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Kentsel Yenilemede Katılımcı Yaklaşım Tarzının İrdelenmesi: Isparta "Karaağaç Mahallesi" Örneği

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ABSTRACT:

Urban landscape and quality of life are particularly affected by factors such as intensive population growth, technological activities and spatial growth. In this context, urban renewal projects have become important in order to make urban areas more liveable. However, when urban renewal works are carried out, problems arise such as the disregarding of users' demands and their opinions, construction on a parcel scale rather than a whole, the not adoption of environment-friendly functional approaches. The aim of this study is; to draw attention to the effects that urban renewal projects have on people; to see how the local people behave towards urban renewal in the Isparta Karaağaç neighbourhood; to reveal demand and expectations from urban renewal projects and to provide the formation of a participatory approach. Therefore the data obtained as a result of the 300 questionnaire study with shareholders were evaluated by pair-wise comparison using the Person Chi-Square method in the SPSS program. In the result of the survey study, it was found that 65% of the participants' demand urban renewal, 35% do not demand urban renewal, and the reasons for these results were analysed. In the direction of the resulting data, a participatory approach strategy plan was composed in urban renewal (UR) projects. In the conclusion and suggestions section, the social dimension in UR studies was examined and solution offers for the problems were developed.

KEYWORDS: Urban Renewal, social life, survey, person chi-square method, Isparta.

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ÖZ:

Kent peyzajı ve yaşam kalitesi, özellikle yoğun nüfus artışı, teknolojik faaliyetler ve mekansal büyüme gibi faktörlerin etkileşimi sonucu zarar görmektedir. Bu bağlamda kentsel alanların daha yaşanılabilir olabilmesi için kentsel yenileme projeleri önem kazanmıştır. Ancak kentsel yenileme çalışmaları yapılırken kullanıcı talepleri ve katılımcıların dikkate alınmaması, bütüncül değil parsel ölçeğinde kurgulanması, çevreyle uyumlu işlevsel yaklaşımların benimsenmemesi gibi sorunlar ortaya çıkmaktadır. Çalışmanın amacı, kentsel yenileme projelerinin insanlar üzerinde oluşturduğu etkilere dikkat çekmek; Isparta Karaağaç mahallesinde yerel halkın kentsel yenilemeye karşı nasıl bir tavır sergilediğini görmek; kentsel yenileme projelerinden talep ve beklentilerini ortaya koymak ve katılımcı bir yaklaşım tarzının oluşmasını sağlamaktır. Paydaşlarla yapılan 300 anket çalışması sonucunda elde edilen veriler SPSS programında Person Ki-Kare yöntemi kullanılarak ikili karşılaştırmalarla değerlendirilmiştir. Anket değerlendirmeleri sonucunda ise katılımcıların % 65'inin kentsel yenileme talebinde bulunduğu, % 35'inin kentsel yenilemeyi talep etmediği bilgisine ulaşılmıştır ve bu sonuçların gerekçeleri analiz edilmiştir. Ortaya çıkan veriler doğrultusunda kentsel yenileme projelerinde katılımcı yaklaşımlı strateji planı oluşturulmuştur. Sonuç ve öneriler bölümünde kentsel yenileme çalışmalarında ki sosyal boyut irdelenerek sorunlara çözüm önerileri geliştirilmiştir.

ANAHTAR KELİMELER: Kentsel Yenileme, sosyal boyut, anket, person ki-kare yöntemi, Isparta.

"Examination of Participatory Approach in Urban Renewal (Ur); Example in Isparta-Karaağaç District"

INTRODUCTION

City is settlement area with dense population that supplies the vital needs like economic, political, social, health and entertainment of the community, where agricultural works are less. Mumford (2011) has likened the cities to the body because of these features and has expressed that it is made up of many networks. With these characteristics cities are regions where human factors and natural and cultural structures come together and living standards and development levels are higher than rural areas and they are constantly developing, growing and changing.

Cities, however, have some disadvantages besides these features. The development of technology and changes in living conditions, the decrease of agricultural labor force, the increase of migration from the village to the city accelerates the change of the cities (Kınık, & Kınık, 2014). Massive migrations at the end of the 1950s from rural areas to urban begin in Turkey revealed the housing problems because of the cities has unprepared for this situation and these events have led to gecekondu (illegal structure) (Şişman, & Kibaroğlu, 2009).

Especially with the migration movement, the exceeding of population hosting capacity in the cities causes the unplanned growth of settlements and the expansion of urban habitats into the natural surroundings. As a result, historical texture has been deteriorated, cultural heritage and city identity has been lost, unhealthy and unstable structures have been formed. Most important, the green areas that provide the city breathe are also destroys. In this process, Urban Renewal (UR) is emerging in almost all developed and old cities. To revitalize the landscape and functions of old areas in these cities, many urban renewal projects have been launched by local governments in recent years. Site planning of renewal projects is the premise of redevelopment and is related to the success of future developments.

UR in the definition made by using terms of zoning; It is expressed as " to provide to bettering of poor neighbourhoods and structures, protection, improving conditions of working, resting and housing by local legislation and managers the adapting all or some of the cities to the changing circumstances of the day and also by authorities the bringing of cities to a better environment (Üstün, 2009). According to Roberts (2000) urban regeneration: "Comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental conditions of an area that has been subject to change". Hence UR is a collective action that involves a variety of actors, including economic, social and spatial city planning action, laws, politics, economic decisions and preferences (Sönmez Özbek, 2005). UR is defined as the rehabilitation of decayed and degraded areas in urban areas by improving them physically, socially and economically and by integrating them into the city (Tekedar, & Polat, 2020).

