URBAN RENEWAL PROJECTS
SET IN STONE OR FLEXIBLE?
-AND-
DISCUSSION OF TIME DIMENSION

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1. GOALS AND FRAME OF THIS WORK
2. SHORT DEFINITION OF URBAN RENEWAL IN TURKEY
3. STAKEHOLDERS/PILLARS OF URBAN RENEWAL
4. GOVERNANCE OF URBAN RENEWAL PROJECTS
5. TIME FACTOR FOR URBAN RENEWAL PROJECTS
6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT
7. SUGGESTIONS REGARDING GOVERNANCE OF URBAN RENEWAL PROJECTS – AND THE TIME FACTOR
1. GOALS AND FRAME OF THIS WORK
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GOALS

This work has three main goals:

i. Re-assuring the Necessity of Business Plans for Urban Renewal Projects

ii. Discussing the Time Factor for Urban Renewal Projects As Well As Suggesting Time Levels

iii. Concluding With a Generalized Time Usage Program for Governing Authorities
This work involves only the urban renewal projects applied in Turkey that are subject to legal basis containing “urban renewal”.

No other similar activity or project is intended or referred thereunto.
2. SHORT DEFINITION OF URBAN RENEWAL IN TURKEY
With the decision and authority of a governing municipality or proper state agency, re-arranging land use, function and ownership features of a socially, economically or structurally decayed part of a certain city.
With public decision and authority, modifying
- Ownership
- Land use plans
- Functions
of economically and structurally disabled part of a city, such as
- Slum Zones
- Brown Fields
- Similar Chaotic or Problematic Areas

for the purpose of obtaining a desired, well organized neighborhood.
UNDER WHAT CONDITIONS, SHALL URBAN RENEWAL BE EXERCISED?

- For a given urban decay area,
- If the desired change or redevelopment could not be achieved by classical methods or current market mechanism
- And thus, renewal is seen necessary by the local political authority (municipality) and action course of eminent domain is fiscally tough, only then urban renewal is the proper instrument.
2. SHORT DEFINITION OF URBAN RENEWAL IN TURKEY

GOAL OF URBAN RENEWAL

- Obtaining a better living environment that is / includes;
  - Safe and Secure
  - Higher Quality
  - More Greenery
  - Energy Efficient, Sustainable
  - Better Architectural Features
- More Functional Properties
- Increase in Value of Properties
- Wholesome Approach

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2. SHORT DEFINITION OF URBAN RENEWAL IN TURKEY
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GOAL OF URBAN RENEWAL

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2. SHORT DEFINITION OF URBAN RENEWAL IN TURKEY

GOAL OF URBAN RENEWAL

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3. STAKEHOLDERS/PILLARS OF URBAN RENEWAL
3. PILLARS OF URBAN RENEWAL

- PUBLIC AUTHORITY
- LAND OWNERS
- INVESTORS

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3. PILLARS OF URBAN RENEWAL

- PUBLIC AUTHORITY is required to ensure
  - Lawfulness
  - Fairness
  - Trust
  - Public Welfare features of the projects

- INVESTORS
  - Financial Risk Takers
  - Quality determinants of the projects

- OWNERS OR RIGHT HOLDERS
  - Determine the fate of a project with their Y/N
  - Their inspiration lies beneath “Homo Economicus”
4. GOVERNANCE OF URBAN RENEWAL PROJECTS
### 4. GOVERNANCE OF URBAN RENEWAL PROJECTS – GENERAL BUSINESS PLAN

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4. GOVERNANCE OF URBAN RENEWAL PROJECTS – 4 STEPS

STEP 0:
- Project Decision / Approval

STEP I:
- Site Works (Valuation, Mapping etc.)
- Fixing the property provision in numbers
- Conceptual Design
- Obtaining owners’ or right holders’ will
- Collecting ownerships, deeds, rights
- Planning - Design
- Public tender (procurement) to assign a developer

STEP II:
- Employing developers
- Construction – Building Completion

STEP III:
- Returning the property in new form
- New Way of Living Takes a Start

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5. TIME FACTOR FOR URBAN RENEWAL PROJECTS

T 0 :
- Project Decision / Approval

T 1 :
- Site Works (Valuation, Mapping etc.)
- Fixing the property provision in numbers
- Conceptual Design
- Obtaining owners’ or right holders’ will
- Collecting ownerships, deeds, rights
- Planning - Design
- Public tender (procurement) to assign a developer

T 2 :
- Employing developers
- Construction – Building Completion

T 3 :
- Returning the property in new form
- New Way of Living Takes a Start

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5. TIME FACTOR FOR URBAN RENEWAL PROJECTS

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**T 0:**
- Project Decision / Approval

**T 1:**
- Site Works (Valuation, Mapping etc.)
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- Conceptual Design
- Obtaining owners’ or right holders’ will
- Collecting ownerships, deeds, rights
- Planning - Design
- Public tender (procurement) to assign a developer

