

URBAN REGENERATION: A COMPREHENSIVE STRATEGY FOR CREATING SPACES FOR INNOVATIVE ECONOMIES

Introduction

In the globalisation period, industrial sectors are losing their significance in the development process. The service sector is taking its place and global cities are the ones which can adapt to this transition. The rise of creative economies is one of the important trends in the new economic system. Creative economies are the drivers of urban economies.

In this new global system, it is crucially important for cities to attract and bring in the creative economies. Urban regeneration can be used as a comprehensive strategy in this aim. It has economic, social and environmental outcomes that help to improve the capacity and infrastructure of cities to meet the standards creative economies demand.

Turkey has always had a continuous and strong demand to take its part in global economy which is stated very clearly after 1980s and Istanbul has always been the place of integration. Since then, there are many efforts trying to improve Istanbul's capacity in economic, social and environmental dimensions. Recently, those efforts have begun to manifest themselves as urban regeneration projects although the concept of urban regeneration is not fully developed in Turkey. Since the Marmara Earthquake in 1999, earthquake damage risk and the fact that a big earthquake is expected in the next 30 years in Istanbul have added to the significance of these efforts.

This paper aims to reveal how urban regeneration is used in the process of regenerating the poor, earthquake-sensitive building stock and improving the conditions in poor neighbourhoods of Istanbul and also in the process of preparing the city for creative economies through improving city's infrastructure.

This is done by analysing two recent urban regeneration projects. Galata Port project and Zeytinburnu Urban Regeneration Pilot Project which aim at improving the existing port facilities in Galata and creating a new cultural centre around it and strengthening the poor building stock and improving the poor conditions of Zeytinburnu District respectively.

Before the analysis a theoretical framework is formed in terms of the change in the economic system and the rise, importance and needs of creative economies. The theoretical part continues with the definition, evolution, significant features of urban regeneration and the relationship between the outcomes of urban regeneration projects and the needs of creative economies.

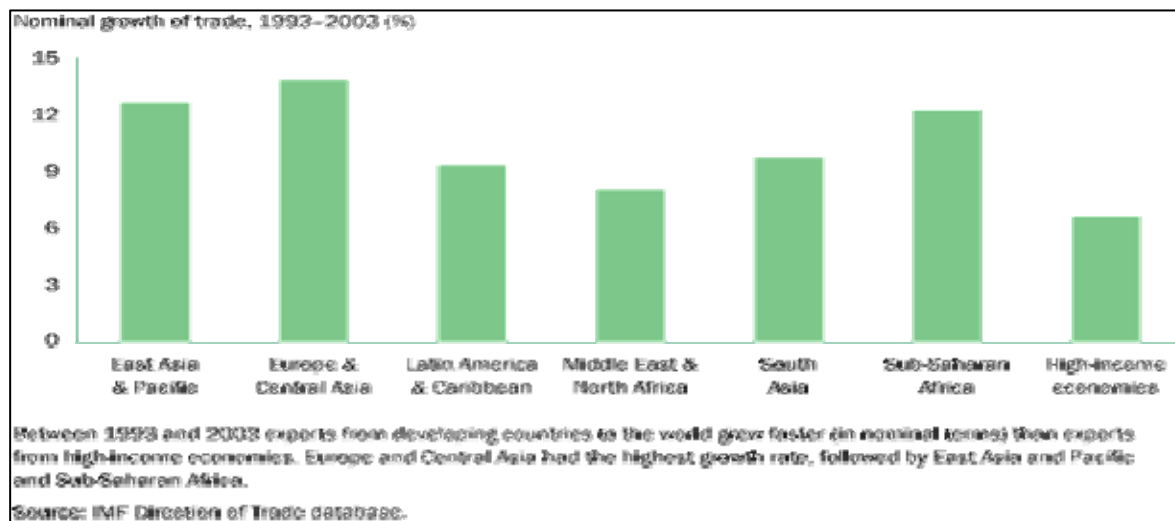
After the analysis it can be stated that recent urban regeneration projects are more comprehensive than the past experiences. But, there are still serious problems stemming mainly from the misconception of the term and not regarding the broad economic, social and environmental dimensions while developing the projects.

The new economy of the millennium

To understand the urbanization, social and economic changes in cities today, we need to examine the close relation between the new economy and cities. Transfer of labour from agriculture to industrial activities and the agglomeration of rural population to the urban areas have been shaped the spatial and the economic growth of cities.

