

# **An Applicable Framework for the Regeneration Process of Historic City Centres: Learning from the Mediterranean**

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## **ABSTRACT**

Cities are like living organisms, which are exposed to transformations as a result of changing needs and requirements. City centres are one of the attractive, essential, and vital parts of the city that are also affected by these changes. Specifically, historic city centres, which refer to the origins of the city, will be discussed within this context. Urban design aims to shape our cities with better quality and provide better places for everyday life. The proposed research which argues that, urban regeneration can be utilized as a generic public policy for solving problems and providing physical improvements for these cities. Although the problems that emerge in each city are similar, sometimes they change circumstantially. As a result, the planning, implementation, and management of urban regeneration projects as well as their sustainability can produce serious complications. This research focuses on the process of urban regeneration, historic city centres, and the Mediterranean region and aims to develop an applicable regeneration framework for historic city centres learning from the Mediterranean region.

The methodology of the overall research presented in this study is mainly based on a critical review of primary and secondary documents from the literature through a comparative and exploratory approach. Through documentary studies, examining and analysis of existing examples, observations of an on-site example and interview surveys, the research is organized in four main parts. The first part gives an overview of sustainability, the concept of urban regeneration and characteristics of historic city centres and their relationships. The second part examines successful urban transformation examples in the selected European and Middle Eastern cities in the

Mediterranean region – which is selected as the learning environment for this thesis and their approaches to city centre regeneration in their historic centres. In the third part, an applicable urban regeneration framework for historic city centres, developed by the author, is explained with the goal to reduce social segregation while incorporating the contributions of views from both local inhabitants and stakeholders in the process. Finally, the last part presents the results from this research and gives future recommendations for upcoming studies related with historic city centres.

The main objective is to extract a set of lessons which can be useful to the historic cities which are pursuing problems especially in the Mediterranean region. The expected output of this research is a set of policies and strategies with ‘framework’ for the historic city centres considering sustainability with a holistic approaches that would pave the way for other applications.

**Keywords:** Sustainability, Urban Regeneration, Regeneration Process, Framework, Historic City Centre, Mediterranean

## ÖZ

Şehirler, değişen ihtiyaç ve bu ihtiyaçların bir sonucu olarak dönüşümlere maruz kalan canlı organizmalar gibidir. Şehir merkezleri ise, kentin bu değişikliklerinden etkilenen çekici, önemli ve hayati yerlerinden biridir. Özellikle, şehrin kökenine atıfta bulunan tarihi kent merkezleri bu bağlamda tartışılacaktır. Kentsel tasarım şehirlerimizi daha kaliteli bir şekilde yapılandırmayı ve günlük yaşam için daha iyi yerler sağlamayı amaçlamaktadır. Önerilen araştırma, kentsel dönüşümün, problem çözme ve bu şehirler için fiziksel iyileştirmeler sağlamada genel kamu politikası olarak kullanılabileceğini öne sürmektedir. Her şehirde ortaya çıkan sorunlar benzer olsa da, bazen farklı şartlar altında değişkenlik gösteriyorlar. Sonuç olarak, kentsel dönüşüm projelerinin planlanması, uygulanması ve yönetimi ile sürdürülebilirliği ciddi komplikasyonlara neden olabilir. Bu araştırma, kentsel dönüşüm, tarihi şehir merkezleri ve Akdeniz bölgesi sürecine odaklanmakta ve Akdeniz bölgesinden öğrenilenler ile tarihi şehir merkezleri için uygulanabilir bir dönüşüm çerçevesi geliştirmeyi amaçlamaktadır.

Bu çalışmada sunulan araştırmanın metodolojisi temel olarak karşılaştırmalı ve keşfedici bir yaklaşımla literatürdeki birincil ve ikincil belgelerin eleştirel bir incelemesine dayanmaktadır. Belgelere dayalı çalışmalar, mevcut örneklerin incelenmesi ve analizi, yerinde örnek gözlemler ve görüşme anketleri ile dört ana bölümden oluşan bir araştırma olarak düzenlenmiştir. İlk bölüm sürdürülebilirlik, kentsel dönüşüm kavramı ve tarihi şehir merkezlerinin özellikleri ve ilişkileri hakkında genel bir bakış sunmaktadır. İkinci bölüm, Akdeniz bölgesindeki seçilmiş Avrupa ve Orta Doğu şehirlerinde başarılı kentsel dönüşüm örneklerini ve tarihi

merkezlerinde şehir merkezi dönüşümüne yaklaşımlarını incelemektedir. Üçüncü bölümde, yazar tarafından geliştirilen tarihi şehir merkezleri için uygulanabilir kentsel dönüşüm çerçevesi, hem yerel sakinlerin hem de paydaşların görüşlerini sürece dahil ederken, sosyal ayrımı azaltmayı da amaçlamıştır. Son bölüm ise bu araştırmanın sonuçlarını sunmakta ve özellikle Akdeniz bölgesinden edinilen öğretiler doğrultusunda, tarihi şehir merkezleriyle ilgili yapılacak çalışmalar için gelecek önerilerini sunmaktadır.

Temel amaç, özellikle Akdeniz bölgesinde sorun yaşayan tarihi şehirlere faydalı olabilecek bir ders çıkarılmasıdır. Bu araştırmanın beklenen sonucu, diğer uygulamaların önünü açacak bütünsel bir yaklaşımla sürdürülebilirliği düşünen tarihi şehir merkezleri için “çerçeve” ile bir dizi politika ve stratejidir.

**Anahtar Kelimeler:** Sürdürülebilirlik, Kentsel Dönüşüm, Dönüşüm Süreci, Çerçeve, Tarihi Kent Merkezi, Akdeniz

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I dedicate this thesis to my dear mother and my dear father with my eternal love.

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# Chapter 1

## INTRODUCTION

### 1.1 Problem Definition

Cities are rapidly changing environments. They are never stable and undulant due to the introduction and adaptation of new circumstances. These rapid changes may affect the nature, economy, social life, and functions of these cities, but mostly negatively through time. In recent years, many cities have been confronted with these negative changes (Carmona et al., 2014; Galdini, 2005; Kwon and Yu, 2011; Roberts, 2000; Trumbic, 2005) which can be summarized as the abandonment of lands and buildings, environmental degradation, unemployment, and damaging social life (Roberts, 2000; Ayataç, 2003; Ergenekon, 2001, Keleş, 2003). These problems need to be dealt with by utilizing suitable public policies that will return and regenerate life back to derelict land and buildings, create new employment opportunities, improve the environment, and solve problems associated with social life.

Today, rapidly growing technologies play a very important role in city growth. As a result, cities have transformed drastically due to physical and social distortion, structural obsolescence, and loss of function in addition to problems like renewing and preserving the historical urban tissues. More often historic city centres tend to surrender to these rapid changes; however, by conducting the proper examination

and investigations of these historic city centres, healthier spaces and successful attraction points with architectural heritage might be offered to its users.