It has first started in our country with the movement of slum seen after World War II. From the 1950s to today, it is seen that there have been divided into three different period in metropolitan cities (Ataöv, & Osmay, 2007). Today, the urban renewal movement offers solutions to meet the urban housing needs and follows the processes such as the lack of importance of the quality of the living spaces, the loss of spatial qualities, or the disappearance of spatial identity (Birik, 2014).

Genç (2008) mentioned in his study that different types of urban renewal projects have been implemented in most cities of the country in Istanbul, Ankara and Izmir. Urban renewal works; The transformation of slum areas, gentrification, transformation of the central business area, transformation with prestige projects, conservation of protected areas and transformation for tourism purposes, transformation projects initiated under the leadership of TOKİ were examined as urban transformation due to natural disasters. As a matter of fact, the following examples can be given to urban renewal projects for Istanbul, Ankara and Izmir (Genç, 2008; Eke and Uğurlar, 2005; Uysal, 2006; Kahraman, 2006; Bal, 2008; Sekmen, 2007; Yüksel, 2007; Karadağ and Mirioğlu, 2014):

In Istanbul; Tuzla, Beykoz, Sarıyer, Slums in Silivri, Old Industrial Areas, Historical Buildings (Kuzguncuk, Arnavutköy, Ortaköy, Cihangir, Beyoğlu, Galata, Balat and Fener in the 1970s and 1980s), Haydarpaşa Harbor Area in Kadıköy, Sabiha Gökçen Airport, Sabancı University, Küçükçekmece Ayazma-Tepeüstü, Zeytinburnu and Kuştepe Urban Renewal Projects

In Ankara; Güneypark Residences, Projects Implemented by TOKİ in Different Cities, Northern Ankara Entrance Urban Transformation Project, Altındağ, Mamak, Yenimahalle, Geçak, Dikmen Vadisi and Portakal Çiçeği Vadisi Urban Renewal Projects

In Izmir; Examples Include Kadifekale, Karşıyaka-Şemikler, Ege Mahallesi, Bayraklı, Cennetçeşme, Aktepe-Emrez, Gürçeşme-Ferahlı, and cities damaged by the Earthquake (Adapazarı, İzmit, Değirmendere, Düzce).

UR has four basic dimensions: physical, social, economic and legal and all of these dimensions are interrelated with each other in basic (Polat, & Dostoğlu, 2007).

- Physical dimension; deals with the transport links of the renewal zone with others zones, housing adequacy, infrastructure and environmental problems.
- Social dimension; deals with issues such as access to public services, crime, one's pushing out of society, participation of the public and private sectors, local people and volunteers to the project process.
- Economic dimension; includes raising the quality and quantity of business opportunities in the selected area and vicinity.
- The legal dimension; makes a study of the conditions such as the structure of local decision-making mechanisms, the relations of local people, the participation of other interest groups and the type of leadership.

However, it seems that a participatory approach style has not been adopted in the way that local people, which are part of the social dimension, are included in this process.

The role of local people in the model of partnership in UR in our country is much lower than in other countries. Whether at UR points or at the others issues of the city, the consent of the people usually remains in the background (Zamanov, & Bahçelioğlu, 2013). As a result, people whose homes are destroyed are not getting used to the new place built within the scope of the project and the social relation network and lifestyles that people have set up in the previous space are disappearing. And a sense of "alienation" is emerging that is caused by some kind of soul-space adjustment disorder.

It is necessary to prepare Social Impact Assessment (SIA) reports in order to overcome this, to reduce the negative effects of large projects on living and space and to develop reconciliation mechanisms among the parties (Göksu et al., 2014) Table 1.

Table 1. Social interaction matrix (4x4) (Göksu et al., 2014)

SOCIAL INTERACTION MATRIX (4x4)			
	WHO		
INVESTORS	-Establishment of empathy -Design diversification -Reduction of losses -Provide job opportunities.	-Be active -Participate in design -Improve capacity -Make a common decision.	*LOCAL PEOPLE*
PARTIES OF PROJECT	-Prepare action plans -Organize the design workshop -Develop participation programs -Investigating employment resources	-Creating economic alternatives -The parties prepare participatory environments -Make up for losses create job -Opportunities	*SOCIAL IMPACT*
	HOW		

The SIA reports consist of developing of common strategies, actions, programs and projects between investors and local persons. In addition, it is necessary to carry out studies that involve the participation of local people in order to they adapt to new living spaces and not to feel alienation in the new environment. One of these studies also is application of survey.

At scope of this study; it was aimed to take participant-orient decisions and form strategies in UR projects. This approach carries the potential to set an example for Isparta and Turkey. Firstly, the UR area selected according to the field determination analysis and the survey study applied according to the sample calculation table. There are questions in the survey that reflect the general profile of the people, whether or not they want UR, their priority expectations from the UR project and environmental regulation. The results of the survey were evaluated by using the chi-square method in the IBM SPSS Statistics 23 program and the questions regarding participant properties and UR were compared each other and in this direction, a strategic action plan for the field was worked out.

1. Methodology

The study was carried out in the south-west part of Turkey, Isparta (Fig. 1). This city is located between 30º 56" Eastern longitudes and 37º 78" northern latitudes (Isparta Provincial Culture and Tourism Directorate [IPCTD], n.d.). The average altitude of the province of Isparta is 1050 m, its surface area is 8933 km² and the city center has an average altitude of 997 m and its surface area is about 70 (km²) (Isparta Provincial Environment and Urbanization Provincial Directorate [IPEUPD], 2017).