Since 1980s, the weight of the economic activity which is in the industrial production has shifted from production to finance and highly specialized services (Sassen, 2001). By the

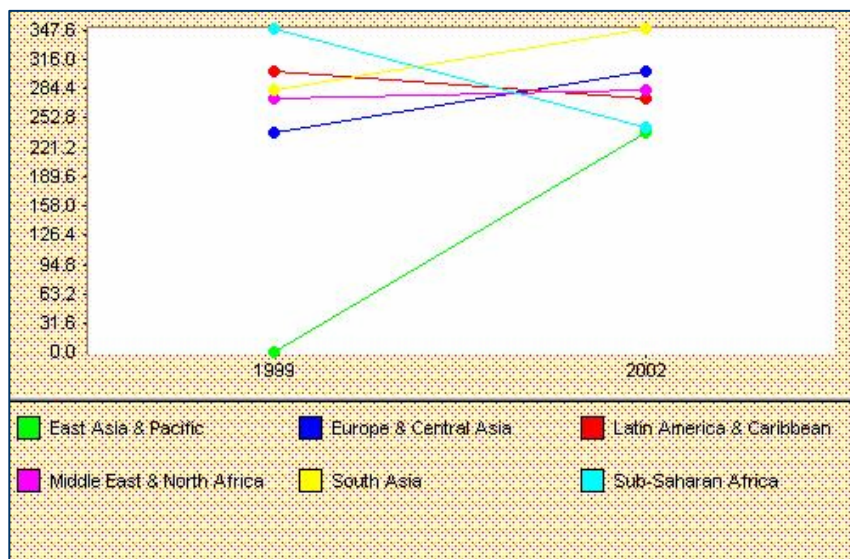
effects of globalization the leadership of third sector has begun and finance-trade-management based centres took the place of production based centres. The global cities of the new economy New York, London, and Tokyo have created the city hierarchy (Graphic 1).



Graphic1: Nominal Growth of trade
Source: World Development Indicators, World Bank, 2005

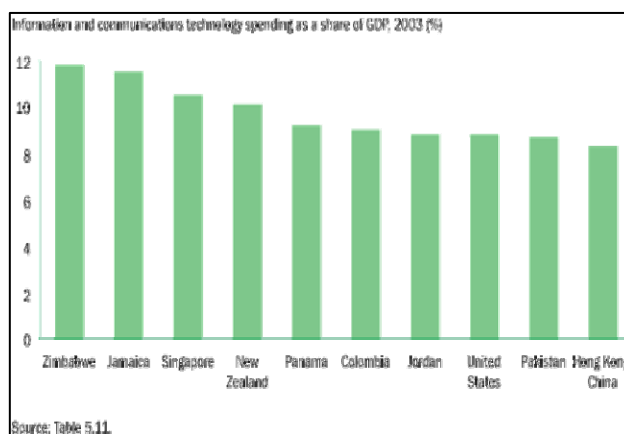
In the last decade, there was the question of what would drive urban economies up. It has revealed that it will be, instead of the financial sector, new sectors like arts, culture and entertainment, educational and health services and tourism. It has been argued that high technology will fuse with the creative sectors, to create new industries: multimedia, new combinations of education and entertainment, virtual reality which will be possible by the total digitalization of information (Hall, 2001). Today, the defining elements of the economy of the 20th century have not been erased, but the injection of new technology and the related multiplication of opportunities and acceleration of change, has created a new sector (new economy) that is heavily dependent on a range of mainstream services such as finance, management, marketing, legal, accounting, insurance...and this, “the new economy of the New Millennium” (Partners for Liveable Communities, undated) has put the “creativity” at the heart of growth. So, today the significance of creative industries including software, publishing, design, music, video, movie- making and electronic games that are closely linked to supplier of ICT has increased (Yusuf & Nabeshima, undated)

These subsectors that create the heart of the new economy, look for some baselines (tendencies) in the cities. These are; strong infrastructure systems (telecommunication links, internet etc.), ports for providing relations with the international economic systems, legal and institutional framework, unique physical and cultural amenities of cities, stable financial and insurance system and hi-tech production- use and export. When we examine the development indicators in world regions, the economic system change forms the basis for the development of creative economies.

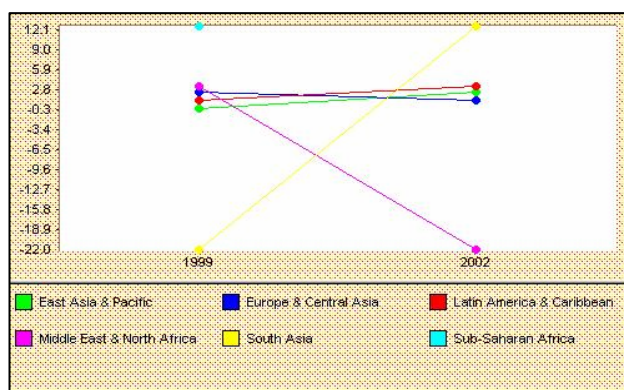


Graphic 2: Internet Use per 1000 person
Source: World Development Indicators, World Bank, 2005

Communication infrastructure in the world-especially in East and South Asia –grows rapidly. In the same case information and communication technology use and hi-technology exporting develops rapidly in the same regions.



Graphic 3: Information and Communication Technology
Source: World Development Indicators, World Bank, 2005



Graphic 4: High- Technology Use
Source: World Development Indicators, World Bank, 2005

The new economies of the millennium put the creative economies mostly linked with ICT and finance to the top of the ladder of development.