Historic cities with a cultural nucleus, that are still inhabitable, have been either conserved or revitalized. Thus, historic cities are comprised of physical structures as well as tangible and intangible heritages from the past while presenting the culture and the way of living of its people. The importance of conservation and urban regeneration, while planning the future development of historic city centres, may bring life to the community and create vitality by collaborating with the social community and physical context that involves the allocation of novel uses.

Many cities in the world, similar to the ones in Europe and the Middle East that border the Mediterranean, have experienced dramatic physical, social and economic changes during the last decades due to relocations, conflicts, and economic crises. These are continents with cities of remarkable histories, cultural inspiration, wealth creation, and social and political dynamism. But during the late 20<sup>th</sup> century, many cities entered a period of steep decline, losing most of their manufacturing jobs and economic functions, which have resulted in these areas becoming useless, containing dilapidated and abandoned buildings, and developing social and economic problems including redundancy and social deficiency.

The sustainability and continuity of historic city centres is vital for cities in providing places of authenticity, identity, memory, and a sense of belonging. However, based on a thorough literature review on the significance, conservation and regeneration of historic city centres, this study argues that no specific framework for urban regeneration for historic city centres exists.

Therefore, this research anticipates doing a comprehensive study on the historic city centres and their continuity and sustainability with the intention of introducing an applicable regeneration ‘framework’ for historic city centres by using Mediterranean cities as a learning platform.

Accordingly, the scope of the research is defined as “historic city centres” and their “regeneration” for the sake of their sustainability and continuity. Thus, this study is expected to be a source at different points for researchers who are interested in urban regeneration, historic city centres, and regeneration of historic environments as well as for the planners who work on the future of historic urban environments.

## **1.2 Aim, Objectives and Research Questions**

Based on the problem definition as a part of this thesis, and considering the significance of historic city centres, the general goal of this study is to accomplish a clearer comprehension of urban regeneration process in historic city centres considering their continuity and sustainability. Accordingly, the main aim of the research is to present an applicable regeneration framework for historic city centres.

With this aim in mind, two related main research questions are identified as in the following:

- How can we regenerate the historic city centres?
- What stages/steps should be followed for the regeneration process of historic city centres?

To accomplish the aim of the research and to be able to answer the research questions, the study has identified the following four key objectives:



- To review city centres throughout history and to understand their significance within an historical perspective,
- To understand the concept and process of urban regeneration and its relevance to the historic city centres,
- To investigate urban regeneration issues/projects of historic city centres in different historic cities and learning from their experiences,
- To define a new framework of policies and strategies for the continuity and sustainability of historic city centres through urban regeneration.

### **1.3 Research Methodology**

The study presented in this research includes several elements of research obtained through existing literature, and the evaluation of recently published approaches pertaining to the process of urban regeneration of historic city centres in Europe and Middle East in the Mediterranean. These issues are discussed in the second part of the research. The backbone of this research consists of the framework that aims to re-define the ‘process of urban regeneration’ which was developed by the author while following the “Guidelines for Urban Regeneration in the Mediterranean Region” prepared by the Priority Actions Programme (PAP, 2014), and is discussed in the third part of this research. Finally, in the last part, using a holistic approach, discussions and future recommendations based on the proposed framework are explored with the aim to set the foundation for the development of future urban regeneration projects for historic city centres.

The research will rest upon a qualitative research that is concerned with collecting and analysing information in non-numeric form; and also it will rest upon deskwork

for analysing and understanding of data and fieldwork for the process of going out to collect data, such as maps, photos, and sketches.

The methodology will be divided into two parts, which are the literature review/documentary research and field study area. The first part includes documents which constitute written reports, books, articles, researches, formal studies, census data and articles appearing in the media and websites related to the study subject. Then secondly various analysis techniques such as site survey, observations – walking and spending time on the sites and taking photos- and interviews will be used as a part of the field study – which is selected as a learning on-site environment.

Primarily three categories of sources have been used throughout this research:

- Previous researches and written sources: they include books, research reports, laws and regulations.
- Maps, plans and photos: Particularly used for examples and case areas.
- Internet sources: they are used for different city's experiences and commission reports about the study subject.

Graphic presentation of the structure is set for better understanding at the end of this section according to the study to be conducted through the research methodology. Accordingly, theoretical framework has been created under the “documentary research” part. In this part, the creation of the sub-headings, which are “historic city centres”, “sustainability of city centres of historic cities” and “city centre regeneration contributing to sustainability”, readings have been made and associated with the topic. Second part is the part which is supporting the theoretical framework readings and existing examples has been investigated under the “documentary

research based on example studies” part. The purpose of this part is the examination of different existing examples and has it been the base for the creation of proposed framework formation. The data obtained at the end of this part and “documentary research” part has been blended and “the need for an applicable urban regeneration framework” has been identified. However, the selection criteria and analysis methodology for the case study has been detailed under “field work” part depending on the work to be generated. The last part, presented proposed framework according to the theoretical readings and existing examples analysis has been provided. Graphical presentation of the structure of the framework and flow diagram of this study are given below (Figure 1).

