approach for protection of the historical values is conservation-utilization balance.
- To solve the problems of the inventored historic buildings with the participation, negotiation and partnership of the public and private landlords to the projects.
- To participate that with its technical and financial support.

After 80's the politic decisions made the transformation and redevelopment of the industry regions to service sector with the global economy's investments. The global investment's opportunity areas like Mecidiyeköy, Sisli, Zincirlikuyu, Levent, 4.Levent are so close to Besiktas.

The results of the sectoral and physical transformation of those regions had started to seen in the inner city of Besiktas.



Photograph 1,2,3; Historical Demolished Wooden Houses of Visnezade Neighbourhood

Source: Photographs taken by one of the authors Hurrem Betul Levent



Photograph 4 and 5; Demolished Buildings –which hosts the street children who are the thieves and drugs of the neighbourhood- of Visnezade Neighbourhood

Source: Photographs taken by one of the authors Hurrem Betul Levent

Visnezade neighborhood has an old ottoman neighborhood structure with its typical street and house structure.

The neighborhood's heart is an urban conservation area. Houses in the conservation area is abandoned to their aspect because of the legal institutional framework of the conservation councils.

That aspect made the region houses of the urban poor and the beginning of the social exclusion from the other sides of the district like Levent, Ulus, Gayrettepe neighborhoods.

İstanbul's world city identity is identified with tourism and service sector. Besiktas, is the unique district of İstanbul with its location, historic back ground and environment, Bosphorus, EU level education and citizens.

With that approach and Besiktas's situation in İstanbul makes Besiktas to be the cultural and historical tourism center of İstanbul with the support of the service sector.

Besiktas's inner city has started to collapse with its socio-cultural and economic structure of the physical and social environment. There is need to create a new sustainable socio-economic, cultural and physically affordable housing neighborhoods.



Photograph 6 and 7; Visnezade Neighborhood's Street Structure and Buildings
Source: Photographs taken by one of the authors Hurrem Betul Levent

Visnezade neighborhood is one of the inner neighborhoods of the Besiktas district. We need to provide the neighborhood's effectiveness again with the technological and creative methods like regeneration and its tools in the global economy and services.



Photograph 8; A Rehabilitated building from Visnezade Neighbourhood
Source: Photographs taken by one of the authors Hurrem Betul Levent

Conclusion

Sustainable neighborhood regeneration is one of the most effective implementation methods with the technology instruments in the world for creative and sustainable neighborhoods if its social impacts are expected before.

The aims of the sustainable neighbourhood regeneration Project must be;

- To make the households have a house in a long period paybacks.
- To improve the power and donations for their livings sustainability.
- To improve job areas and to improve a sustainable development to the next decades.
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The targets of the sustainable neighbourhood regeneration Project must be;

- To field the seeds of that kind of sustainable projects in Turkey.
- To field the seeds of participation in all types of the development projects in the region

The Slogans Of The Framework Must Be;

“Not against the legacy, with preparing the legacies for new approaches”

“Not for the households, do with the households”

To solve all these problems that the implementors came across, we must create our own private legals for all special area with the model frame below;

The Legacy Frame Of A Best Implementation In Turkey must be ;

Needs of A Legal Comprehensive, Sustainable And Integrated Redevelopment Approach

- To put symptoms and causes
- To put physical action plus social, economics and environmental initiatives
- To assess the costs of different renewal options ex.different combinations of redevelopment and improvement
- To identify resources available – both public and private
- To use the experience of other EU countries and to create new models for Turkey on governmental issues
- To evaluate the options to identify the preferred option (time period)
- To establish an implementation plan with annual targets
- Monitors and evaluates progress towards objectives
- Expenditure each year – target and actual
- Slippage and
- Re_programming

Needs For A Community- Based Approach

- With the partnership concept and outline community based regeneration projects must be start and finish with the participations of the households, NGOs, private sector, local authorities and associations.
- To use the experience of the EU countries of public participation in housing- led neighbourhood regeneration
- Numbers of houses improved / replaced , people benefiting from new community facilities, jobs created /saved , street lighting schemes – target and actual

Needs For A Strategic Approach

- Short terms (5-10 years) comprehensive neighbourhood
- Long term (20-25 years) strategic framework

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