



An “Area Based Approach” in Urban Regeneration Projects: Konya Sample

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For metropolitans, regeneration areas are actually the most expensive and time-consuming regions where local authorities have to exert the highest efficiency. Depending on the nature and prevalence of urban problems, the establishment of urban regeneration programs for different regions will assure the success of the projects. At this point, area-based regeneration programs are gradually becoming more of an issue in terms of creating attractive societies. Area-based approaches are integrated approaches generally emphasizing on extensive regeneration and including the physical and environmental regeneration of old places as well as economic and social regenerations. Site-specific approaches, compared to area-based approaches, generally foreground market-oriented projects that are involved with approaches, which consider economic results with a narrow-scope and limited environmental purposes in addition to given particular importance to short term effects. In this study, which is organized around a ‘process analysis’ and a ‘descriptive analysis’, the development of ‘urban regeneration’ concept is examined, firstly, in the planning process of an urban area in Konya, Turkey. Then, 23 regeneration projects which are located within the borders of the metropolitan municipality and three central provincial municipalities are going to be classified as area-based or site-specific projects. The classified projects are going to be examined in accordance with the criteria determined as “their locations, size of area, current situation of the projects, decision mechanism - their legal basis, their actors”. Determining the regeneration projects, their qualities and the policies adopted, putting forward the changes caused in the urban area of Konya and also the problems and benefits in the city constitute the basic output of the study. Classification of these area-based projects, which were chosen from the Konya city centre according to these basic approaches, is the primary method.

Based on theoretical and practical inferences, urban regeneration is going to be evaluated, and advantages and contradictions it created in terms of urban development are to be examined.

KEY WORDS: Urban transformation policies, area-based regeneration, urban space and Konya