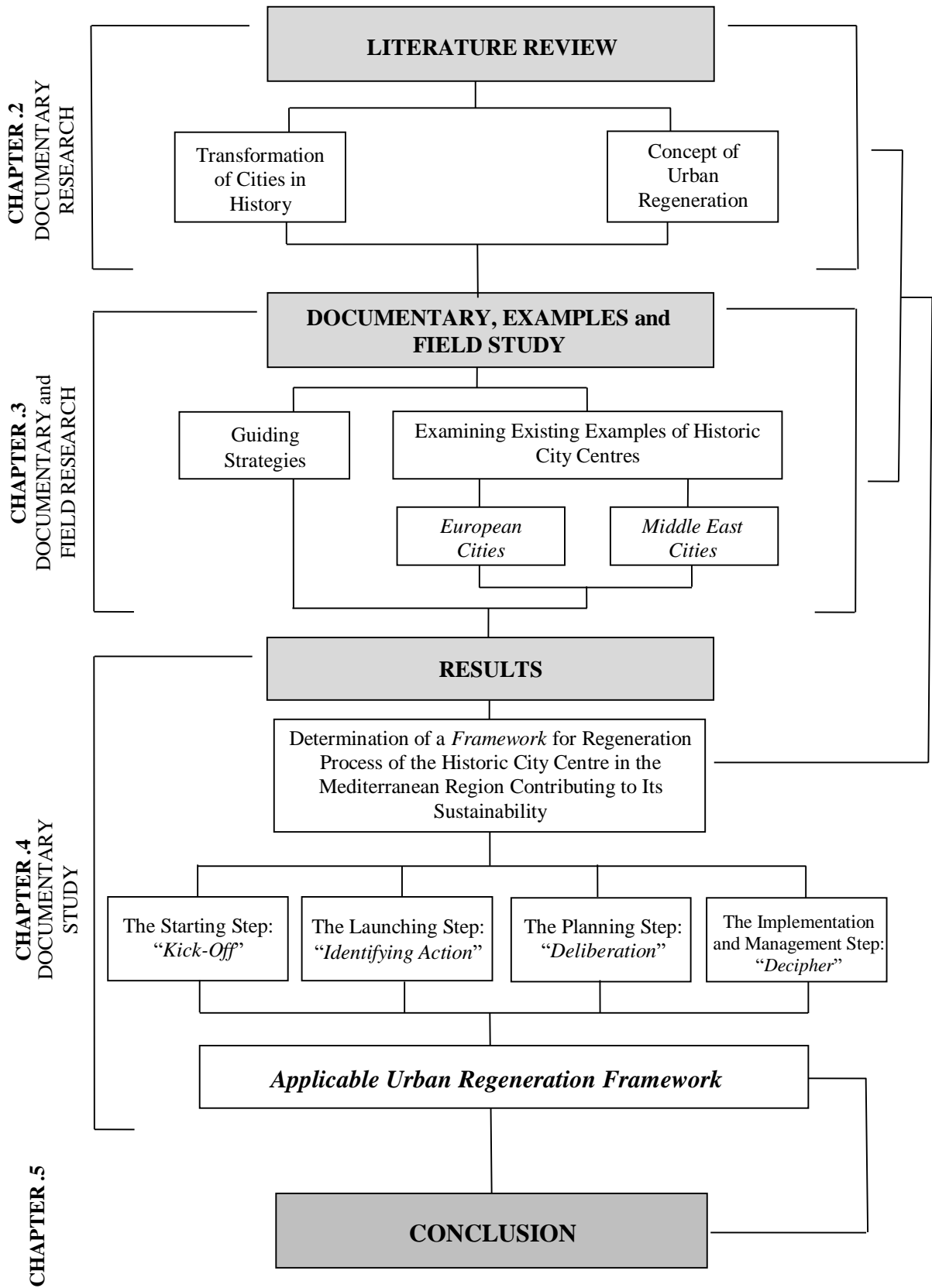


Figure 1: Flow Diagram of Methodology

## **1.4 Organization of the Thesis**

Under these conditions, in this study, starting from the Introduction part as the first chapter, there are five chapters discussing and evaluating sustainability and urban regeneration issues and their applications on historical city centres and proposing regeneration framework for historical city centre contributing sustainability.

The first chapter, as an “Introduction”, serves the general argument of the thesis in the problem definition. In addition, aim, research question and objectives of the research, method of the study and organization of the thesis are also discussed.

The second chapter, “A Review on Transformation of Cities and Urban Regeneration” includes the theoretical bases and the descriptive analyses of the study. It consists of examining the transformation process of cities throughout history and the concept of urban regeneration with its terminology and process.

The third chapter, “Urban Regeneration Process for Mediterranean Cities with Historic Context”, covers the analysis of existing guiding strategies of the process of urban regeneration and presents urban regeneration project processes, problems, objectives and policies in European and Middle Eastern cities as selected learning environments on the topic. Learnings from the fundamental strategies and policies of regeneration projects at the city centres from the Europe and the Middle East will be combined with an on-site example field study area in Cyprus, which will guide the proposed framework.

The fourth chapter, “Introducing and Applicable Urban Regeneration Framework for Historic City Centres”, deals with development of an applicable framework for

historic city centres. This framework is to be proposed for the continuity and sustainability of historic city centres.

The fifth chapter, “Conclusion” contains general findings and synthesis of previous chapters related with the sustainability and regeneration of the historic city centres as a tool for their re-development process and directions which light the way for further researches.

## **Chapter 2**

### **A REVIEW ON URBAN REGENERATION THROUGH THE HISTORY OF CITIES**

Cities consist of buildings and places in their own in order to meet people needs and those functions are classified according to their use. City centre is one of the attractive, essential and vital parts of the city for their inhabitants and visitors. City centre is the heart of the city. It gives information about socio-cultural structure, political management and economic prosperity regarding that city. To be adapted to present conditions and to be capable of responding future expectations is an ideal for cities and city centres. Therefore, one may argue that development of policies for the continuity and sustainability of cities and city centres, in particularly for the historically valuable ones, should be in the agenda of the professions such as urban planning, urban design and architecture.

Considering the scope and aim of this research, this chapter presents a depth study on the transformation of cities from a historical perspective, after a thorough literature review on the history of cities. Especially, development and transformation of city centres throughout history has been studied in detail while writing this chapter.

The historic city centre is very significant in the historical richness of the city as well as a point of attraction both for users and visitors. Architectural and urban heritage are the most meaningful components to make city centre as an attraction point. These

architectural and urban heritages are very considerable values for each city. It is very important to be transmitted to the future and their conservation. The city must be owned by the present day users for the conservation necessities. This is an important objective of sustaining cultural richness, but can be adapted to the present conditions and associated with the concept of sustainability by the administration. In this context, especially in historical city centres needs to be examined and thus this research has been carried out on the continuity and maintenance of historical city centres through urban regeneration as a policy implementation.

Accordingly, this chapter includes two main parts. In the first part “Transformation of Cities in History” has been discussed. The main consequence of this part is to understand how the cities and their centres have evolved especially after the industrial revolution which then led the way to urban regeneration.

The second part is bringing discussions on “regeneration” under the subject of “Concept of Urban Regeneration”. This part includes a comprehensive study for urban regeneration to understand its terminology, goals, objectives and success criteria. Also, the research has been focused on the process of urban regeneration with the implementation requirements.

The end of this chapter includes an inference of the theoretical readings. In this section, a critical evaluation is made for regeneration of historic city centres contributing to sustainability.

## **2.1 Transformation of Cities in History**

Urban development, which started thousands of years ago, has been growing slowly but progressively through the centuries. The role of cities has been decisive in the



rise of the great civilisations. There is no doubt that the propagation of this phase and the migration of population from rural areas to cities was one of the defining phenomena of the contemporary period (Municio, 2002, p.19). As Reader (2004) states:

Cities are the defining artefacts of civilisation. All the achievements and failings of humanity are here. Civic buildings, monuments, archives and institutions are the touchstones by which our cultural heritage is passed from one generation to the next. We shape the city, and then it shapes us. Today, almost half the global population lives in cities (Reader, 2004, p.1).

Kostof (1991a) states that:

Cities are amalgams of buildings and people. They are inhabited settings from which daily rituals –the mundane and the extraordinary, the random and the staged- derive their validity. In the urban artefact and its mutations are condensed continuities of time and place. The city is the ultimate memorial of our struggles and glories: it is where the pride of the past is set on display (Kostof, 1991a, p.16).