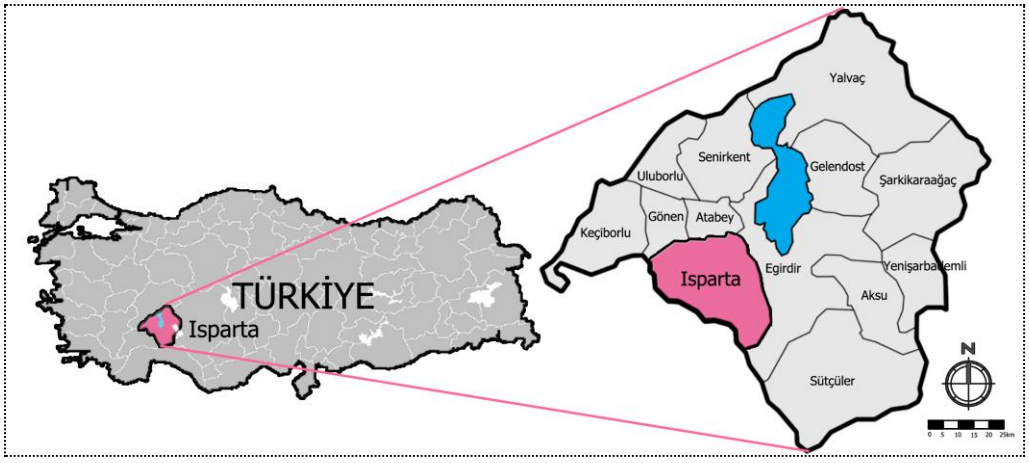


Fig. 1. The Province Map of Isparta

Isparta city is located in the transition zone between the Mediterranean Climate and the continental climate which is prevalent in Central Anatolia. For this reason, the characteristics of both climates are seen in the city. In the city center; there is climate which semi-arid, less humid, cold winters, hot summers (IPCTD, n.d.). In the city center is there green space approximately 1.527 million (m2). These green areas consist of urban and neighborhood parks, road and refuge afforestation's, square plantations etc. A total 308 parks are located in the city. Neighborhood parks, urban parks, recreational areas and woodlands are included in this number (Yazıcı et al., 2014).

According to the 2020 census made by The Turkish Statistical Institute, the total number of Isparta general population is 440 304 people. The center population of Isparta is 118 971 male, 121 752 female, totaling 240 723. The annual population growth rate for the year 2019-2020 was calculated as -1,04 % and the population density for the year 2019-2020 was quantified as 49 (Turkish Statistical Institute [TSI], 2020).

1.1. Current and Possible Urban Renewal Areas of Isparta

The first example of UR works was carried out on the block-scale, with the decision of the plan change on the request of the citizens, in the block and parcel where the cooperative houses were located in Gülistan neighbourhood in date 2014. The following of this, it is seen that the UR applications have begun in Karaağaç, Hisar, Gülcü, Sülübey and Emre neighbourhoods in accordance with the plans and parcel decisions that the municipality has determined.

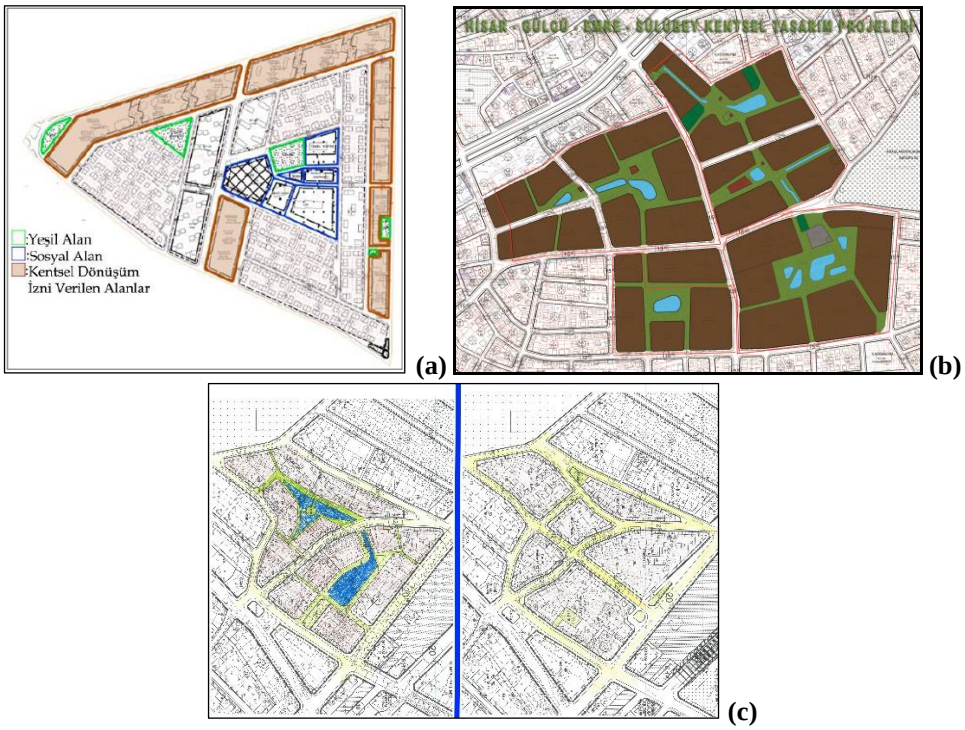


Fig. 2. The plan of the (a) Gülistan neighbourhood (Tekedar, & Polat, 2020), (b) Hisar-Emre-Sülübey-Emre neighborhoods and (c) Karaağaç neighborhood urban design projects (Isparta Belediyesi, 2016)

1.2. Defining The Workspace / Application District

Karaağaç neighbourhood is located about 1 km away from the city center and transportation is easy between both. According to the data of the TSI (2020), the population of the Karaağac Neighbourhood is 7.524 people. The population of the UR area is approximately 1000 people. Within the UR area are there commercial enterprises such as shoemaker, butcher, barber, coffee shop, parquet-briquette operating place, and meatball buffet and bakery products sales place. Also there are mosques, coffeehouses, pharmacies, buffets and various commercial enterprises around of it.



