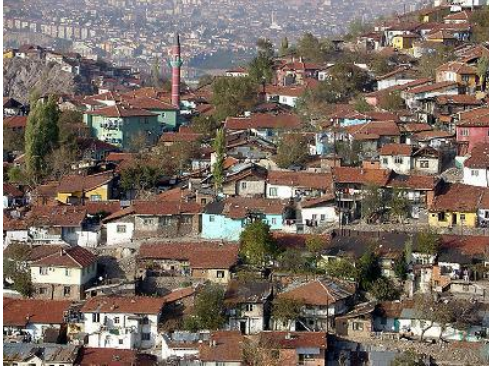


CO-OPERATIVE & COMMUNITY –LED REGENERATION PARTNERSHIP

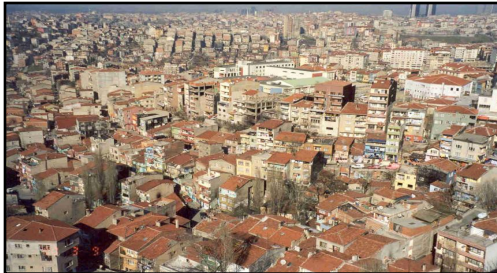


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1960-1999



- ☐ 300-400.000 dwellings units per year
- ☐ Condos high rise
- ☐ Gecekondu-Illegal buildings
- ☐ Build&Sell- Sell&Build Systems (share of construction)
- ☐ Free Development Rights and Amnesties
- ☐ Dense Developments
- ☐ Insufficient urban public spaces
- ☐ Construction Risks (1/4)
- ☐ Quality of life risks
- ☐ Urban fabric risks



1999

MARMARA EARTHQUAKE

Who is Responsible;

Politicians
Burocracy
Constructers
Landowners
Planning system

?

Why Urban Regeneration?

- Decreasing urban poverty
- Decreasing building density
- Organizing irregular settlement
- Improving urban standards
- Mitigating urban risks
- Re-evaluating faulty land-use decisions
- Decreasing earthquake risk,
- Maintaining urban identity and spatial quality
- Generating income and employment



CHALLENGES TO URBAN REGENERATION

- ☐ Complex ownership patterns, large number of shareholders
- ☐ High building density
- ☐ Conflict of authority
- ☐ Insufficient public investment
- ☐ Legal regulations
- ☐ Financial problems



Why New Planning Approaches?

- ❑ **Strategic Planning Approach**
- ❑ **Action Planning**
- ❑ **Emergency Action Plans**
 - Corridors for removal
 - Areas for gathering and concentration
 - Building risks
- ❑ **Neighborhood Renewal Action Plan**
 - New urban fabric
 - New avenues for life
 - Strategic axes
 - Business development
- ❑ **District Development Action Plan**
 - Area of concentration
 - Areas for creating cross financing
 - Transfer areas
- ❑ **Modern Approaches**
 - Transfer of Development Rights TDR and Collectivization of Development Rights CDR)
 - Development Bonuses



