



## **Evaluation of Urban Regeneration Practice in Turkey in Comparison to General Framework for Managing Urban Regeneration in Developed Countries**

**Hande AĞAN YALÇINTAŞ**, Dr.

Istanbul Directorate of Ministry of Public Works and Settlement, Turkey  
handeagan@yahoo.com,

**Gökçen KILINÇ**, Assistant Professor

Erciyes University, Turkey  
gokcenkilinc@yahoo.com

Urban regeneration, having been claimed for the perception of urban decline and reversing the situation by means of social, economic and physical enhancements throughout the 20th century and onwards, is today, still one of the most popular notions of urban planning. It has been continually questioned for years in order to identify its scope by redefining its focal points, policies and priorities put forward. The focus on urban regeneration has evolved from an emerging awareness on enhancing the quality of physical environmental in the 1950's, through an emphasis on social policies in the 1960's and shifted with increasing concern to economic issues in the 1970's and so far. 1980s are especially subjected to the agreement of developing ideas on urban regeneration about stimulation of private investment and creating commercial confidence for managing efficient redevelopment schemes. However, late 1990s and 2000s have witnessed the rise of strategic management of urban regeneration much more concentrating on comprehensive, long-term and action-oriented policies rather than the ad hoc, opportunistic, incremental and locally driven scheme by scheme approach to urban regeneration. In contrast to its substantially long process of changing prospects, urban regeneration management process has found grounds in national planning agenda of Turkey very soon in late 1990s. Attempts for creating a national policy framework have come out by means of several projects in Istanbul as it is the city leading the development of new approaches to nation's urban planning in response to new policy drivers. But unfortunately, Progressive stages and possible future outcomes of those recent redevelopment projects in Istanbul indicate that urban regeneration practice in Turkey is still experienced as for-real profit real estate development and in many aspects as an extension of advocates of 1980s. Many of the central and local planning authorities, politicians and policy makers still consider at present mainly the necessity of manipulating urban land policy drivers and legislative instruments in favoring the property development as a policy action targeted at regeneration of deprived urban areas. In this respect, the present paper draws on the development of the experience and understanding of the urban regeneration practice in Turkey, after giving an insight to its origin, challenges and its purpose in the global scale. It focuses on the need for creating more innovative mechanisms in terms of legislative and organizational aspects of regeneration practices in Turkey through remarks on political uncertainties, economic instability, and available financial mechanisms together with current legislative and institutional capacities. Finally, the paper concludes with recommendations on above aspects that will help promoting opportunities of deprived built environment including all of its social, economic and physical components and finding their best economic use in the future.

**KEY WORDS:** Urban regeneration, strategic management, changing prospects, legislative mechanisms, institutional mechanisms.