Fig. 3. Images of Isparta Karaağaç Neighborhood urban renewal area (2016)

The housing type of the zone consists of detached houses with concrete "concrete stone" and "wooden stone" materials. The houses have not front, back and side gardens and they built adjacently. In addition, since there is no parking area; Vehicles Park on the roadsides and the situation causes transportation's becoming difficult. Pedestrian paths are cut at some points or are insufficient for pedestrian transit. There is one children's playground in the UR area as the parking area, but it is not located in the central location and is inadequate for the user density.

1.3. Determine Sample Size of Survey Work

The general problem that is accepted in UR studies; "Local people do not take an active role in the projects and as a result they alienate to new living spaces and cannot keep up with new conditions.". Starting from this problem, the data on the current UR of Isparta city have been obtained in order to prepare a participatory approach strategy plan. Firstly, in order to determine the sampling area; it was applied scoring method to technical staff working in Isparta Municipality and academicians according to the criteria determined by landscape architecture approaches. In the sampling area, however, a survey was conducted in order to detect the relevant shareholders' opinions, demands and expectations about UR, and to define the problems and recommendations in UR in 2016 date. In the survey, while determining the number of target groups, Baş (2013)'s The Determining of Target Audience was used. According to this, in an area where average 1,000 people live, it is seen that the survey questionnaire should be made to 278 people with 5% sampling error of sampling size. Therefore, it was decided to conduct a survey of 300 people.

As a result of the survey, the profile, trends, demands and expectations of the participants were obtained. In particular, a Pearson Chi-square analysis was conducted to question the meaningful relationship status of the obtained results according to gender, age, income and property. The results of the survey conducted with the participants and the urban renewal studies were compared in the Results and Discussion section. In line with the deficiencies in the UR projects implemented in Turkey and the results obtained, strategic plan decisions were created under 5 aims. In the Evaluation and Conclusion section, it was concluded that CG projects in which the people of the region and other actors are included should be implemented in Turkey. The method scheme is shown in Fig. 2.

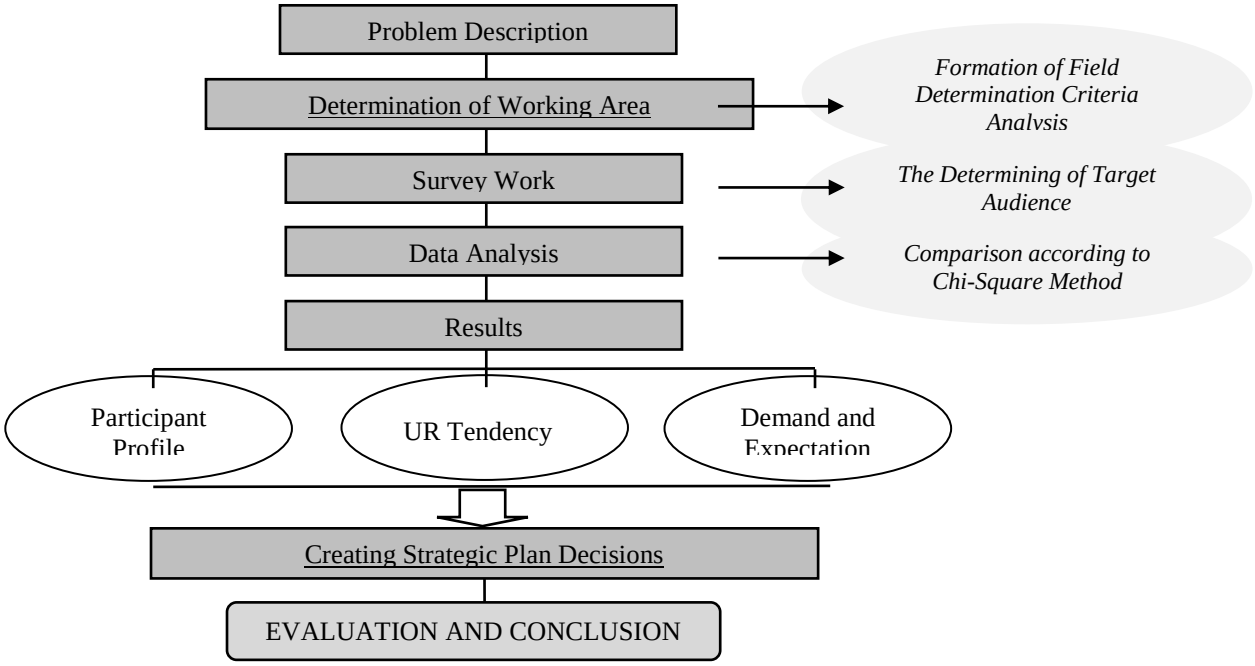


Fig. 2. Method scheme

2. The Description of the Problem

Problems and results in the "Urban Renewal" process based on observations and analyses in existing resources and applications Table 2:

Table 2. Problem Description in UR Process

The Problem	*The Results*
Not Adopting participatory approach style in UR projects and the Decrease of Life Quality.	• Not involving local people in the projecting and implementation processes, • Not having information about UR, • The failure to meet the expectations in structural and environmental regulations, • Weakening of new neighbourhood relations, • Green areas are not enough for target audience, • Inadequate seating and rest areas, • Failure to accept the new living area after the application, • The feel longing for the past, • The disappearing of confidence to UR projects.