**T 2:**
- Employing developers
- Construction – Building Completion

**T 3:**
- Returning the property in new form
- New Way of Living Takes a Start

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5. TIME FACTOR FOR URBAN RENEWAL PROJECTS - AVERAGES

T 0: (1-6 months)
- Project Decision / Approval

T 1: (1-2 years)
- Site Works (Valuation, Mapping etc.)
- Fixing the property provision in numbers
- Conceptual Design
- Obtaining owners’ or right holders’ will
- Collecting ownerships, deeds, rights
- Planning - Design
- Public tender (procurement) to assign a developer

T 2: (3 – 6 years)
- Employing developers
- Construction – Building Completion

T 3: (More than 20 years)
- Returning the property in new form
- New Way of Living Takes a Start

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6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT
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6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT

AREA: 940 HECTARES
(9.4 Million Sqm.)
Slums: 14,000 total
6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT TIMELINE

T 0 : 2006

T 1 : 2007 – 2013 (50% completed)

T 2 : 2009 – 2013 (2 % completed, 10 % started)

T 3 : 2013 - ........

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6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT TIMELINE

T 0 : 2006

T 1 : 2007 – 2013 (50% completed)

T 2 : 2009 – 2013 (2 % completed, 10 % started)

T 3 : 2013 - .......

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### 6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT TIMELINE

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**3 MAJOR STEPS OVERLAPPED:**

- More than 50% still waiting at the negotiation office,
- Construction works continue for 2700 units,
- Some 300 apartments finished and in use...

* 20% portion of the site approved for disaster risk renewal zone – a more comprehensive renewal program

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6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT TIMELINE

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6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT DRAWBACKS

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FINANCIAL DRAWBACKS

- Real Estate Values: $2007 \neq 2013$
- Land Values and Premises: $2007 \neq 2013$

So
- Expectations Differ
- Negotiation Performances Differ..
SURVEYING DRAWBACKS

- Property appraised in 2007
- Does not reflect same conditions 2013
- SO..
- Field work needed for 2\textsuperscript{nd} time..
6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT DRAWBACKS

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LEGAL DRAWBACKS

- Urban Renewal Laws has changed in 2005, 2010 and 2012

- Three different statuses for landowners at the same project

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### ENVIRONMENTAL DRAWBACKS

- At the same project area, active slums, construction works and new apartments remain all together.
6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT DRAWBACKS

SOCIAL DRAWBACKS

- The last but certainly not the least, most people in the area have lost faith in the project...
6. EXAMPLE OF NEW MAMAK URBAN RENEWAL PROJECT DRAWBACKS
7. SUGGESTIONS REGARDING GOVERNANCE OF URBAN RENEWAL PROJECTS – AND THE TIME FACTOR
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SUGGESTION 1:
BUSINESS PLANS ARE IMPORTANT!

- IT IS CRUCIAL, TO FORM A BUSINESS PLAN FOR EVERY URBAN RENEWAL PROJECT, EVEN NOT NECESSARILY PRECISE
SUGGESTION 2:
4 STEPS OF TIMELINE

- THIS STUDY SUGGESTS, EVERY URBAN RENEWAL PROJECT CAN BE REDUCED TO FOUR MAIN STEPS ON A TIMELINE:
  - T 0: DECISION
  - T 1: PROGRAMMING, PLANNING AND PRE-CONSTRUCTION WORKS
  - T 2: USUAL CONSTRUCTION WORKS
  - T 3: LIFE IN A COMPLETED RENEWAL AREA
SUGGESTION 2:
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- IT IS ALSO CRITICAL THAT THOSE STEPS DO NOT COINCIDE, WHERE POSSIBLE.
SUGGESTION 3:
T 1 – MOST CRITICAL DURATION

- NOT YET AS A RULE, BUT:

- T1 SHALL NOT EXCEED ONE YEAR FOR A WHOLESOME, HEALTHY PROJECT
  - SURVEYING CAN BE FINISHED IN 1 TO 6 MONTHS IN MOST PROJECTS
  - NEGOTIATION AND DEED TRANSFER SHALL ALSO BE LIMITED BY THE GOVERNING AUTHORITY, 3-6 OR 9 MONTHS DEPENDING ON THE PROJECT
SUGGESTION 4: ARE URBAN RENEWAL PROJECTS FLEXIBLE?

- ANSWER SEEMS TO BE NO.

- THE REASON IS, THESE PROJECTS DEAL WITH PEOPLES’ EXPECTATIONS AND “HUMAN BEHAVIOR” VERY CLOSELY

- IN THE SAME PROJECT AREA, PERSON A AND PERSON B SHALL BE SUBJECT TO SAME RULES

- RULES TEND TO CHANGE IN TIME DUE TO EXTERNALITIES

- IT MIGHT BE BEST TO IMPLEMENT PROJECTS IN THE SHORTEST TIME POSSIBLE
THANK YOU FOR YOUR ATTENTION