



## **The Consequences Introduced by Urban Transformation Practices as the Regeneration Field of Capitalism - The Case of Izmir**

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1980s has been a milestone in Turkey along with immigration, urbanization, industrialization and liberalization processes and switched to a strategic and flexible planning rather than a rationale and comprehensive approach. Partial planning approaches have increased and principal concepts constituting planning principles had left for newer ones. In this concept, the type of process, which was formerly referred to as “urban renewal”, have modified by content and began to be nominated as “urban transformation” and figured in the agenda of local administrations in particular. The process began to be applied in Europe from 1950s onwards has included economical, social, cultural and physical objectives. It has mostly emerged as the improvement of cultural and historical texture, restoration of ruined cities, rehabilitation of the zones losing their economic life while urban transformation projects have been applied in metropolitans especially where the capital formation is intensive, around historical places within centrums as a result of increase in the value of these zones in respect of their users and functions, in protection and squatter areas, recreation, culture and tourism areas, central business districts, district centers, residential zones.

Istanbul and Ankara metropolis in Turkey, also in Izmir has intensity in respect of urban transformation implementations. Today’s implementations involve the same methods for different fields. It is implied with physical objectives in Izmir notwithstanding the social and financial profile of those who staying in immigrated and highly profitable areas.

Urban transformation projects are either implied or considered to be implied particularly in former slum areas of Izmir such as Kadifekale landslide site, Mavişehir background, Yalı Mahallesi, Karşıyaka Onur Mahallesi, Bayraklı Turan, Yeni Kent Merkezi Bölgesi (New Central District) and Cennetçeşme. In this statement it is aimed that the transformation tasks which was conducted, to be conducted or considered to be conducted in Izmir are comprehensively analyzed. As the method itself, location detection for all project fields, analysis of the process emerging urban transformation, major influencing-influenced actors, impact on transformation process of urban, expected or observed results, legal instruments, specifications of sites created by transformation process, preparation, planning and application phases related to transferring development rights, funding methods, application fields, planning and design dimension, locations, various socio-economical profiles of habitants, specifications of new domiciles, rate of participation, public benefit, spatial and habitants-related results of implementation, specifications of transformed sites in respect of planning, conditions of construction, and the implementation process itself will be holistically analyzed. These analyses shall be created and assessed within the scope of existing zoning plans, use of land and projects. The study is also significant in respect of perceiving the need for urban transformation processes in Izmir, in addition to influence of neoliberal policies on urban and urban life in respect of the focused objectives. By overall looking into distribution of urban transformation projects within the scope of urban as a whole, which are applied to our cities by today and the areas that the project to be conducted on will show us the awareness of what the capital may create in urban.

With this concept, views and recommendations related to what can be done in order to protect the urban and urbanized habitants from negative aspects of the system, understanding of the points where planning has trouble or is lacking due to several factors, providing hints for compensating these points in further processes, how to establish a relationship of urban transformation with the integrated planning and what are required for realizing new urban transformation implementations in a fair way and in a form to seek for public benefit.

KEY WORDS: Row house, urban identity, conservation and use process, settlement history of Istanbul, traditional architecture, street concept, street history, gentrification.