3. Evaluation of UR Area Location Selection Criteria

In Isparta urban scale, "Area Determination Criterion Analysis" was applied within The Framework of Landscape Architecture Discipline Subjects for the Karaağaç (K), Hisar (H), Gülcü (G), Emre and Sülübey (E-S) neighbourhoods Table 3. The Scoring criterions: 5 points: the most eligible; 4 points: eligible; 3 points: medium eligible; 2 points: less eligible and 1 point: not eligible.

Table 3. UR area determination criterion analysis

Urban Renewal Area Determination Criteria		*Points*	*Neighbourhoods*			
			K	H	G	E-S
Population	Below <2000 2001-4000 4001-6000 6000-8000 8000<Above	1 2 3 4 5	2	1	1	1
Number of households in UR area	Below <1000 1001-2000 2001-2500 2501-3000 3001< Above	1 2 3 4 5	1	1	1	1
Demand status of neighborhood residents	No demand There is partial demand There is a demand	1 3 5	3	1	1	1
Construction date of existing structure	2011-2015 2000-2010 1991-1999 1980-1990 Before 1980<1980	1 2 3 4 5	5	4	5	5
Architectural housing type of existing structure	Single-storey structure two-storey structure four-storey structure 4-6 storey structure 6 storeys<Above	1 2 3 4 5	2	2	2	2
Situation of the development plan and data	Not appropriate Appropriate	1 5	5	5	5	5
The size of the green area per person.	10 <Above 5-10m² Below<5m²	1 3 5	5	3	3	5
The Number of parking lot.	Enough Moderate Insufficient	1 3 5	5	5	5	5
Infrastructure services (Water, Electricity, Natural Gas, Etc.)	Enough Moderate Insufficient	1 3 5	1	1	1	1
Protected status in neighbourhoods.	4< Above Between 1-3 Noting	1 3 5	3	3	5	3
The presence of monumental trees	There are Nothing	1 5	5	5	5	5
The distance between neighbourhood and the city centre	5-10 km 1-5 km Below<1 km	1 3 5	5	3	3	3
TOTAL POINTS			42	34	37	37

According to the results of Area Determination Criterion Analysis Karaağaç neighbourhood has got 42 points, Hisar neighbourhood has got 34 points, Gülcü neighbourhood has got 37 points and Sülübey-Emre neighbourhood has got 37 points. In this direction, Karaağaç neighbourhood is determined as the most suitable area.

4. Evaluation of User Survey Data

According to the UR site determination criteria, 300 questionnaires were applied in the Karaağaç neighbourhood which is determined as the study area and the results are presented on chart. The survey results consist of "general profile of the survey participants", "survey participants' tendency towards UR", "UR demand and expectation of participants" titles.

a. General Profile of the Survey Participants

According to the survey studies conducted with participants in the Karaağaç neighbourhoods;

- Participants' gender status; 54.5% are female, 45.5% are male.
- Age group; 9,5% are 20 years and under, 41,5% are between the ages of 21 and 40 years, 30% are between the ages of 41 and 60 years and 19% are 61 years and over.
- Occupational groups; 3,5% are state officials, 16% are students, 34,5% are housewives, 15% are retired person, 8% are working in a private company, 11,5% are tradesman, 7,5% are workers and 4% are works at other jobs.
- Monthly income distribution; 15,5% are 1000TL and below, 53% are between of 1001TL and 2000TL, 27% are between of 2001TL and 4000TL and 4.5% is 4001TL and above.
- Property status; 60% are belongs to oneself or one's family, 40% are tenant or living in a lodging.

b. Survey Participants' Tendency to Urban Renewal

- It has been concluded that the overall participants the reason for the residence was due to 30.5% reasonable economic standards, 22% the accessibility of schools and workplaces, 31% family inheritances, 16.5% other reasons.
- When participants' knowledge of UR was assessed; it has been concluded that 48.5% of them have knowledge, 51.5 % had no knowledge.
- When participants' the demand for UR in Karaağaç neighbourhood was assessed; it has been seen 65% of them demanded UR and 35% did not demand UR.
- When building type where participants want to sit after the UR is assessed; it is seen that 51% of them wanted "secure site", 42% "detached house", 4% "residence type" and 3% of them answered "other".
- When the type of survey participants' housing investment after the UR is assessed (within 60% which ownership belong to oneself); it is seen that 7% of them prefer to use for heritage purposes, 6.5% to use for renting purposes, 39.5% to use for residency and 7% to use for sale or investment purposes.
- When the application dimension of UR is evaluated; It has been concluded that 13,5% of the participants want to be UR in "city scale", 68,5% in "neighbourhood scale", 6% on the "basis of parcel" and 12% in "having earthquake risk structure scale".

c. Participants' Urban Renewal Demand and Expectation

The results of the survey study in the Karaağaç Neighbourhood demonstrate that, 65% of the participants demand the UR. In line with the answers given by the participants; the reasons for demanding UR are given in Table 4.