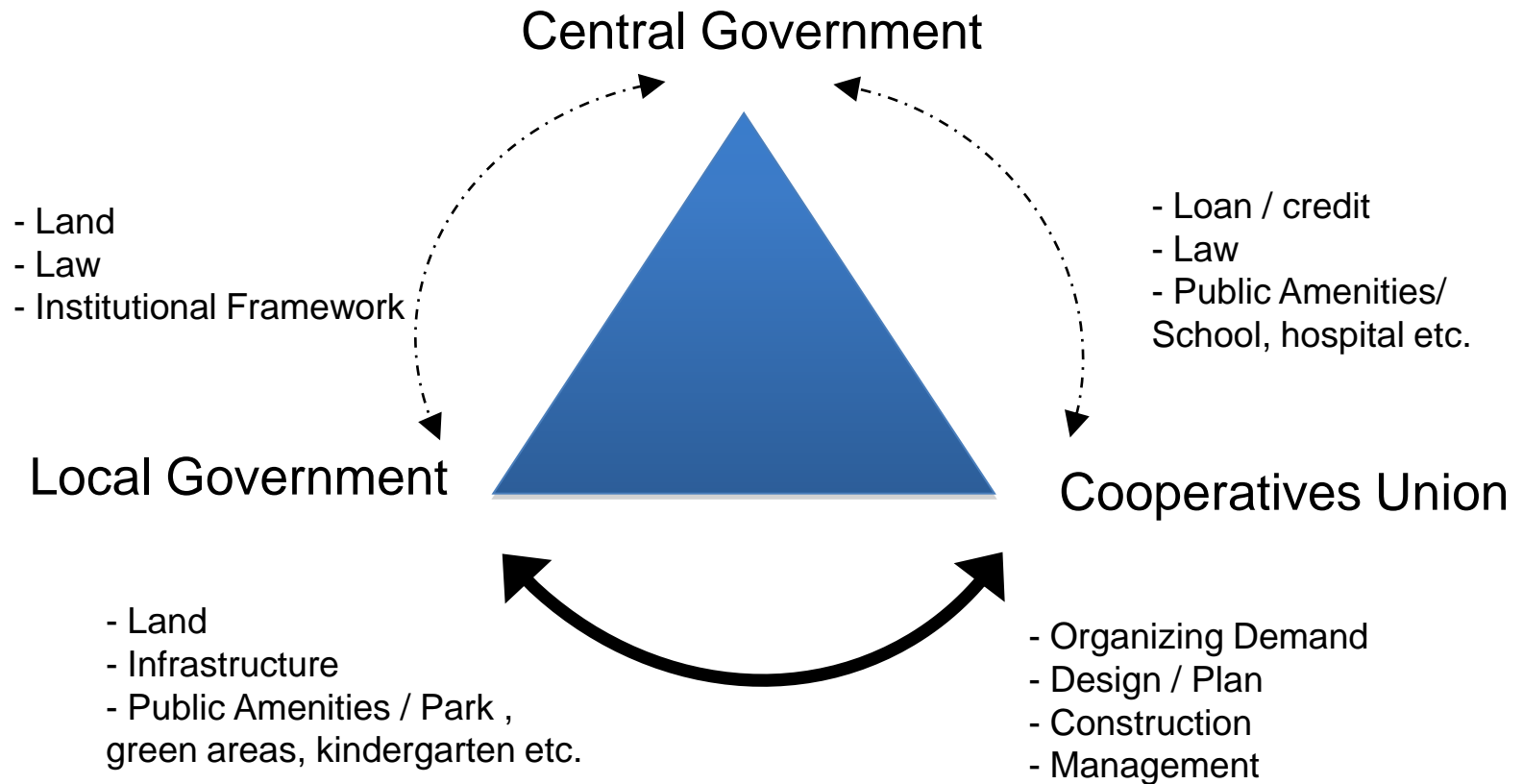
TOKİ (Mass Housing Administration) Approach to Project Development

OPPORTUNITIES and AUTHORITIES

- ❑ Authorities with respect to legal framework;
 - Authority to plan,
 - Authority for expropriation
- ❑ Transfer of vacant public lands to TOKİ
- ❑ Revenue Sharing (revenues generated by revenue sharing method with the investor/developer in public lands in good locations)
- ❑ Development of social housing with the revenues generated – sale in long term (low interest, long term payments)
- ❑ Development of public facilities, i.e. schools, hospitals and green areas with the revenues generated
- ❑ The capacity to demolish public facilities in high value locations and develop revenue generating mixed uses.
- ❑ Accessibility to loans from public banks