Spatial needs of creative economies

Creative economy comprises software, publishing, design, music, video, movie-making and electronic games. They are linked to suppliers of ICT-based hardware and are depended on mainstream services like finance, legal, accounting, management, headhunting, advertising and marketing (Yusuf&Nabeshima, undated). Florida (interview, 2004) argues that people working in those fields form a new class, which he calls the creative class. He counts scientists, engineers, people working in research and technology fields, knowledge-based professionals in law, finance and health care belonging to this class as well.

With the total digitalization of information, it was expected that the new sector would not need the city. They could perform any activity anywhere as long as the right digital connections were available. Despite the expectations, creative activities have chosen traditional urban spaces to locate themselves. Hall (2001) explains this trend with the dependence of the creative activities on interaction, networking, and dynamism which can easily be found in traditional urban areas. There, they can also relate to more traditional performing arts and to tourism.

Certain characteristics of this new, creative economy have been identified in the resource paper of the Partners for Liveable Communities (2000). The new economy has changed the factors of attraction in cities. Cities should find new way to attract residents, workers and businesses. It needs a new kind of workforce who should be well-educated, skilled and flexible. Cities should improve their educational facilities. It demands a high quality of life. Cities should control crime and blight and enhance cultural amenities. The new economy is global, it necessitates strong links with national and international economies. As this new economy needs a new infrastructure, cities should provide necessary digital infrastructure and upgrade existing ones. It is a regional economy. Cities have to find ways to overcome the division in the suburban areas of the metropolitan regions.

Speed, responsiveness, and flexibility are important for the new system. Reform might be needed to in local institutions which are too slow and rigid to keep up. The new economy also restructures the business sector. Good and effective relationships have to be established with the most important sector representatives.

Clusters and networks in the local economy are valuable especially for innovation and growth. Cities should foster and support productive interrelationships in the local economy. The importance of higher education and research institutions is rising. Cities should promote good relationships between these institutions and the businesses.

New economy intends to leave behind who are at the bottom of the ladder in the old economy. Cities should enable their residents to have the opportunity to succeed in the new economy. Constant change is one of the most significant features of the new economy. Cities should develop capacity to be able to adapt to these changes.

Urban regeneration is playing an important role in the restructuring period of cities to prepare for the new economy. In the next chapter, the role urban regeneration takes on in this process of adaptation is explained.

Urban Regeneration

Urban regeneration can be described as,

“a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change” (Roberts, 2000,17).

Urban regeneration, in essence, intends to change the nature of a place by involving residents and other stakeholders, embracing multiple objectives and activities, with partnership working among different stakeholders (Turok, 2004).

It should be noted that it is different from urban renewal, urban rehabilitation and urban (re)development as urban renewal aims to achieve mainly physical change, urban rehabilitation does not describe the method of actions and urban (re)development has a general mission and lacks a well-defined purpose (Roberts, 2000).

As Gibson & Kocabas (2001) states, urban regeneration is a holistic, comprehensive and integrated approach that embraces the three aims (the three e's- economy, equity and environment); maintaining economic competitiveness, reducing inequality and protecting and embracing the environment and that suggests a new generation of partnerships for policy development and delivery that includes innovative configurations of public, private and NGO sectors in more equal relationships.

Evolution

Decline in urban areas caused by different factors forced the relevant agencies and professionals to develop solutions to overcome decline and deterioration in cities. The causes of urban decline in developed European countries and the USA were initially associated with rapid change and restructuring because of industrialization. In developing countries like Turkey, urban decline is mostly the result of growth, which is also associated with industrialization but almost never incremental and controlled (Ozden, 2000).

The approaches and activities developed to resolve urban problems evolved over time giving priority to different aims and objectives. Roberts (2000) categorised the main themes from 1950s to 1990s. Referring to his table, in 1950s the main themes were reconstruction and extension of older areas and towns and cities based on a master plan and suburban growth. In 1960s, 1950s theme continued and some attempts of rehabilitation was experienced. 1970s focused on in situ renewal and neighbourhood schemes and suburban development continued. In 1980s, flagship projects, major schemes of development and redevelopment which aimed mostly to improve the economic competitiveness of cities were developed. In 1990s, a more sustainable approach, i.e. urban regeneration, was adopted. A more comprehensive form of policy and practice was enhanced and more emphasis on integrated action was given.

Today, urban regeneration aims to address issues that are associated with change in the economy and employment, economic competitiveness, social exclusion, community issues, vacant and deteriorated sites in cities, new land and property requirements, environmental quality and sustainable development (Turok, 2004, Keles, 2003, Roberts, 2000).

Spatial scale and significant features

The spatial scale of urban regeneration programmes and projects vary from local area-based approaches to broad national policies. Different kinds of problems need to be dealt in

different spatial levels. The important thing is that each policy level should be considered, giving appropriate acknowledgement to other layers of policy both below and above while working on a specific scale.