When the survey participants' demands for UR are examined; 35% do not demand UR. In this direction; the reasons why participants did not demand UR are given in Table 5.

The priority expectations of the survey participants from the UR project are given in Table 6.

Table 4. Reasons why participants demand urban renewal

If you want the house and surroundings where you are living enter into process of the UR, score it.	*I strongly disagree(%)*	*I don't agree(%)*	*I'm undecided(%)*	*I agree(%)*	*I strongly agree(%)*
The idea of earthquake risk.	1,0	7,5	4,0	12,5	40,0
Irregular structure of the environment, very close construction of houses.	1,5	2,0	2,0	7,0	52,5
Not having enough green space, playground area, sitting area etc.	1,5	4,5	4,5	11,5	43,0
Inadequacy of infrastructure services (water, electricity, natural gas, installation etc.)	2,5	14,0	7,5	11,5	29,5
The cases of the burglary that often has been seen in environment where I sitting in.	6,0	18,0	11,0	13,0	17,0
Inadequacy of parking areas.	2,5	4,5	4,5	8,5	45,0
The request for renewal of the area where I sitting.	1,5	0,5	1,5	7,0	54,5

Table 5. Reasons why participants didn't demand urban renewal

If you do not want the house and surroundings where you are living enter into process of UR, score it.	*I strongly disagree(%)*	*I don't agree(%)*	*I'm undecided(%)*	*I agree(%)*	*I strongly agree(%)*
Not having enough knowledge about the UR project.	2,0	1,5	2,0	6,0	23,5
The thought that my needs will not be met at a satisfactory level.	1,0	2,0	1,5	4,0	26,5
The thought that old habits will be lost.	0,5	2,5	2,5	3,0	26,5
The idea that neighbourhood relations will be lost.	0,5	3,5	1,5	5,0	24,5
The concern about the increase of the sites.	0,5	4,5	1,5	3,0	25,5
The thought that recreative areas will be decrease.	1,5	4,5	4,0	7,5	17,5
The idea that land and housing will be appraised as lower.	0,5	2,5	4,5	3,5	24,0

Table 6. Priority expectations from the UR project

Score your priority expectations from the UR project.	*I strongly disagree(%)*	*I don't agree(%)*	*I'm undecided(%)*	*I agree(%)*	*I strongly agree(%)*
The having the house enough size (number of rooms, house plan).	0,0	1,5	2,0	7,5	89,0
The using earthquake-resistant and robust material.	0,0	0,5	1,5	5,0	53,0
Sufficient of infrastructure services (water, electricity, natural gas, installation, etc.).	0,0	0,5	2,0	11,5	86,0
Sufficient of green area services (sport, activity, entertainment, park, sitting areas etc.).	0,0	0,5	3,0	15,0	81,5
An environment where regular, safe and old habits are provided.	3,0	3,0	4,0	14,0	76,0
The adequacy of parking lots.	1,5	1,5	2,5	17,5	77,0
The having adequate level of urban furniture and equipment.	1,5	4,0	3,5	28,5	62,5
The having social places (nursery, greengrocers, markets, cafes, meeting halls, mosque etc.).	0,5	1,5	3,5	20,5	74,0

The priority expectations of the survey participants from the environmental regulation are given in Table 7.

Table 7. Priority expectations from environmental regulation

Score your priority expectations from environmental regulation.	*I strongly disagree(%)*	*I don't agree(%)*	*I'm undecided(%)*	*I agree(%)*	*I strongly agree(%)*
Parking lot, pedestrian and vehicle roads.	0,0	0,5	2,0	9,0	88,5
Children's parks and playgrounds.	0,0	0,0	4,0	13,0	83,0
Seating and rest areas.	0,0	0,0	1,0	13,5	85,5
Playgrounds such as mini basketball, football, fitness.	0,5	5,0	8,0	25,5	61,0
Ornamental pools.	3,0	10,5	17,5	26,5	42,5
The planting design in green areas.	0,0	1,0	2,0	11,5	85,5
Social facilities (nursery, security, markets, mosque etc.).	0,0	2,0	4,5	24,0	69,5
Vegetable and fruit gardens.	20,0	24,0	10,0	16,0	30,0

5. Comparison of Questionnaire Studies with Person Chi-Square Method

As a result of the surveys conducted with participants in Karaağaç neighbourhood, when the "gender status" and "the having knowledge about UR " are evaluated; it has been concluded that 32.5% of total are women and not having information, 26.5% are men and having information Table 8. In cross-benchmarking between Pearson Chi-square method and independent variables; it was seen that there is a meaningful relationship among the participants. It is thought that the women having less information than men due to their indifference to UR. At the same time, the not well-level of education and the fact that no information is given to the people indicates that the participants do not have a detailed knowledge. This situation causes to unconscious movements during implementations.

Table 8. Gender status & the having information about UR.

Assessment of gender groups according to the having knowledge.		Gender Status		
		Women (%)	Men (%)	Total (%)
The Having Knowledge About UR.	Yes, I have knowledge.	22,0	26,5	48,5
	No, I don't have knowledge.	32,5	19,0	51,5
	Total (%)	54,5	45,5	100

Note: Pearson Chi-square method Value 6,344[a] df 1 p=0,015

In the survey studies which made with participants; when the gender status and the creating of personal gardens are assessed, 30% of total are women and answered "I agree" and 23% are men and answered "I do not agree" Table 9. It is concluded that there is a meaningful relationship between these independent variables and the men think that it is necessary to create common green fields instead of personal garden usage in comparison with women.