Kostof (1991a) also explains the urban cycle as in the following:

The city originated in Mesopotamia in the 4<sup>th</sup> millennium BC, and spread from there to the Indus Valley and China, and westward to Greece. Characteristics of some Neolithic settlements in Western Asia –Jericho, Ain Ghazal, Çatal Hüyük, and Khirokitia- qualify them as towns; and that was about two or three thousand years before Mesopotamia. The rise of the first true cities in the mud plains between the Tigris and Euphrates sometime around 3500 BC. In the Nile Valley urbanization came a little later, perhaps by 3000 BC. Then, a millennium or so after that, we have the cities of the Indus Valley, Harappa and Mohenjo Daro. Between the death of these Indus Valley cities and the reappearance of urban life in India and Pakistan comes another time-gap of about one thousand years. In China the settings of the first cities were the western flood plains of the Yellow River and the lower Wei River valley: the earliest city was said to be Yin at Anyang. City genesis in South-East Asia –Burma, Malaysia, Indochina- is documented in the early centuries of the first millennium AD. In the New World, the Maya cities of Yucatan and Guatemala come first; Tikal and Uaxactun are among the oldest. In Peru, by the year AD 1000 Chancha, with its characteristics walled citadel-compounds, had started its career as Chimu capital. In Africa, proponents of native, pre-European urbanization can point to Yoruba cities like Ibadan, Ogbomoso, Iwo, Ife and Lagos (Kostof, 1991a, p.30).

From its roots, in reality, the city can be defined as a structure specially equipped to store and transmit the products of civilization, sufficiently compressed to provide the maximum number of facilities in a minimum space, but also capable of structural expansion to allow it to find a place for the changing needs and the more complex forms of a - society and its accumulated social heritage (Mumford, 1961, p.30-31).

Couclelis (1988 in Barredo and Demicheli, 2003) has defined human systems as “*terribly complex*”, and we must recognize that cities are among the most complex structures that human societies have developed (Couclelis, 1988, p.99) (Barredo and Demicheli, 2003, p.298).

Two sensible definitions, both from 1938, would allow us a good starting point. For Kostof (1938 in Kostof, 1991a), a city is “*a relatively large, dense, and permanent settlement of socially heterogeneous individuals*”. For Mumford (1938 in Kostof, 1991a), a city is a “*point of maximum concentration for the power and culture of a community*” (Kostof, 1991a, p.37).

A complex system of social conventions delineates the physical space of the cities. These incorporate shows that characterize various spaces as private or public in urban zones. Private space is characterized through a network of blocks or signs to prevent visitors after arriving. Public space is the zone past individual or little gathering direction and is normally multi-reason in nature, in spite of the fact that the differentiation is not constantly self-evident (Madanipour, 1999).

Designers, for example, Lynch (1979) and Bentley et al. (1985) have investigated the idea of urban space, and others have taken a gender at the cultural powers that shape

the type of the city (Dandekar 1998). Nevertheless, the social factors that determine how space is viewed and accessed or the diverse senses those different groups in society assign to space have been given relatively little attention (Brown, 2001, p.320).

Cities are the place we live, work and build a social network for many people. Cities are often society's economic, social-cultural and political centres. Cities play a leading role in a broader local, national and even global setting in many cases (Moll et al, 2002, p.644).

Since most of the population of the world lives in urban areas, the major economic, social and environmental factors impacting human societies are taking place in these regions. Urbanization is now widely regarded as one of the most important social mechanisms, with tremendous environmental impacts at local, regional and global scales (Turner et al., 1990) (Barredo and Demicheli, 2003, p.297).

Initially, the Latin word 'forum' described both a place of community consideration and a goods marketplace. With several cities now participating in the 'knowledge economy' and the 'network society', the marketplace and the forum are starting to converge again. The city is a workplace. People gather to work together. And their ability to operate collectively brings together people to live together. Employment is therefore at the centre of social life. When employment has become more specialized and more integrated at the same time, cities have increased in size and complexity. Cities are primarily places of production and exchange of ideas, goods and services (Low, 2005, p.98).

The city's beginnings are mysterious; much of its history hidden or destroyed beyond reconstruction, and it is difficult to assess its further prospects. Mumford (1961) points out that; in the event that we would establish another framework for urban life, we should comprehend the historic nature of the city, and recognize its unique capacities, those that have risen up out of it, and those that may in any case be called forward (Mumford, 1961).

Several thousand years ago, the earliest cities were founded. The perception of early cities has been explored by Reader (2004):

The first cities are said to arise from rural communities whose intensified farming practices produced surpluses large enough to free craft-workers and other specialists from working on the land. But it could have been the other way around. Compelling evidence suggests that the rise of cities actually preceded –and inspired– the intensification of agriculture (Reader, 2004, p.10)

He then says; the rich alluvial lands of Mesopotamia, and the rivers from which to draw water for irrigation, fuelled the growth of the first true cities of the world. Cities evolved prodigiously as the natural environment was transformed to serve their needs. Consequently, the economic and social order grew, putting the city at the centre of human affairs. Cities are transforming the economic, cultural and natural landscape in due course (Reader, 2004, p.25).

Even in the earliest settlements found in different parts of the world, including China, India, Egypt, Asia Minor, ancient Mesopotamia and the Mediterranean, there are signs of primitive planning. The number of settlements at this prehistoric period was relatively small and by modern-day standards these were not true towns, and it was not until the advent of Greek and Roman empires that cities of 100,000 or more in

population began to develop (while cities of this scale have only become popular in the last 300 years) (Pitts, 2004, p.7).

The most important factor in recognizing a city's social, governmental cultural and educational framework is its centres as city centres have undergone many physical changes in historical process and have taken on many functions. Ergenekon (2001) points out that:

Centres as being the heart of the city contain several functions in different scales with respect to the type, size, population, and income characteristics of the city. These aspects establish different nets of relationships among functions and people in the city, among several cities and countries (Ergenekon, 2001, p.79).

The industrial developments that occurred as a result of going to mechanization in the forms of production together with modernism caused quite radical effects in the built environment and architecture. The physical and economic structures, needs and capacities of traditional cities have changed with industrialization movements, causing the emergence of new types of cities.

As a result of industrialization in rapidly growing cities, the key impacts can be described as inadequate land use, traffic congestion, air pollution, loss of valuable resources, increased natural and manmade threats, urban sprawl, deterioration of public services, disease growth, and other negative social and environmental effects (Barredo and Demicheli, 2003, p.299).

According to impacts mentioned above, the transformation of the cities was in question. These transformations have brought along discussions and problems about the renewal and at the same time preservation of historical urban textures, natural

environment and cultural structures. In the renovation works carried out with the use of modern technological facilities and materials, it is tried to continue the understanding of preserving the original identities and transferring them to the next generations, but there are many examples that disregard this effort.

In addition, transformation activities in cities have revealed that the concept of sustainability should be considered. The concept of sustainability, or what would later come to be called sustainable growth, emerged in the 1970s in the context of the situation referred to above. This theory has slowly emerged as an alternative to traditional design models and has now culminated in a variety of parameters and dimensions whose common factor is the quest for ways to promote growth that combine cultural, environmental and economic perspectives. The ultimate objective is to sustain the development, coexistence, and interaction of human systems with the environment over time (Fadda, 1997; Gabaldo'n, 1998; Giuliani and Wiesenfeld, 2003).

In general, it is understood that in order to respond to the concept of sustainability, urban areas must maintain an overall balance between economic activity, population increase, services and infrastructure, emissions, pollution, noise, etc. in such a way that the urban system and its dynamics develop in balance, reducing the effect on the natural environment as much as possible (Barredo and Demicheli, 2003, p.297).