Urban regeneration is a strategic activity, engaged in short-term measures for immediate difficulties and long term approaches to avoid future problems. It is concerned with the totality of urban environment. It focuses on developing and achieving a clear vision of what should be done. It is concerned with setting priorities and allowing for their achievement. It is an interventionist approach, best achieved through partnership working, intending to benefit a range of organisations, agencies and communities. It can be measured, evaluated and reviewed. It is related to specific needs and potentials in an individual region, city, town, or neighbourhood. It is linked to other appropriate policy areas and programmes (Roberts and Sykes, 2000).

Urban regeneration outcomes related to the creative sector

Urban regeneration process briefly consists of analysis, implementation and the outputs. After economic, social, and environmental analysis, the project is implemented in an individual area taking into account the internal and external drivers of change. The outputs of the urban regeneration process can be grouped under five headings; neighbourhood strategies, training and education, physical improvements, economic development and environmental action (Roberts, 2000).

Neighbourhood strategies include area-based approaches, local social, economic and environmental facilities, and community-led planning. Training and education consists of capacity building of the local people, support to educational facilities and schools, enhances research and development. Improvement in the city-centre, housing areas and estates, good quality urban design can be counted under physical improvements.

Support for existing local economy and for new firms, improvements in the infrastructure, innovation, economic diversification are the outcomes in the economic development field. Waste management, energy efficiency, urban greening, stimulating green growth make up the environmental outputs.

Those outcomes stated above are related to the requirements of the creative economy cited in the former chapter. Especially outputs in physical improvements, training and education, and economic development contribute to the urban spaces' quality to attract creative economies. Improvements in the physical environment like the physical and urban design quality of public spaces, squares, parks, streets, buildings play an important role in the attractiveness of an urban area.

Most urban regeneration projects target tackling crime issues as well either by physical design improvement or capacity building programmes for local unemployed people. Capacity building programmes also enable under qualified people gain qualifications for the new service sectors including creative sectors. By supporting educational facilities, regeneration projects can help build the skilled workforce creative sector need.

Urban regeneration schemes result in improving the infrastructure of the urban areas which is a prerequisite in the creative sector's choice of location. Regeneration projects can also introduce new infrastructure such as new lines of transportation, and digital infrastructure. Supporting new firms can give opportunities to local people to start businesses in the creative sector.

Urban regeneration also contributes to the economic regeneration of an area. Many major international exhibition and tourism development schemes make a contribution to regional and national facilities as well as providing for local needs.

Urban regeneration process in Istanbul is investigated in the next chapter. Research on two case studies reveals how it is used for creating spaces for the new/creative economy.

Urban Regeneration In Istanbul: Two Case Studies

It would be appropriate to say that urban regeneration is still in its infancy in Turkey. Piecemeal efforts have been observed throughout the country, especially in Istanbul in the last two decades. However, nowadays, a more integrated approach is being experienced with the devoted efforts of the central and local governments though still having serious shortcomings.

There are three breakpoints worth to mention in the development process of urban regeneration in Turkey. One is the year 1980 when Turkey started to adopt extrovert economic policies demanding to integrate with the global economy, second is 1996 when Habitat II Conference was held in Istanbul which declared the importance of civil society and NGOs in the urban development process and the last one is 1999 when the catastrophic Marmara Earthquake happened.

The shift in the economic policy in 1980s has had significant impact on Istanbul as well as on the overall urban policy. With the aim of making Istanbul a global city, urban policies that aim to increase economic competitiveness of the city were enhanced acknowledging the importance of economic competitiveness of cities in the global system. Those policies manifested themselves as a number of state-led urban renewal and regeneration projects.

Traditional urban areas and historical places were considered as places that add to the competitiveness of Istanbul. Urban renewal and rehabilitation projects in Historical Peninsula, the old city, and Beyoglu were implemented mainly to promote tourism.

One other trend started in 1980s is gentrification in old parts of the city. Kuzguncuk along Bosphorus, Cihangir and Galata around the old city were the three districts that went through gentrification.

Habitat II Conference in 1996 initiated an important project in the urban regeneration history of Istanbul and Turkey. That is Balat-Fener Districts Rehabilitation Project. Balat and Fener are two old districts of Istanbul located along the Golden Horn. They used to be inhabited by Greek and Jewish minorities in Ottoman times. Now, they are deteriorated neighbourhoods where usually migrant inhabitants live in very bad conditions. UNESCO initiated a rehabilitation project in those neighbourhoods in 1998 after the Conference. The project is now in implementation period and is funded by the European Union.

1999 was sadly a sharp breakpoint for Turkey. It has revealed how vulnerable our settlements were to disasters especially earthquakes which we can never avoid. The disaster of Marmara Earthquake on 17th August 1999 accelerated urban regeneration process in the country. A big earthquake is expected in Istanbul in the next 30 years. This fact urges central and local governments to take action.

Another important incident happened in 1999 was the announcement of Turkey's candidacy for the European Union. Harmonisation period began in 1999 which have affected urban policies. Improving the economic, physical and social conditions of urban settlements have become a significant issue. Moreover, the demand for Istanbul to take part in the global economy is still and always on the agenda.