Table 9. Gender Status & the formation of personal gardens

Assessment of gender status in point of the creation of personal vegetables and fruit gardens.		Gender Status		
		Women (%)	Men (%)	Total (%)
I vegetable and fruit gardens should be creating	No comment.	0,0	0,0	0,0
	I don't agree.	21,0	23,0	44,0
	I'm undecided.	3,5	6,5	10,0

	I agree.	30,0	16,0	46,0
	Total (%)	54,5	45,5	100

Note: Pearson Chi-square method Value 11,927[a] df 4 p=0,018

In this survey study, when "the age status" and "the having information about the UR " are compared; it is reached the result that 6 % of total are 20 years old and under and aren't having the knowledge, 26 % are between 21 and 40 years of age and are having knowledge, 16, 5% are between 41-60 years of age and aren't having the knowledge, 13,5 % are 61 and above and are having knowledge Table 10. There is a meaningful relationship among the independent variables. The results of the survey study demonstrate that participants do not have much information about UR. It is thought that this situation stems from the fact that 20 ages or under have less interest in UR, and 41 ages or over do not research enough about it.

Table 10. Age status & the having information about UR

Assessment of age groups according to their knowledge.		Age Status				
		Under< 20	21 - 40	41 - 60	61 < Over	Total (%)
The Having Information about UR.	Yes, I have information.	3,5	26,0	13,5	5,5	48,5
	No, I do not have information.	6,0	15,5	16,5	13,5	51,5
	Total (%)	9,5	41,5	30,0	19,0	100

Note: Pearson Chi-square method Value 13,798[a] df 3 p=0,003

When the age status is evaluated according to the UR demand situation; It is seen that 8.5% of participants are 20 years old and under and answered "yes", 26.5% are between of 21-40 ages and answered "yes", 17% are between of 41-60 and answered "yes", 13% are 61 and over and answered "yes" Table 11. With the Pearson Chi-Square method, it can be concluded that there is a meaningful relationship between the independent variables and that the middle age group demands UR more.

Table 11. Age status & UR demand status

Assessment of age status according to demand of UR		Age Status				
		Under<20	21 - 40	41 - 60	61<Over	Total (%)
UR Demand Status	Yes	8,5	26,5	17,0	13,0	65,0
	No	1,0	15,0	13,0	6,0	35,0
	Total (%)	9,5	41,5	30,0	19,0	100

Note: Pearson Chi-square method Value 7,077[a] df 3 p=0,069

When the age status is evaluated according to the UR application dimension; it is seen that 68,5 % of the total are demanding UR at the neighbourhood scale. 6,5% are 20 years old and under, 24,5% are between 21-40 years, 22% are between 41-60 years, 15,5% are 61 years old and over Table 12. There is a significant relationship between the independent variables. Participants' preference for functional change to be made at the neighbourhood scale arises from the belief that quality of life will increase after UR.

Table 12. Age status & UR application dimension

Comparison of age status according to application dimension.		Age Status				
		Under<20	21 - 40	41 - 60	61 < Over	Total (%)
UR application dimension	Urban scale	2,0	8,5	3,0	0,0	13,5
	Neighborhood scale	6,5	24,5	22,0	15,5	68,5
	Parcel-based	0,0	1,5	2,5	2,0	6,0
	Build-based	1,0	7,0	2,5	1,5	12,0
	Total (%)	9,5	41,5	30,0	19,0	100

Note: Pearson Chi-square method Value 18,361[a] df 9 p=0,031

Meaningful relationships which obtained by the Chi-Square method in SPSS program are composed of "Gender status & knowledge of UR, Gender status & creation of personal gardens, Age status & knowledge about UR, Age status & UR demand status, Age status & UR application dimension" components. It seems that there are no meaningful relationships in other comparisons.

RESULTS AND DISCUSSION

By the comparison of the survey study results according to the chi-square method, it was reached the findings of the participants' general profile, UR tendencies, demand and expectations from UR projects.

- It is seen that UR projects are usually implemented in areas where low-income families live and houses are useless and dysfunctional. For this reason, by considering the income level of the region, additional costs should not be involved. The study of Gümüşboğa (2009) also supports this idea.
- Survey studies draw the conclusion that participants will prefer the same region again after the UR. In the study of Gümüşboğa (2009) and Çetinkaya (2013), it is reached the conclusion that, the participants will live in the same neighbourhood for reasons such as "economic", "known environment", "living relatives in here" and "family necessities" after the UR.
- Those who accept UR are demanding the arrangements due to the presence of old buildings and narrow streets, lack of sufficient green fields and seating areas, lack of equipment and infrastructure problems in the UR area.
- It seems that low-income families and commercial business owners do not demand UR. Because; low-income families are thinking they will not be able to adapt to new arrangements in the region and commercial business owners are thinking deliveries will be lower than their value.
- The majority of participants are wanting the creation of secure site-style settlements after the UR. It is thought that this situation caused by theft events, insufficient security measures, narrow streets and lack of parks, parking lots and sports area.
- Those who do not prefer to sit in site-style places think that the comfort of detached homes not to be provided in common areas. In the study of Çetinkaya (2013), it is reached that 62.8% of the participants prefer to live in the detached house and 36.8% prefer to live in the apartment. And this finding reinforces the abovementioned assertions.
- The proximity of the UR area to the city centre, school districts and workplaces ensures that participants are satisfied with the location of this zone and that they want to reside in the same area after the renovation. The results of Çetinkaya (2013), Eke and Uğurlar (2005) works also show that the participants will mostly reside in the same region after UR.
- When the application dimension of UR arrangements is evaluated; it is seen that the majority of the participants are thinking that neighbourhood-scale arrangements are necessary for holistic planning.