A sustainable city is therefore a city that meets its current needs without jeopardizing future generations' ability to do the same. A sustainable city offers a comparatively higher quality of life. Environmental reliability, quality of life, economic security

and democratic participation are key components of sustainable cities (Wadhwa, 2002, p.3).

The growth of major cities and early settlements was also followed by the introduction of new social and political systems which eventually led to collective practices that included influence over planning and development processes; these had certain significant impacts that they are already evident today. It would seem that supervised planning was only feasible once the community had achieved a specific size for it to be seen as helping the inhabitants and it is now important to re-emphasize this position for modern urban sustainability (Pitts, 2004, p.7).

The transformations in cities' social structures in history have been staged as a transition from the primitive society to the agricultural society, from the agricultural society to the industrial society, and from the industrial society to the information society. Each of these stages has a unique political, social, cultural and economic structure. The economy of primitive communities based on hunting and gathering has transformed into a form of production based on agricultural economy with its transition to settled order. The start of mechanization, on the other hand, appeared in the industrial production structure and caused the birth of a social structure called industrial society. Developments in information and communication technologies have led to the emergence of a structure described as the information society we are in, and the effects of these technological developments in production styles.

In the light of the above-mentioned developments, the transformed social structures differ from each other according to their periodic features. The prominent features of the economic, social and settlement structures of human history in the world have

revealed that societies are divided into four periods as primitive society, agricultural society, industrial society and information society (Şenel, 2001, pp.285-286).

The forms of economic, social and ideological structures and their interactions with each other continued without any major change until the industrial revolution by showing rate and degree differences in different civilized societies and at different dates.

At the beginning of the Industrial Revolution, bourgeois, merchants and bankers played a major role in the economic structure of the cities. The systematic and wide application of mechanization and rationality, and the adaptation of mentality and behaviour to the demands of this new form of capitalist production have caused the traditional urban structure to be shaken and changed. All branches of industry preferred to settle outside the old cities, where energy supplies, means of transportation, raw material resources and manpower provision are cheap and easy. Worker cities, the symbol of industrial capitalism, were born near the factories.

The changes caused by industrialization in the economic power balances have also led to transformation in living spaces. The effect of the new capital form and ownership on the transformation of the production structure; it also manifests itself in the layout of the new type of labour power (Lefebvre, 2013, p.14-20).

From the late 1700's to the present, the transformations that took place in social life far more comprehensively than in previous periods of human history have also been effective in the formation of modern urbanism (Giddens, 2005). Moving from here, it



can be said that modern cities were formed after the industrial revolution in the current sense.

### **The Setting of the Industrial Revolution**

Since the mid-eighteenth century onwards, the Industrial Revolution started to change the course of history, first in Britain and afterward in the remainder of the world.

In the 18<sup>th</sup> century, technological developments such as the invention of the spinning machine and the steam machine formed the basis of the industrial revolution, another transformation stage of human history, which occurred with the change and development of the technologies used by people in Britain (Giddens, 2000).

The bases of these developments are intellectual, economic and political transformations, dating back to the 16<sup>th</sup> century. The radical transformations in these areas have led to the laying of the foundations of the social structure called "industrial society", which emerged as a result of the new production structure brought about by technological progress, and even today's modern social structure.

The exceptionally fast development of urban areas during the industrial period changed the current urban cores (which turned into the focuses of the new cities and urban communities) and furthermore achieved the development of new peripheral zones.

The core previously had its own shape, either during the Middle Ages or in ensuing hundreds of years, and it contained the primary landmarks – temples, royal residences which regularly still ruled the new scene. Be that as it may, this core

would plainly not be enormous enough to adapt to a tremendous new convergence of individuals: the roads were too restricted to even think about dealing with expanded number of occupants. Subsequently, the happier individuals from society progressively started to desert the centre areas and set up house in the edges, and the old houses quickly formed into packed ghettos which contained poor people and the introductions from the open country. Simultaneously, a significant number of the recorded structures of the old city – the places of the respectability, the religious communities were surrendered because of the adjustments in the city's social synthesis and split into make move to accommodations. The green territories inside the old regions – the gardens behind the terraced houses, the grounds of the places of the respectability, the kitchen gardens-were utilized to assemble houses and mechanical workshops on.

The tumultuous and appalling condition, which we will call the 'liberal' city, was the aftereffect of the unregulated and awkward superimposition of endless open and private advancements (Benevelo, 1975, p.733-755).

### **The 'Post-Liberal' City**

After the European transformations of 1848, the change from the 'liberal' city to 'post-liberal' city was accomplished. This new model had a prompt and enduring achievement: it took into consideration the further improvement of Europe's extraordinary urban communities, the establishment of frontier urban communities everywhere throughout the world; despite everything it has a deciding impact on the idea of present day urban communities (Benevelo, 1975, p.765-786).

Let us shortly list the qualities of this model, which had numerous highlights tantamount with those of the urban communities of today:

1. Authority over the base measure of land fundamental for a city to work appropriately was practiced by the organization. This incorporated the space required for avenues (boulevards, squares, railroads) and utility establishment (reservoir conduits, sewers, and later, gas, power, phones). The private segment was answerable for all the rest, that is the territories of land served by the avenues and utilities, and it was these open pleasantries that made the land reasonable for urban advancement.
2. The manner by which urban land was utilized relied upon the individual proprietors (private or open), on whom the organization practiced just a backhanded impact by methods for guidelines controlling the size of structures in connection to the contiguous public zones, and by fixing the connection between abutting structures.
3. The limits between the general population and private spaces – the road frontages-decided the state of a city.
4. The locale likewise would in general become progressively minimal and left no space for bigger structures or ones that expected to create. These components were pushed out into a third concentric zone, the suburbs, which was a blend of city and wide open that spread further and farther as the city created.
5. A portion of the more evident disadvantages of the 'post-liberal' city – the exorbitant thickness of the inside, the nonattendance of minimal effort lodging was eased by various restorative measures: open parks, which gave an artificial cut of the out of reach open country, and chamber houses worked with money, which were either terraced squares or little houses set once more from the street.
6. The 'post-liberal' city was superimposed on the prior city, having a tendency to obliterate it. It regarded the old lanes as 'passage roads', it disposed of the zones

in which land served a double open and private reason, in any case, most importantly, it regarded structures as superfluous, enabling them to be wrecked and revamped by safeguarding their unique ground region or fixing and realigning them so as to broaden the boulevards.

7. The urban areas were planned in order to empower the landowners to get the most extreme rents conceivable. This implied there was a tremendous contrast between the middle, as thickly developed as could be expected under the circumstances, and the less-crowded fringe territories, split into various types of neighbourhood, regardless of whether the outcome was both exorbitant and wasteful (Benevelo, 1975, p.765-786).

### **The Modern City**

Present day architecture included the quest for another option in contrast to the conventional urban model and it initially started when the specialists and the professionals, who had been approached to team up in the running of the 'post-liberal' city, became fit for creating another technique for working, free of the previous institutional divisions.