Since 1999, central and local governments have been working on and implementing numerous projects although some of them cannot quite be considered as urban regeneration the way it is described in this paper.

The most important step being taken by the central government is the development of the legal and institutional framework for urban regeneration. They are currently working on the law about urban regeneration. It is expected to pass through the Parliament soon.

Local governments in Istanbul seem to be very devoted about urban regeneration projects mainly because of the building stock that has to be strengthened or demolished and the population that has to be relocated. They are, especially Istanbul Metropolitan Municipality, also developing and implementing projects that will contribute to the city's demand of becoming a world city and taking its part in the global system.

Two recent urban regeneration projects are critically analysed in this paper. One of them is Galata Port project which is a transformation project of the port area in Karakoy to improve the quality of the international port facilities as well as to create a new centre of cultural and economic activity. The second one is Zeytinburnu Urban Regeneration Project which is a pilot project that aims to regenerate inadequate housing areas in Zeytinburnu, to improve their physical, social and economic quality and strengthen the building stock for the expected earthquake.

Galata Port

Galata that is defined as “the most western place of east” by Bernard Bareilles had never lost its importance in the historical process. In 14th century, Galata was a place where Genoese trade colonist lived, in 16th century Muslims were added to the population and Galata was developed as a port activities centre. In 19th century, a new commercial structure began to appear in Istanbul in general, and Galata became a centre where the commercial relationships with world intensified (Ortaylı ,1977). Trade units, big shops and banks have taken place in that region. In addition to this relationship system, the first metro of Europe was activated in Galata (Ibid, 95).



Figure 1: Location of Beyoglu in Istanbul

Figure 2: Location of Beyoglu in Istanbul detailed map

Source: Greater Istanbul Municipality website

A trade and finance bourgeoisie has emerged parallel to this commercial development and so many new embassies have been opened especially in Pera in those years (İslam, 2003, 163). By the Republic's decision, Ankara became the new capital and Istanbul-Galata were nearly thrown out by the intellectuals (Keyder,1999).

Galata region and Historical Peninsula is determined as 1st degree earthquake area by the common research of Greater Istanbul Municipality and Japan International Co-operation Agency (JICA) after the 17th August Marmara Earthquake in 1999.

This situation increases the responsibility of projects that will be developed for Galata Region. Nowadays, a new Galata-Beyoğlu Project has begun to be implemented. The Project which is named as Galata-port, contains Karaköy port, urban sit area and Tuesday Bazaar Area. And the Project consists of shopping centre, an accommodation area, exhibition and exposition areas, seminar areas with arts and cultural centres.

The Project is charged by T.R Maritime Association and the main aim of the project is to create an international culture and tourism centre. The main objectives of the project are; creating a cruise –port and commercial complex for Istanbul, creating a new culture-art activity area which is integrated to the sea and the historical area around the port and creating new job opportunities for the residents of the neighbourhoods at the Galata-Pera area. Total cost of the project is 250 billion \$ and it will be implemented by the build-operate-transfer method.

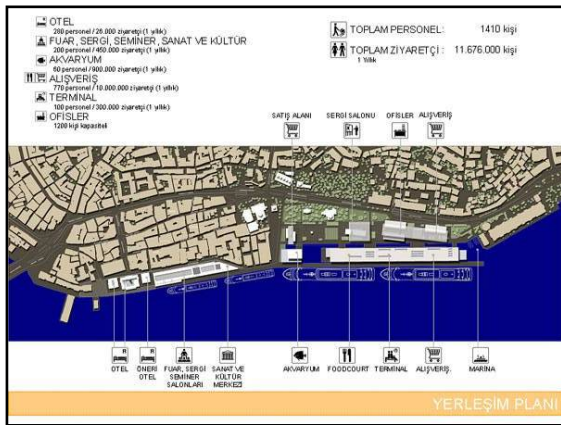


Figure 3: Galata Port site plan

Source : GIM Settlements and Urban Transformation, Urbanism Atelier

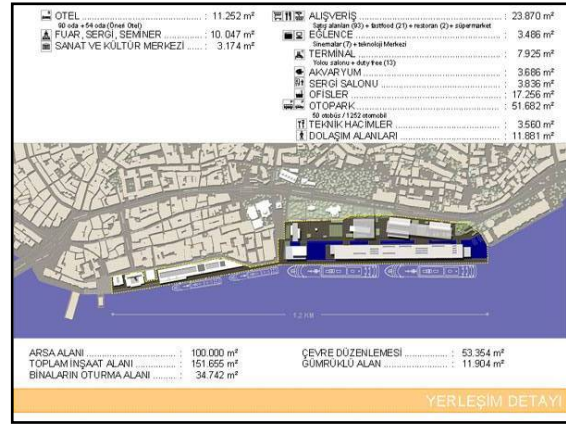


Figure 4: Galata Port detailed site plan

Galata - port project is a good example for the economy-based urban regeneration projects in the city centres. The project is designed appropriately to the aim of being adaptable to global system. The functions that the project suggests contain creative urban activities.