- Because of encountered problems during the earthquake and the fact that the buildings are too old; 52.5% of the participants agree with the thought of the house has earthquake risk, and they want to live in houses which constructed in accordance with earthquake regulations.
- 29.5% of the participants think that neighbour-relations will deteriorate when sites intensify and 27.5% think that the value of land and dwelling will decrease. The work of Kara (2013) supports the idea that intimate neighbourhood relations will deteriorate, and Gümüşboğa (2009) 's work also supports the idea that houses will lose value. Kılıç and Hardal (2014) 's work shows that 56% of the participants are worried about the loss of rights.
- In old settlement areas, infrastructure services such as sewage, electricity and natural gas are insufficient. In order to overcome these deficiencies, 97.5% of the participants think that infrastructure services should be provided at the adequate level in UR projects.
- In UR studies, it is observed that environmental arrangements affect the participant satisfaction level. In the works of Aykal et al., (2007), Gümüşboğa (2009), Çetinkaya (2013), it is also seen that satisfaction status and environment arrangements are interrelated.
- Urban renewal, which is determined according to the structure of each city, should display the qualities that are holistic and pursuing the same goals when viewed on a principle basis. In doing so, with a participatory approach, from the initial stage to the delivery process, it is very important that the local government, local people, project team and non-governmental organizations act in line with the same goals in increasing the chances of success of the project. (Cesur & Gül, 2017).

6. Formation of Strategic Plan Decisions

While forming strategic plan decisions, targets, aims and activities (list of needs) were determined according to the findings and results of the survey studies.

Table 13. Strategic plan decisions

Strategic Aims	*Activities (Requirement List)*
Aim 1. Responding to Participant Expectations The ensuring of local people, contractors and administrators in common actions. The making of environment arrangements that will respond to participant requests.	Informative meetings, panels and sessions that aimed at raising the awareness of public and survey studies and verbal interviews that aimed at the participation of the public should be done.
Aim 2. Maintaining Urban Identity The ensuring sustainable progress of the city. The maintaining of the identity of the city. The exposing of ecological approaches in structural and environmental design decisions.	While building new residential areas and roads, it should be carried out according to development plans. By protecting the historical fabric, properties that reflect the identity of the city should be designed. Residential areas and environmental arrangements should be made aimed at reducing the ecological footprint.
Aim 3. Making optimal project area decisions The providing of housing for UR zones. The fulfilling the need for green space. The constitution of recreational spaces where offering different alternatives. The arranging transportation links and car parks in an optimum way. The forming of high-quality aesthetic places.	While the housing needs are addressing, the necessary housing size and material quality should be provided, and a profit environment should not be created. In the environmental regulations, alternative spaces such as square, sitting areas, walking paths, sports areas, playgrounds should be constructed. To increase aesthetic qualities, ornamental pools, functional equipment, lighting units, visual objects should be used. The green area should be 10m2 per person and plant designs should be constructed with broad-leaved, needle-leaved, bushes, and groundcovers.

	While establishing transportation networks, transportation should be ensured at the shortest distance, and pedestrian road, vehicle road and green zones should be planned. Car park areas should be designed at undergrounds and the amount of green space should be increased. Spatial designs should be considered for handicapped users.
Aim 4. Waste management and recycling The fulfilling a certain amount of energy needs with ecological designs.	After the demolition, the rubble that formed in the urban regeneration zone should be recycled and concrete and iron should be re-used.
Aim 5. Renewable energy The providing of recycling of debris with the waste management plan.	Heat insulation should be provided in buildings, solar panels should be constituted in the roofs and a certain amount of electricity should be provided from the wind energy. Alternatives that rainwater can use in garden irrigation should be developed.
Strategic Target: *In the UR field of Karaağaç Neighbourhood, by adopting a participatory approach style; the making sustainable decisions in economic, ecological, social, political, innovation and identity dimensions and the constitution of healthy living spaces.*	

CONCLUSION

UR is the rehabilitation and restructuring of economic, ecological, political and social aspects in the places that have been ruined, lost their functional value and physically and environmentally degraded. In this respect, various actors should act together in order to bring a place that has lost its value to the desired and expected level again. However, nowadays, these applications create an unearned-income environment and are shaped only according to the practitioner's perspective. As a result, social, environmental, ecological, economic needs in UR projects cannot adequately meet. Projects are made overlook the historical texture, housing structure, natural areas and human thoughts of the region that reflect the identity of a city and a region. Therefore, no matter how good the project, the local people feel foreign their self. Thus, the loss of identity in the cultural values of both the city and the local people is emerging.

The study was designed to create social awareness for UR projects. For the adoption of a participatory approach, a survey was conducted by selecting an exemplary UR area and it has come to the conclusion that structural and landscape arrangements compatible with the environment, which social values are important, must be carried out.

In summary, each region does not have the same features and has its own particular problems. UR studies are also able to respond to these problems. In this process, however, a participatory approach that is included in local people needs to be adopted. Thus, desired quality of life will be achieved and urban sustainability will be maintained.

Compliance with Ethical Standard

Conflict of Interests: The authors declare that they have no actual, potential, or perceived conflict of interests for this article.

Ethics Committee Approval: This study was conducted in 2017 and did not require an Ethics Committee Approval.

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