The creation of the Bessemer Procedure in 1856 implied that the utilization of steel turned out to be considerably progressively across the board, accordingly permitting the production of new machines and new structures of a sort never recently observed.

Likewise, the incredibly expanded measures of traffic and the new urban administrations – gas, power, phone, cable cars, underground railroads must be packed into the insufficient public zones of the 'post-liberal' city, when urban areas were growing increasingly more quickly.

These progressions put serious strains on the conventional techniques for running a city and prompted mainstream requests for a recharging of the urban condition.

This new urban structure was planned to conquer the conventional dualism of the town and the nation, and furthermore its common result: the apportionment of urban land by private people for monetary benefit.

Its essential objective was the meaning of the fundamental practical components comparing to the four urban exercises: living, working, recreation and essence. Since living was viewed as the prime capacity, the smallest liveable unit – the home-turned into the fundamental component of the new city. The smallest unit –containing around 300-400 homes, a nursery school, shops selling fundamental products, and diversion territories for grown-ups and kids would turn into the littlest essential urban unit (like single structures in the customary city). A specific number of these edifices, assembled, would shape a bigger unit, containing a more noteworthy number of homes and getting a charge out of a more extensive scope of administrations.

Thusly an exact relationship could be built up between all the city's segments (the different kinds of administrations, the entertainment regions, the lanes and streets, the parking areas, and even the processing factories) and the accommodation and urban structure could be genuinely subjected to the private part (Benevelo, 1975, p.841-881).

### **The Situation Today**

To the extent the useful exercises of the city are concerned, the rule of zoning every one of them into various zones has been acknowledged. Since the 1930's, town-

planning have recognized local locations, modern regions, and administration zones. Subsequently, there has been a decrease in the other which got aimless blending in the conventional city. Endeavours have been made to give towns a progressively normal design without adjusting the prevailing job of the tertiary exercises (business and workplaces), which creates the results that have just been noted: stuffing in the focal region, lost lodging, and traffic clog (Benevelo, 1975, p.897-967).

The fundamental segments of city plan are recognized by urban geographer Conzen, of three interlocking components. To begin with, there is simply the city plan, which comprises of the road framework; the plot designs that is to state, land bundles or parcels; and the structure course of action inside this example. At that point comes the land use design, which shows specific employments of ground and space. At long last, there is the structure texture, which is the real three-dimensional sign of physical structures on the land proprietorship package (Kostof, 1991a, p.26).

In contrast to the old city, the core of the contemporary city is a predominantly common one: the impression of the prevailing innovation and economy (Mumford, 1961, p.432).

In the modern world, cities are highly specialized or diversified according to their economies. Unlike previous producing cities, modern cities are mainly in production for their populations to offer a variety of services. In a developed and urbanized society, more than half of the economic activities in the city are carried out to maintain the physical structure, population and institutions of the city (Hatt and Reiss, 2002).

In addition, the city's planning was born as a modernist project. Urban planning, which goes back to the Neolithic era where the transition to settled life with the agricultural revolution is observed, includes an understanding that includes social interactions rather than an aesthetic combination of architectural elements at the spatial level. From this point of view, it can be said that the urban planning approach was institutionalized at the end of the 19<sup>th</sup> century. The reason for this is the intense population movements that emerged as a result of the industrial revolution, the redefinition of the urban-rural relationship and the new settlement grading related to it (Ersoy, 2012).

In addition to these definitions in which the structure of the city is classified, it is also necessary to mention the economic, social and cultural transformations experienced in the modern period mentioned above and the phenomenon of "urbanization" as a result.

The phenomenon of "urbanization" Keleş (2002): It is a population accumulation process that results in an increase in the number of cities in parallel with industrialization and economic development and the growth of today's cities, creating an increasing number of organizations, division of labour and specialization in the social structure, and leading to city-specific changes in human behaviour and relationships. The urbanization process, which is directly related to modernization and industrialization, creates changes in the economic, social and cultural structure of the society in which it occurs. Whether developed, developing, capitalist, or socialist, all countries have faced the effects of the urbanization event and its consequences (Keles, 2002).

In addition, in the current capitalist economic structure, the land and the structures on it find a “commodity” with the use value and exchange value (Harvey, 2009).

In the conditions of the global market economy, cities and architecture are also affected. The cities integrated into this new type of economic system compete in the "market". In order to attract the capital, the unique structure of the cities is destroyed, and examples are encountered where historical cities, city centres or areas are also marketed as commercial commodities. In this new economic structuring in the world, city and urban land are now seen as an economic tool.

For these reasons, the concept and practices of "urban regeneration", which will be discussed in the next section, constitute an important agenda throughout all this transformation process.

## **2.2 Concept of Urban Regeneration**

The process of economic development, which was explained in the previous part, reflects the "globalization process" to the cities, "creating market vitality by entering a rapid transformation process in the built environment". This transformation process; it can be based on physical facts such as earthquake, fire, embarrassment, illegal construction, as well as the purpose of improving the economic, physical and social environments of the living.

While the concept of "transformation" mentioned in urban change practices is used as "regeneration" in the field of biology, "healing of lost or injured tissue, or regeneration and repair of the system according to its original condition", it also means the same meaning for urban areas. Regeneration; it is related to the revival and growth of the areas where economic activities disappear in cities, which can be



defined as the renewal of dysfunctional social functions or the inclusion of deprived social areas, improving environmental quality or restoring the lost ecological balance (Couch, Frase, Percy, 2003).

When the urban regeneration literature is scanned, it is seen that the definitions differ according to the vision, purpose, strategy and methods they emphasize. Urban regeneration, according to Lichfield (1992); "it is a compromise on the results to be achieved in the transformation to be realized and arising from the need to understand the urban decay processes better". According to Donnison (1993); "these are new ways and methods to coordinate the problems that are concentrated in urban depression in a coordinated way". According to Roberts (2000); "urban regeneration is to try to ensure the continuous improvement of the economic, physical, social and environmental conditions of a field as a comprehensive and integrated vision and action".

Urban areas uncover the issues that face society in general: traffic, contamination, lawlessness and joblessness. They are not simply the primary places wherein riches are made and the focal point of social and cultural improvement, yet in addition places where individuals live and work, shop and appreciate recreation interests. As Galdini (2007) states different interlinked factors have had an influence in this procedure: the need to breathe life again into and restore the historic centres of towns and urban communities, more extensive extending and progressively differentiated social interests, buyers' enthusiasm for the legacy and urban advancement and their quest for activities and for spending opportunities. She than says; hence, urban recovery process, in the furthestmost European urban areas intends to follow up on

together these obverse: economic advancement, from one viewpoint, and urban growth, on the other (Galdini, 2007, p.95-96).

Also, Ayataç (2003) states that:

The process of industrial collapse and technological change during the second half of the century have left behind abandoned buildings and outmoded urban areas. A physical process has been created during this period, developed by concepts of regeneration and renewal and incorporating architecture and planning. Private sectors enterprises during the 1980's have gained a cultural meaning as well as a spatial one in the 1990's with the phenomenon of recreation-regeneration (Ayataç, 2003, p.118).