Zeytinburnu Urban Regeneration Pilot Project

Zeytinburnu is one of the old districts of Istanbul. It was developed immediately west of the historic city walls. The first squatter houses in Istanbul were seen in this area. It was redeveloped as a Squatter Improvement Area. It has a current population of 239,927 inhabitants and a population density of 921 persons per hectare which is extremely high. It is 1149 hectares wide and it has a beautiful coastline with an existing port facility.

The level of education and income of the residents are very low. Leather manufacturing factories and workshops have always made up the traditional local economic activity. Although the factories have been removed in the last decades, this remains as one of the most distinguishing features of the area.

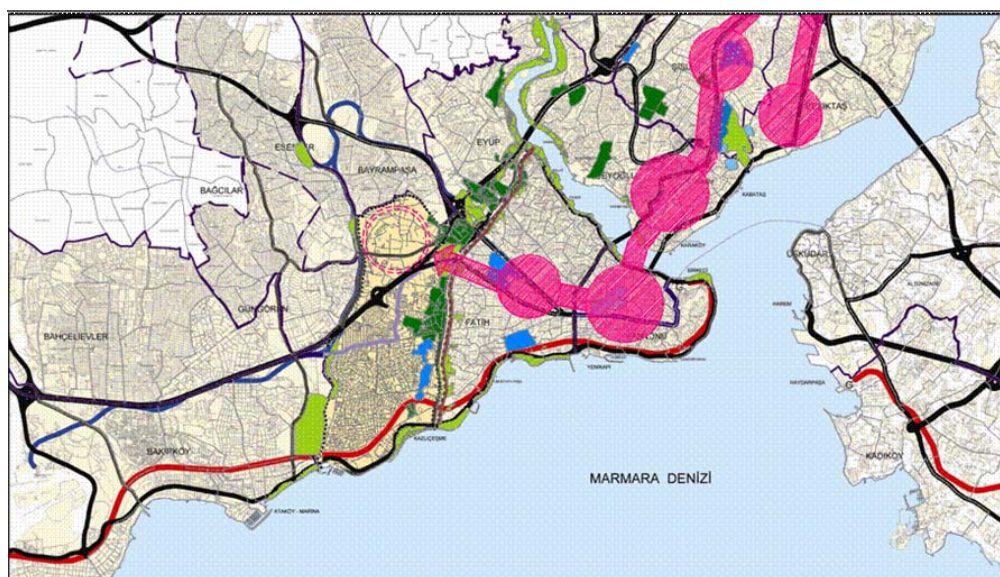


Figure 5: Location of Zeytinburnu in relation to CBD
Source: BIMTAS, Zeytinburnu Strategy and Action Plan with Risk Priority

Before Zeytinburnu Urban Regeneration Pilot Project, three studies should be mentioned. After the Marmara Earthquake in 1999, in 2000, Japanese International Co-operation Agency (JICA) prepared a report with the objectives of integrating and developing seismic microzonation studies in Istanbul as scientific and technical basis for disaster prevention planning, recommending a citywide prevention program against damage of buildings and infrastructures, recommending short-term and medium- to long-term disaster prevention considerations in urban planning of Istanbul city and pursuing technology transfer of planning techniques to Turkish professionals. The study was finished in 2002.

Greater Istanbul Municipality (GIM) invited four respected universities in Turkey to prepare Istanbul Earthquake Master Plan. In 2003 the Master Plan was announced to public. Zeytinburnu was suggested as a pilot project area.

A research project was commissioned to a group of professionals by GIM, Settlements and Urban Transformation, Urbanism Atelier, with the aims of reviewing neighbourhood regeneration concepts and practice in the UK and other selected European Union countries to identify methods of programme development and tools of implementation that may be relevant to Istanbul, and outlining actions that GIM could take to build a strategy to reduce the risk of earthquake damage in vulnerable neighbourhoods, reduce the gap between conditions in low-income neighbourhoods and the rest of the city, and reduce the pressures for building on green sites on the periphery of the city by redeveloping and rehabilitating existing housing areas. This research insisted on a pilot project implementation too. During the research, GIM has entered into a partnership with Zeytinburnu District Municipality to develop a pilot project in Zeytinburnu (MSU, 2003).

Zeytinburnu Pilot Project was contracted to BIMTAS in 2003 and studies have begun. BIMTAS Planning Team collected the analysis and reports from the consultant groups and prepared a final report of ZPP in 2005. Metropolitan Planning and Urban Design Centre in BIMTAS is currently working on this project to develop urban regeneration models.

A big earthquake is expected in Istanbul in the next 30 years. JICA Study and Istanbul Earthquake Master Plan have revealed that in Zeytinburnu 2592 buildings will be severely damaged, 5296 buildings will have severe-medium damage, and there will be 4629 deaths and 6785 casualties in case of this expected earthquake.