URBAN COOP MODEL



THE PROPOSAL ON INTEGRATION ON PROJECT BASIS&PARTNERSHIP

STRATEGIC BASED PARTNERSHIP

Central &
Local
Government

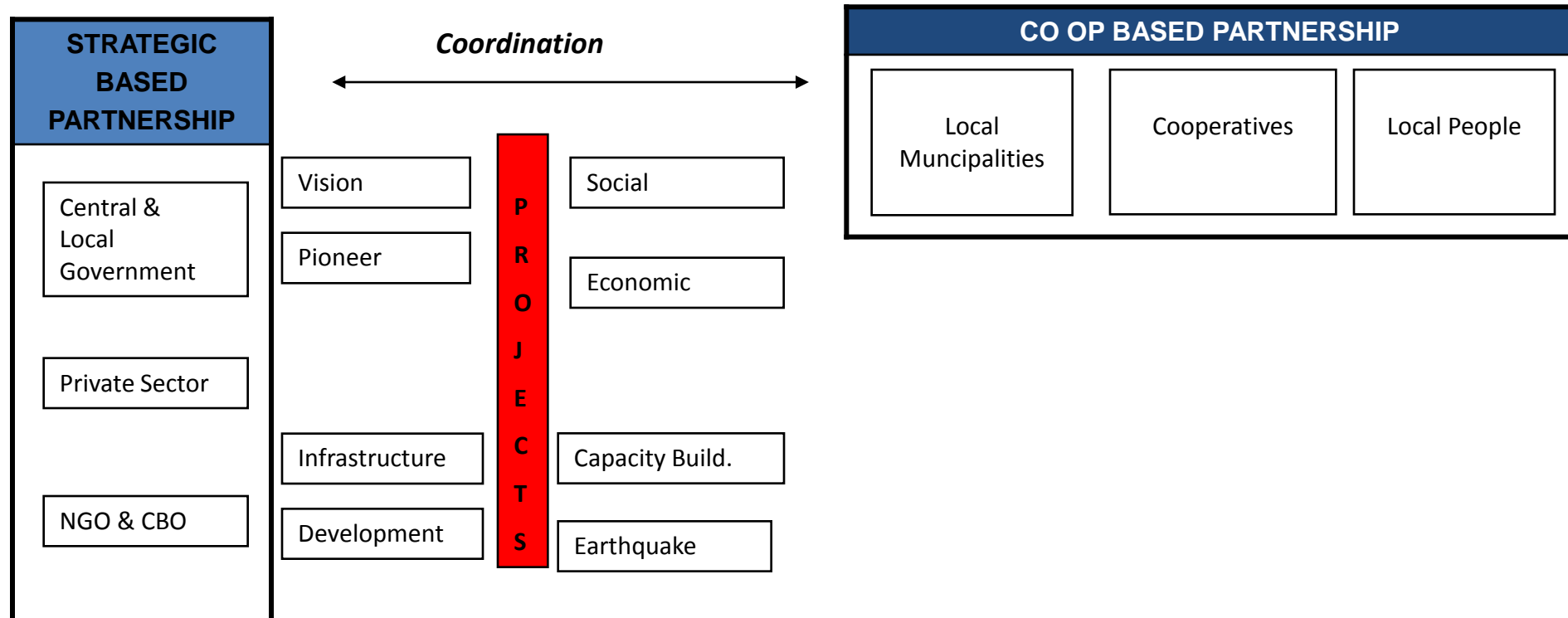
Private Sector

NGO & CBO

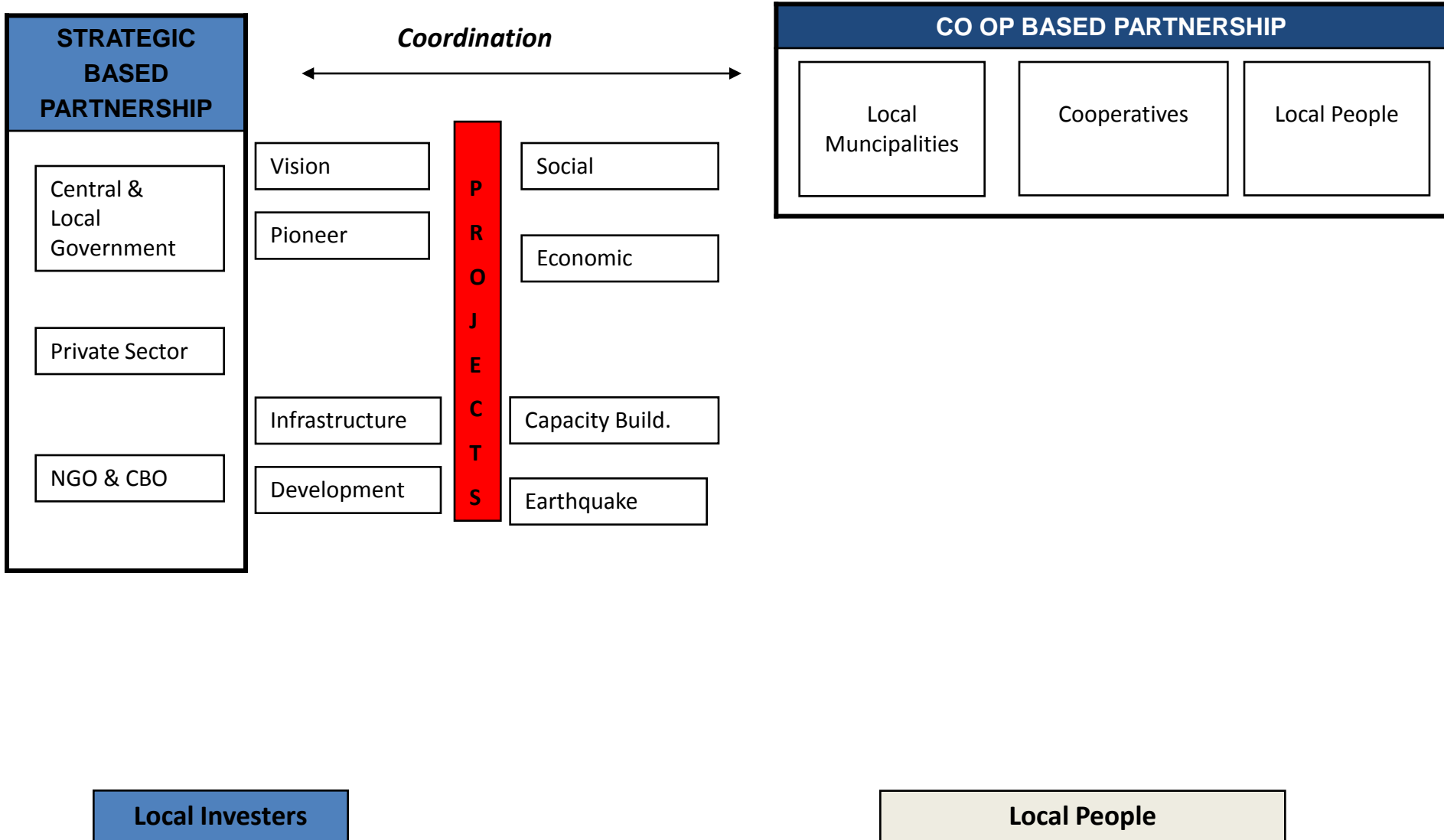
THE PROPOSAL ON INTEGRATION ON PROJECT BASIS&PARTNERSHIP



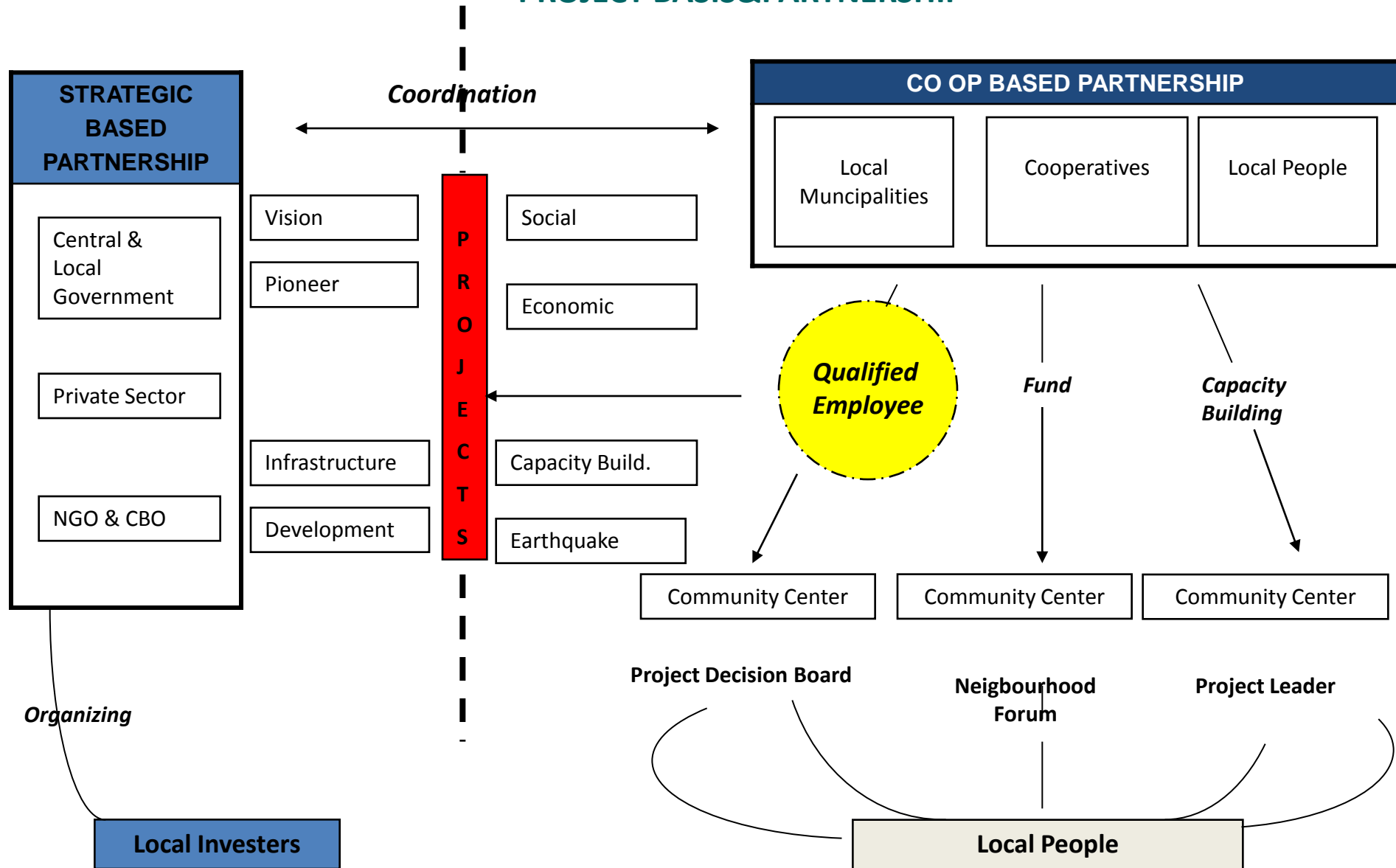
THE PROPOSAL ON INTEGRATION ON PROJECT BASIS&PARTNERSHIP



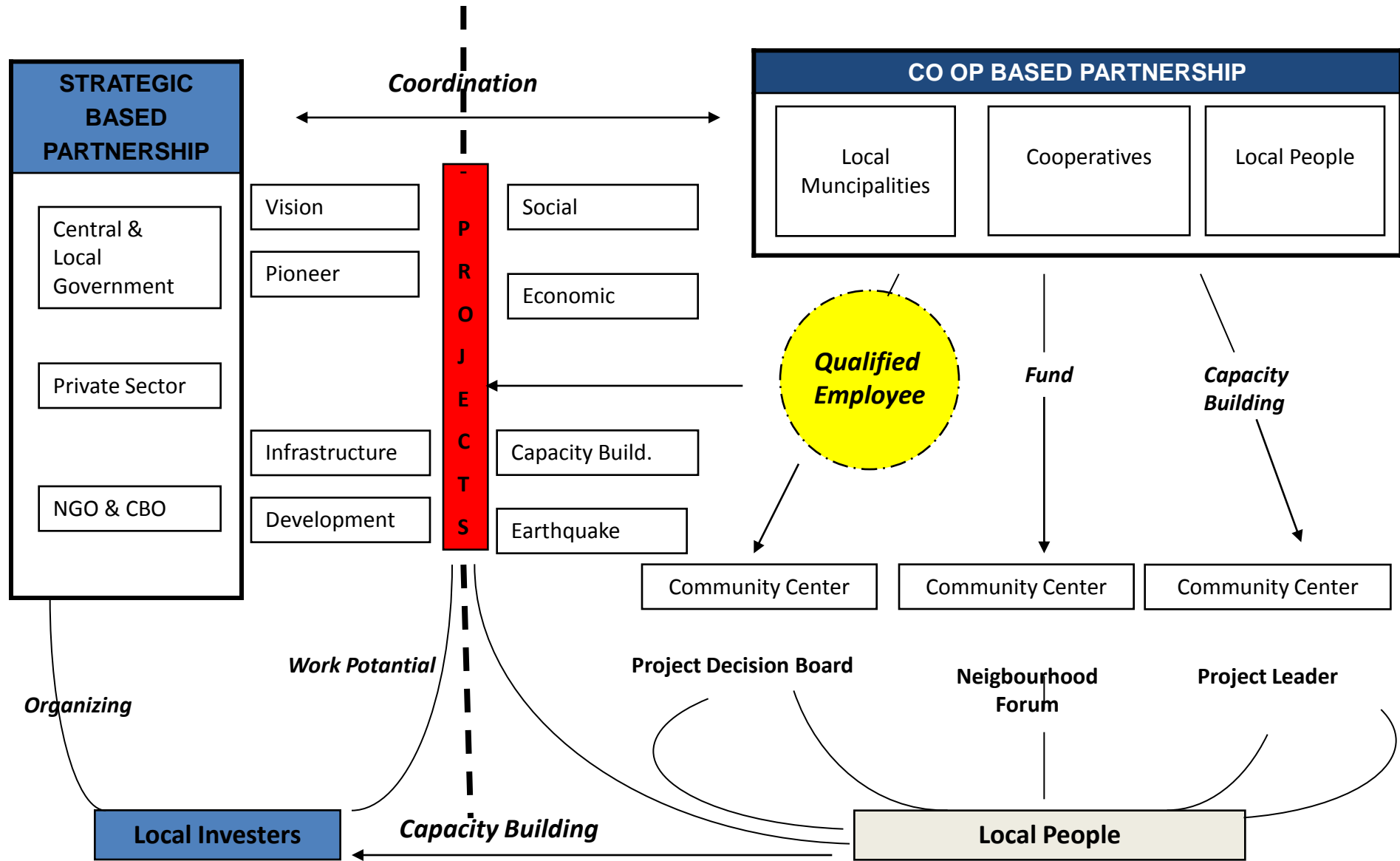
THE PROPOSAL ON INTEGRATION ON PROJECT BASIS&PARTNERSHIP