As far back as the development of urban life, urban areas have been liable to transformations and changes. Galdini (2005) points out, in her own words:

Regeneration is concerned with improving the economic, social and environmental vitality of the city. It describes a wide range of activities, bringing new life to previously run down areas, refurbishing buildings, infrastructure and the built environment, and redeveloping buildings that have reached the end of their useful life. To take a look of the processes of regeneration in Europe, is to point out that many cities have adopted or are adopting common policies in answer to a series of social, economic and territorial phenomena (Galdini, 2005, p.2).

In the most established economies, the objective is to encourage a returning back to the city, revive the city centre, re-establish action in a savagely aggressive global setting, and actualize activities towards developing the nature of the earth working in an extensive intelligence to a smart development.

Kwon and Yu (2011) states that; "In general, the goal of an urban regeneration project is sustainable urban growth and the development of a specific region in a city through physical, environmental, cultural, industrial, and economic regeneration" (Kwon and Yu, 2011, p.890).

In the endeavour to become and stay a feasible and alluring spot for occupants, city clients, entrepreneurs and guests, urban areas develop their very own approaches, finding that the arrangements of nearby governments should be increasingly checked situated with an eye to the city's shortcomings and qualities.

In summary, this brief review of the literature suggests for looking to terminology of urban regeneration and process of urban regeneration to try to understand how they have dealt with the sustainability of city centres through regeneration.

### **2.2.1 General Terminology on Urban Regeneration**

Urban regeneration is an emerging concept which is a conscious, systematized and planned action. Also, urban regeneration is kind of urban policy. There are related concepts of which meaning present overlapping within the implementation stage. Urban regeneration concept is an umbrella which uses several operations such as; renewal, renovation, restructuring, rehabilitation, revitalization, conservation, refurbishment/restoration and gentrification. These concepts could be summarized as follows:

- Renewal; redevelopment of existing networks, structures, territories and situations,
- Renovation; procedure of re-establishing or improving structure,
- Restructuring; destroying and revamping a structure for making it increasingly productive and gainful,
- Rehabilitation; procedure of restoring the region or working of it previous self, has harmed it,
- Revitalization; procedure of liven up surrendered, neglected, weakened and out of date portions of urban texture,

- Conservation; process through which the material, recorded and structure honesty of humanity's construct legacy are drawn out through deliberately arranged intercessions,
- Refurbishment/Restoration; procedure of significant upkeep or minor fix of a thing, either tastefully or precisely,
- Gentrification; process whereby frail neighbourhoods are re-established and renovated, for the most part related to changing socioeconomics and a flood of wealthier inhabitants (Keleş, 2003; Ergenekon, 2003; Cömertler, 2003; [http://en.wikipedia.org/wiki/Main\\_Page](http://en.wikipedia.org/wiki/Main_Page), 2006).

Along with these concepts, Keleş (2003) indicated that the meaning of regeneration is; “understood as reforming something spiritually, raising it morally, giving new strength or life to something, restoring lost qualities to something and finally growing again” (Keleş, 2003, p.2).

Originally, there is have to make reference to about economical rebuilding, globalization, technological upgrades and consequences for urban territories and post-modernism draws near and spatial impacts for better comprehension of urban regeneration idea. These impacts were explained in figure 2 (Ergenekon, 2003). These explanations need the development of another interest and a pattern towards another urban strategy: *urban regeneration* (Ergenekon, 2003, p.193).

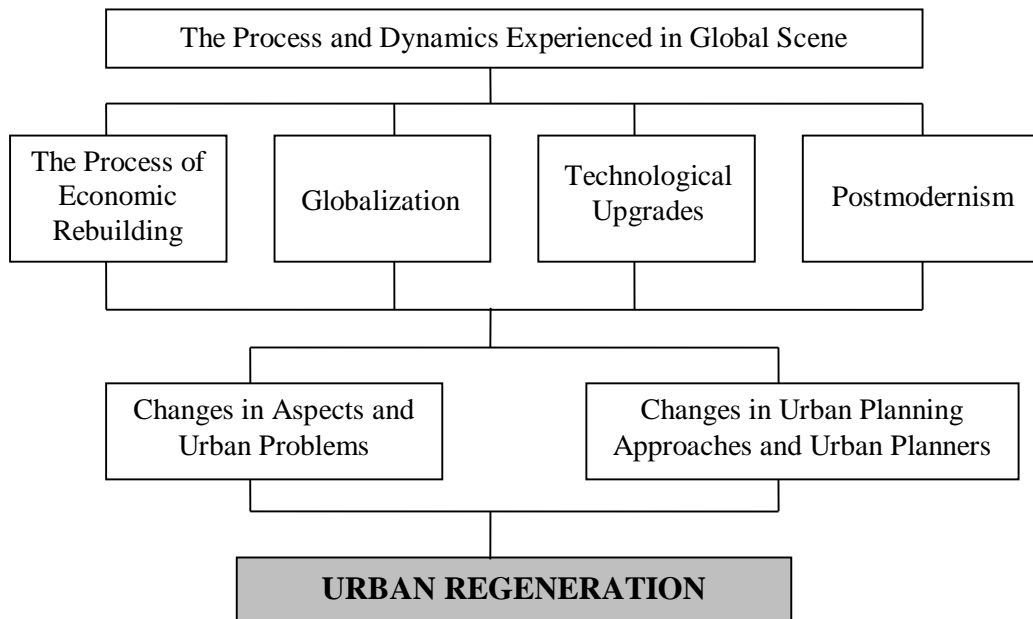


Figure 2: The Process and Dynamics behind Urban Regeneration (Ergenekon, 2003, p.193)

According to Keleş (2003):

Urban regeneration is a kind of urban policy which favours the quarters of the city whose populations are faced with various types of troubles. Through regeneration, reintroduction in urban continuities in the urban tissue is sought for either by the urbanization of the vacant land or by creating more viable uses (Keleş, 2003, p.1).

Urban regeneration is one of the application strategies for urban renewal. It is the social, physical and economical recreation and re-working exertion in internal urban territories that have gotten old and disrupting.

Also, “urban regeneration is to create new urban pattern in old and outmoded inner urban areas, to regenerate urban areas in connection with their economic values, to rehabilitate existing built areas in order to give them new functions, that is, to make them healthy” (Özden, 2001; Parkinson, 1989; Wansborough et al., 2000). Ayataç (2003) quotes:

Urban regeneration is at the same time the renewal of urban collapse areas culturally as well as socially, economically and politically. In short, it is

defined as the reconstruction of the city (Wansborough et al., 2000; Healey et al., 1992) (Ayataç, 2003, p.118).

However, occasionally, the regeneration idea is mistaken for its activity types. For example, the term 'regeneration' has in some cases been utilized with the equivalent word of the term 'revitalization'. Kovancı (1994) explains these two terms:

They are generally referred to an entire urban district or the city or region as a whole. They include several types of actions carried out as packages responding to the changes and transformations in the functions of urban areas. It is obvious that each activity in a city is in need of acquirement of its own environment. Urban regeneration is a way of providing this need. There are two issues related to the studies of urban regeneration; to meet the requirements, rising from new developments, and to prevent the deterioration of old urban environments and to adjust them into the new demands and the new requirements (Kovancı, 1994) (Ergenekon, 2003, p.193).