The problems in the area besides the earthquake damage risk can be identified as poor quality building stock, inadequate public service facilities, lack of open public spaces, low urban standards like narrow streets, urban poverty and social difference between neighbourhoods. (BIMTAS Planning Team, 2005).

However, there are significant redevelopment/regeneration potentials in the area as well. It is located near to the traditional centre area in the Historical Peninsula. It has high rate of accessibility in terms of motorways and public transport with existing railway, tram and port. Also, a main metro station will be built in Zeytinburnu. Industry in the area is already considered to be transformed to trade and services in the metropolitan plans and decentralised industry will leave vacant buildings suitable for redevelopment and regeneration. There significant historical buildings and sites which date to Byzantine and Ottoman times like churches, mosques, and historical Byzantine and Ottoman graveyards. The coast line is very appropriate for recreative activities and tourism. There are good quality green spaces because the area is adjacent to the protection area around the historical city walls.

The ideal solution to the problems is stated as developing urban regeneration action programmes for reducing the risk, developing a safe and liveable urban environment which has a decent urban quality and strengthening the socio-economic structure in Zeytinburnu in the pilot project.

To develop risk sensitive planning and design principles which are also sensitive to the formation of historical spaces and historical pattern is one of the objectives of ZPP. Sectoral and spatial change and development taking into account the population and social structure of the inhabitants is targeted. Transformation of the dominant sector industry to service sector is suggested. Following the principle of equity in social service distribution, all types of urban service facilities and transportation networks are planned in a functional system. All of the studies and evaluation has the primary goal of creating a sustainable environment and economy (BIMTAS Planning Team, 2005).

Economic and social policies are identified in the report to achieve those objectives. Economic policies include increasing the quality in the existing economic activities, diversification of economic activities, improving the relationships and interdependencies with the surrounding areas, reinforcing the relationships between economic activities in the regeneration area, ensuring a balanced geographic distribution of economic activities in the area, identification and strengthening of the international and regional qualities of economic activities, creating enterprises, workforce and additional employment, improving the entertainment, retail and cultural structure, restructuring of transportation system, and improving the economic status.

Social policies are increasing basic education level and the number of schools in the area, improving the quality of the workforce, education and workforce planning related to the economic policies, establishing educational facilities related to workforce planning, and improving the social status. There are also packet projects which are suggested in the pilot project.

The project will be implemented in three stages. The first stage lasts for 3 years and comprises the immediate actions to be taken such as demolishing the buildings at risk, opening the evacuation corridors and gathering areas, establishment of community centres, strengthening public infrastructure and disaster organisation, removal of hazardous uses from housing areas and implementation of urban regeneration projects in three action areas (i.e. regeneration of housing areas in high priority risk areas, conservation-oriented regeneration areas, visionary regeneration areas).

Second stage lasts for 2 years. All of the above activities continue in this stage with the addition of displacement of the small and other industries from the district. Third stage lasts for 15 years with 5-year implementation programmes and foresees the completion of all activities identified in ZPP.

Regarding the outcomes of urban regeneration projects that are related to the requirements of the new/creative economy, the transformation of industry to trade and services, improvement of the transportation system, the strengthening of local economy and the workforce, capacity building projects can be counted as ZPP's outcomes.

We should also take a look at the packet projects as the potential outcomes of the project. The integration of the tramway line and Marmaray will increase the accessibility of the area. The packet project of improving the port facilities for cruise ships will also develop the districts links with the rest of the world.

Physical improvement projects such as the design and redesign of new green areas, the coastal line, boulevards, cycling routes, and street furniture will improve the urban design quality of the area.

There are projects that promote tourism sector with developing accommodation, entertainment, leisure facilities. Capacity building projects for people to work in tourism, leather and textile sectors are suggested. In leather sector, qualified manufacturing, design, research centres, trademark, boutique design are promoted. Sectoral integration between leather, clothing jewellery sectors, and integration of SME and NGOs are suggested. Establishing a Leather Research Institute and a Technology and Education Centre is also among the packet projects.

ZPP is a more comprehensive urban regeneration programme than the past experiences in Turkey. It has multiple aims and objectives targeting economic, social and environmental goals. The implementation of the project is divided into stages which is very important for monitoring and evaluation in regeneration process.

But, there are still some shortcomings in the project. The first one to mention is the community participation in the project. It has put community involvement as a priority but it has not accomplished it. It still works in the traditional way. The project is prepared and announced to the community for approval. The new concept of community participation and involvement in a project means to involve local community in the project from preparation to implementation.

One other problem is that it is not identified how it will be financed. Finance is the most important aspect of a project if it is to be implemented. A detailed definition of financing plan should be developed for ZPP.

Conclusion

Today, the position of cities in the global system is identified by their closeness to the dominant sectors and subsectors. Transition of urban economies from agricultural activities to industrial activities, from industrial activities to finance-, management- and insurance-based trade and services continues with transition to creative economies which can be called "new millennium economies".