THE PROPOSAL ON INTEGRATION ON PROJECT BASIS&PARTNERSHIP

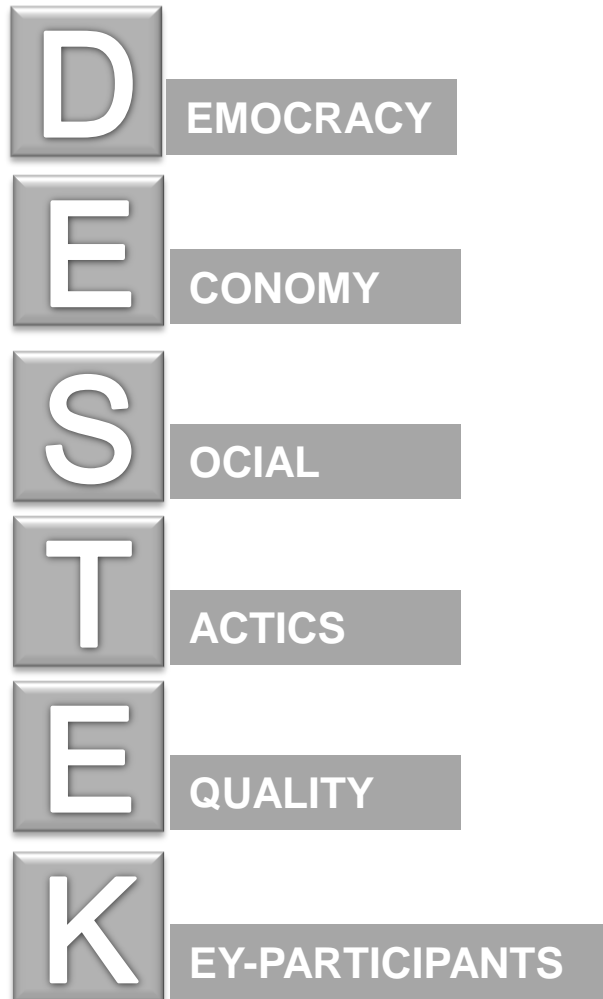


THE PROPOSAL ON INTEGRATION ON PROJECT BASIS&PARTNERSHIP



What does “DESTEK” mean?

DESTEK (Platform of Support for Local Initiatives) means providing SUPPORT to residents to develop a ‘voluntary based on-site regeneration’ model in issues of; **D**emocracy, **E**conomy, **S**ocial, **T**actics, **E**quity, **K**ey-participants. In the DESTEK Model, through the development bonus incentive, instead of ‘plot based’ approaches, ‘block based’ innovative approaches in design, finance, organization, construction, and legal issues are proposed.



DESTEK, which means ‘SUPPORT’ in Turkish is a Platform that is composed of professional volunteers who come together for providing **support** to local residents in developing ‘**voluntary based on-site regeneration**’ models.

The main issues of DESTEK are reflected in its acronym:

- **D**emocracy, means enabling public sphere to have a voice in regeneration,
- **E**conomy, means creating economy, financial sources of regeneration,
- **S**ociety, means taking social aspects into consideration,
- **T**actics, means developing strategies for implementation,
- **E**quality, means providing equal rights,
- **K**ey-participants, means involving all parties and managing their expectations.

THIRD SECTOR; Co-op Based Organization

D
E
S
T
E
K

Objectives;

1 → 100 Voluntary → 100 Co-oP Leader

2 → Locally self prepared projects

3 → Create your own work
through your own project

4 → Negotiation between stakeholders;

