

Urban Renewal Activities in Turkey: The Trabzon Experience

Ziya Usta, Ekrem Saralioglu and Ebru Colak (Turkey)

Key words: Land management; Spatial planning; Urban renewal; Irregular Urbanization

SUMMARY

Cities can be deformed due to reasons such as migration, naturel disasters, irregular structuring, industrialization after a period of time and an unhealthy, irregular urban tissue appears. These areas that are not compatible with the whole city, must be revised again and integrated to urban tissue. One of the actions for that purpose is urban renewal practice. In Turkey, urban renewal process increased in importance with the Marmara earthquake that is happen in 1999. Due to about one hundred ten thousand buildings destructed as a result of this earthquake and sixty percent of the buildings in the current cities have destruction risk in an earthquake, the law about transformation of the areas at disaster risk has inured in 2012 and urban renewal activities gained momentum all over the country. Most of the urban renewal practices in the developing countries such as Turkey, physical dimension of the urban renewal is regarded. However, economic and social dimensions of the urban renewal are ignored. In this study, it is aimed that the investigation of "Trabzon Province Zagnos Valley urban renewal practice together with its economic and social dimensions. Zagnos Valley is located in the center of the city. Also this valley is an important air corridor of the city. Especially after 1950, industrialization and urban migration movement has gained momentum in Turkey. As a result of this the development of the city along the coast, caused this area where is close to the coast and in the center of the city filled with the unqualified and low standard of living buildings due to economic reasons with the purpose of settling by the people who live far from the center of the city and the area have been exposed to irregular urbanization. Irregular structuring of the Zagnos Valley eliminated through the urban renewal. Likewise, this urban renewal practice is first urban renewal experience in the city. In this study, owners of the properties who join the urban renewal how affect from this process and how they assessed their revenues that gain from urban renewal will be analyzed. Before and after the urban renewal will be analyzed as compared and new suggestions will be made.