Creative economies demand some basic economic and spatial organisations in cities. Creative economies that use 3rd sector's subsectors such as finance, legal, insurance and ICT-based hardware, look for especially production and use of technology and strong telecommunication infrastructure.

While leading the development of urban space, creative economies also spread and find the appropriate conditions with the help of urban regeneration projects implemented in the city centres.

The paper mainly discusses whether comprehensive urban regeneration projects implemented in city centres or areas around the centres can be used as a strategy for the spread of creative economies and whether urban regeneration can make cities meet creative sectors' demands or not.

Two case studies are analysed in two ways to test this. Istanbul, where urban regeneration concept has not been understood in the real sense has been invaded by numerous urban regeneration projects lately.

Galata Port is in historical city centre and Zeytinburnu Urban Regeneration Pilot Project is adjacent to the centre. Both of the projects are still on paper, very little done on the ground. This makes the critique of and the expectations from the projects uncertain.

Although it has been criticized about its chose of location, Galata Port project is a good example because it successfully aims at linking port-customs activities with urban space using creative economy's subsectors. The success of the project will facilitate the adaptation of Istanbul to the global system. This is important because Turkey is in harmonisation period for the European Union.

Second case study, ZPP, reveals how social dimension of an urban regeneration project can provide input for the creative economy. Creativity should be put in the heart of capacity building efforts. This will not only help the success of the project but also by creating a workforce for the dominant sectors (i.e. creative economies) increase the economic sustainability of the project.

New economic system puts cities in search for different spatial organisations. Urban regeneration is a strategy by which cities can respond in economic, environmental and social dimensions in this search. Developing comprehensive and feasible projects which can be adapted to the economic and cultural system of cities will ease the integration with "millennium economies".

References

BIMTAS Planning Team (2005) Zeytinburnu Strategy and Action Plan with Risk Priority
Unpublished report, Istanbul

The rise of the creative class (interview with Richard Florida by Amanda Smith) (2004)
[WWW]

<http://www.abc.net.au/rn/arts/booktalk/stories/s1072885.htm>

Greater Istanbul Municipality website available at: www.ibb.gov.tr

Gibson, Micheal and Kocabaş, Arzu (2001) "London: Sustainable Regeneration- Challenge and Response". Paper presented to the Rendez-vous Istanbul: 1. International Urban Design Meeting, Mimar Sinan University, Istanbul, Turkey, May

Hall, Peter (2001) *Cities of tomorrow*, Oxford: Blackwell Publishers

Islam, Tolga (2003) "Galata'da Soylulaştırma: Soylulaştırıcıların Demografik ve Kültürel Özellikleri Üzerine Bir Çalışma". Paper presented to Urban Regeneration Symposium, Yıldız Technical University, Istanbul, Turkey, 11-13 June

Keles, Ruşen (2003) "Urban Regeneration in Istanbul". Paper presented to Priority Action Programme, Regional Activity Center, Split, May

Keyder, Çağlar (1999) *İstanbul: Küresel İle Yerel Arasında*, İstanbul: Metis

MSU, Faculty of Architecture, Department of City and Regional Planning (2003) Sustainable neighbourhood regeneration in Istanbul as part of EU harmonization process and earthquake resistant housing development a strategy and action plan final report, İstanbul

Ortaylı, İlber (1997) "İstanbul'un Mekansal Yapısına, Tarihsel Evrimine Bir Bakış", *Amme İdaresi Dergisi*, No. 2, 77-97

Ozden, Pelin Pınar (2000) "Kentsel Yenileme Uygulamalarında Yerel Yönetimlerin Rolü Üzerine Düşünceler ve İstanbul Örneği", *İ.Ü. Siyasal Bilgiler Fakültesi Dergisi*, No. 23-24 (Ekim 2000-Mart 2001)

PARTNERS FOR LIVEABLE COMMUNITIES (undated) The Creative City: power for the new millenium [WWW]

http://www.livable.com/creative_city/newsletters/july_2001/

Roberts, Peter (2000) "The evolution, definition and purpose of urban regeneration". In P. Roberts and H. Skyes (eds.), *Urban Regeneration A Handbook*, London: Sage Publications, 9-36

Roberts, Peter and Skyes Hugh (2000) "Current Challenges and Future Prospects", *Urban Regeneration A Handbook*, London: Sage Publications, 295-314

Sassen, Saskia (2001) *The global city New York, London, Tokyo*, Princeton University Press: USA

Turok, Ivan (2004) "Urban Regeneration: what can be done and what should be avoided?". Paper presented to International Urban Regeneration Implementations Symposium, Lütfi Kırdar Exhibition Centre, İstanbul, November

Yusuf, Shahid and Nabeshima, Kaoru (undated) Urban development needs creativity: how creative industries can affect urban areas [WWW]

<http://www1.worldbank.org/devoutreach/nov03/article.asp>

World Development Indicators available at www.worldbank.org/data/wdi2005/index.html