- ☐ Municipalities
- ☐ Local People
- ☐ Developer
- ☐ NGO-CBO

3 BLOCKS 1 BLOCK



YEREL GİRİŞİME
destek

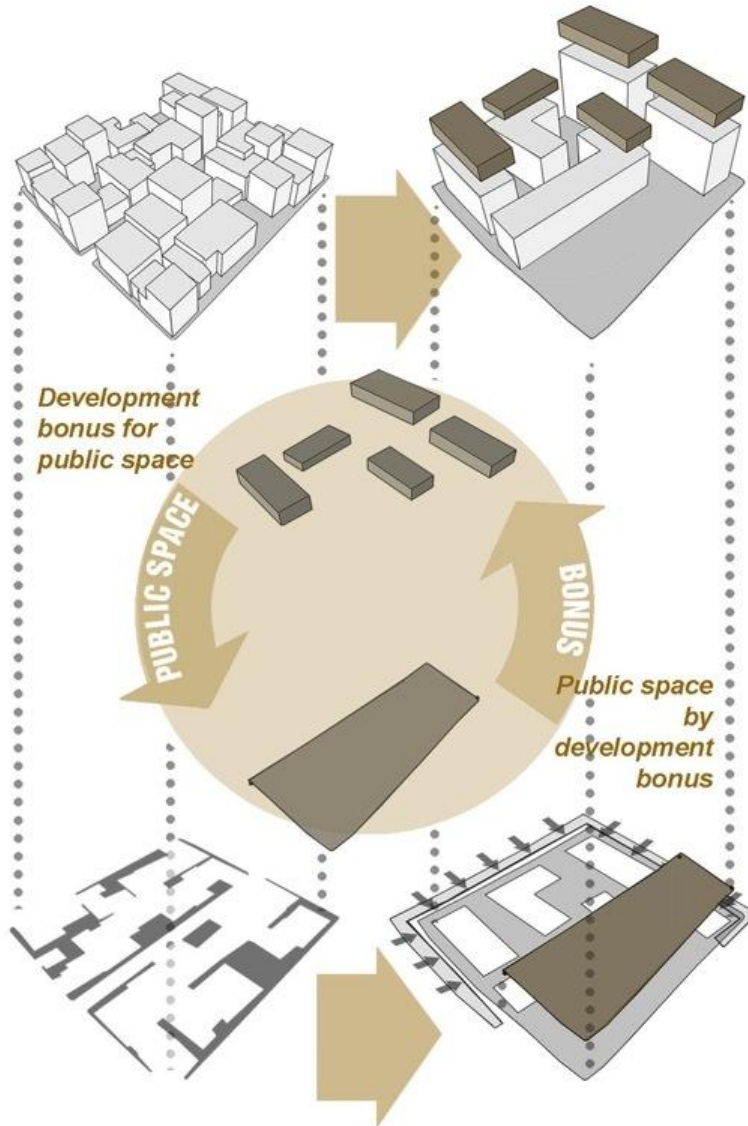
VOLUNTEERS

The model that has been developed by DESTEK that is composed of **voluntary city planners and architects**, will be discussed in workshops with its organization, financing, construction and legal components. In case, that an **applicable and prevalent** model has been reached, it is expected from **Public Authorities** to make a '**voluntary**' based '**regeneration call**'.



3 BLOCKS

1 BLOCK



1
ASSEMBLE
VOLUNTARILY

2
GET
BONUS

3
DEMOLISH
YOURSELF

4
BUILT
ON SITE

What kind of an Approach?

In order to achieve an applicable model that can be generalized, a framework that supports both 'top - down strategic approach' and 'bottom - up local approach' is being developed.

The Strategic Framework

Spatial Development Strategy Frameworks that determine the future of cities are important in terms of reshaping the 'urban form'. The existing urban form of the cities influence the strategically significant decisions such as those regarding the transportation system, locational aspects of mixed-use, height and density. In cities, these significant strategic decisions are taken under the influence of the urban form.

'District Development Action Plans' that characterizes areas of new urban investment, density and height focal points and strategic corridors in a comprehensive way should be prepared.

The Local Framework

Building blocks constitute the smallest organisable component of the urban form. New urban patterns and forms that will emerge through re-subdivision of urban blocks through assembling strategies should be designed for the creation of new living environments.

Within the 'Local Framework' in order to mitigate road, parking and public area risks at urban scale and to create evacuation corridors and gathering areas in case of a disaster, 'Risk Mitigation Action Plans' should be prepared in the short term. In the medium term, 'Neighbourhood Renewal Action Plans' that aim the social and economic development of the local people should be prepared.

3 BLOCKS 1 BLOCK PROJECT SITES



3 BLOCKS 1 BLOCK PROGRAM

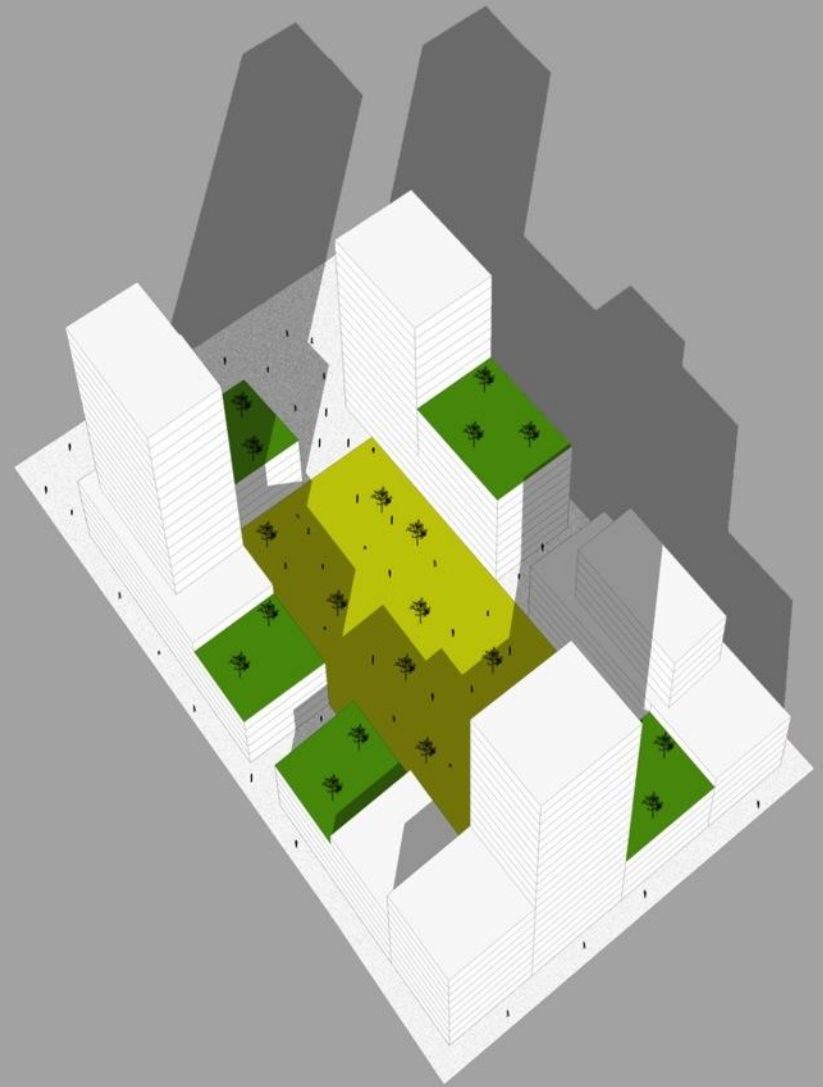
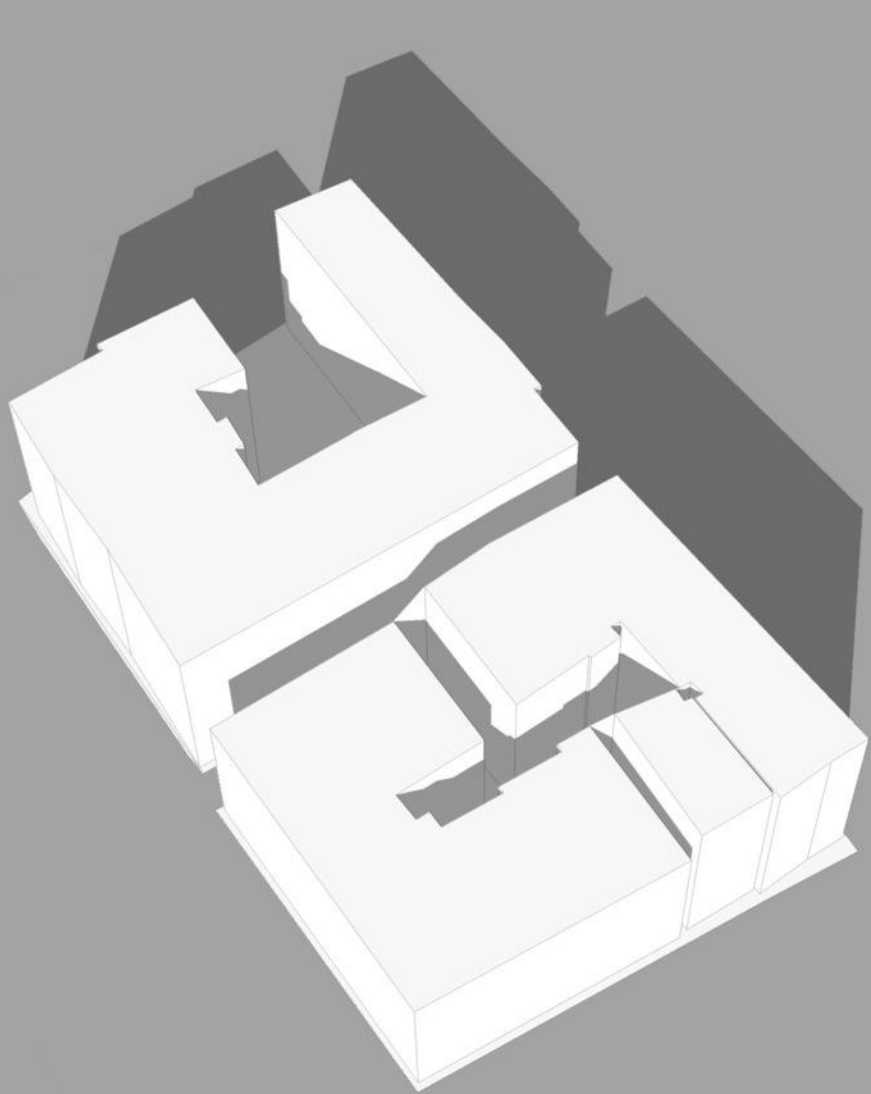
- ✓ *Local Oriented 'Organisation'*
- ✓ *Public Oriented 'Development Bonus'*
- ✓ *Market Oriented 'Transfer of Development Rights'*

Not 'Building block base' but
'Urban Block Base',

Design
Finance
Organisation
Construction
Legal

approaches are being developed.





Workshop Stages

Final Meeting
Call For Public
17 August 2011

7

MEETING

With Local Authorities and People

6

Legal Framework –URBAN LAWYERS

5

Construction Technology - ENGINEERS

4

Local Participation Types - SOCIOLOGS

3

Financial Proposals - ECONOMISTS

2

Strategic and Local Framework– URBAN PLANNERS

1

3 Blocks - ARCHITECTS

First Pronouncement
17 Aǵustos 2010

1. Re use the Land



2. New Living Environments;

- ☐ How can it be created ?
- ☐ Whom can it be created with ?
- ☐ Who is going to finance all this ?
- ☐ How is the value created is to be distributed ?

Coop builds communities, Communities build the cities

By Nicholas Gazzard