Nowadays, studies such as urban renewal, conservation, improvement and revitalization, which are among the above mentioned practices, are carried out under the name of "urban regeneration". Urban regeneration practices, the physical and socially healthy areas of the cities, which have become a depressed zone, have been organized for the benefit of society due to the growth of the city, and the industrial areas remaining within the city have been moved out of the city, the obsolescent urban texture has been restructured and damaged after a possible disaster. It is carried out for reasons such as improvement of the areas with vision risk.

Roberts and Skyes (2000) state that; the main goal in planning urban transformations or regenerations should be to increase the city's productive power. They point out that the projects put forward with this understanding should be designed as a useful process for the whole city and the social and economic development of individuals.

Accordingly, this part of the study is not only to focus on definition and characteristic features of urban regeneration issue, but also to provide an overview about the evolution, process and success criteria and objectives of urban regeneration and results of this urban evaluation.

### **2.2.2 Understanding Process of Urban Regeneration in Historic City Centres**

The majority of urban problems primarily occur in unplanned cities as a result of illegal urban expansion. Urban expansion consists of problems such, as the dispersion of urban populations, demographic decline, economic downturn, geographic contraction, and technological revolution, which has led to a migratory shift from the city centre, which has resulted in the shrinkage of these cities (Oswalt et al, 2006, Wang and Fukuda, 2019, Pallagst, 2008, Martinez-Fernandez et al, 2012 Swyngedouw, 2004). Recognition of these problems and taking the necessary precautions are vital steps towards a viable solution. When addressing these problems in these cities, it is recommended that regional and characteristic features be taken into consideration prior to developing proper and sustainable solutions (Galdini, 2005, Roberts, 2000, Trumbic, 2005).

It is possible for cities to achieve sustainable results with this kind of an attitude. With the help of theoretical concepts, different approaches have been created for solving similar problems under different conditions. These methods were utilized and applied as a holistic approach to revitalize and sustain historic city centres. Although there are variations in the unified approaches to the problem rather than be utilized in practice, “urban regeneration” constitutes as the focus.

Economic and social transformations have an effect on the basis of urban regeneration in the world. The effect of these on the formation of cities and the

transformation of cities afterwards gives information about the history of urban regeneration.

As the beginning of urban regeneration, interventions started between 1910 and 1940 can be given to improve the low quality of life in workers' cities built around the factories after the Industrial Revolution in Europe. In these, life has started to become unsustainable in houses with no sun, very close to each other, with humidity and infrastructure problems.

In the 1940's and 50's, we see urban regeneration activities in which the cities that were burned and destroyed during the Second World War were rebuilt. In addition, urban regeneration activities, where workers' housing with poor living conditions are completely demolished and mass housing is replaced, are also seen.

In the 1960's, it is seen that the industrial areas in Europe started to be decentralized. Regeneration studies have started to be carried out in the form of healing with minor interventions. The basis for this is to intervene in problematic structures at a lower cost.

In the 1980's, with the emergence of a number of urban problems as a result of neoliberal policies and the acceptance of urban land as an economic instrument, regeneration began to take its place in political discourse. Urban planning and regeneration activities that took place within this framework started to appear in this period. Economic and social processes started to be taken into consideration in the transformations in this period (Yedekçi, 2015, pp.25-27).



Urban regeneration activities, the historical process of which has been given briefly, are summarized in the form of renewal of cities in the face of the developing world and living conditions, reconstruction of cities after wars, minor interventions and rehabilitation, reconstruction of cities to meet new housing needs, functional and structural obsolesces and renewal of cities.

In The Green Paper on the Urban Environment (CEC, 1990) meeting; priority topics of global environmental protection; it has emerged as a way to develop urban policies for the renewal of cities and countries. These urban policies have stated strategies that can provide interesting environments for the communities and which will be emphasized by preferring all kinds of use and intensive development.

Until the 1980's, urban regeneration was implemented as the physical renewal and improvement of the abandoned and collapsed areas of the cities as mentioned above. In time, upon understanding that physical renewal does not provide permanent solutions to the problems encountered in the depression regions of the cities, economic targets such as job opportunities and vocational education have also been taken into consideration within the scope of urban regeneration. In the light of this, new functions have begun to be transformed into urban regeneration, its association with the city economy and the revitalization of cities and city centres has become the main function. In the 1990's, a sustainability principle started to be included in the projects for the improvement and regeneration of urban areas (Balaban, 2013).

The sustainable urban development approach covers all issues of social justice, sustainable economies and environmental sustainability. Complementary and

strengthening goals are needed to ensure economic prosperity, social justice, environmental protection and development.

Sustainable urban development approach, in order to achieve this balanced development; basic objectives such as strengthening economic welfare and employment in urban areas, promoting equality, social participation and urban renewal in urban areas, protecting and improving the urban environment, contributing to urban governance and local capacity building are expected to be integrated with each other (Commission of the European Communities, 1998).

Urban regeneration is a tool for sustainability. One of the main goals of sustainability is to improve the quality of life and viability of the built, social, and natural environment. As Galdini (2005) points out, regeneration encompasses an extensive variety of actions that include renovating the built environment, buildings and infrastructure, re-building premises no longer serving their aimed functions, and bringing back life to formerly dilapidated areas. So, the focus is on upgrading the economic, social, and environmental strength of the city. When the process of regeneration is examined in most cities, it is obvious that many cities have accepted mutual policies dealing with numerous negative social, economic, and contextual phenomena (Galdini, 2005). The launching process of urban regeneration has two key parameters that play an important role: a strong political will of decision makers and available funds. These aspects serve to increase the possibilities of project initiation. According to Galdini (2007), the urban regeneration process, in most cities purposes towards act on equally economic and urban development.

Urban regeneration is an opportunity for obtaining sustainable and flexible development, energy efficiency, revised land use, revitalization of old city centres, and the empowerment of citizens (Natividade-Jesus, 2019, Winston, 2009). Process of urban regeneration brings conscious, systematized, and planned action and is used for economic, social and physical reconstruction as well as the re-functioning of the physically decayed and old urban areas. This situation is being used to improve existing building areas in physical environments and regulate their functions while greatly contributing to the improvement of the socio-cultural structure within its current economic value.

Fundamental objectives of urban regeneration include reviving the environmental, social, cultural, and economic processes of a city by taking into consideration the complexity of existing urban dynamics and associated complications. Examination of urban circumstances is accepted as the initiation of the process of urban regeneration.

Considering the development of the process of urban regeneration, one will understand that it has not only an economic and social improvement but at the same time a planned and designed physical space dimension as well.

Parts of urban space may be derelict, threatened, physically degraded, damaged, obsolete, and even destroyed by great many factors including the impact of urban development activities. The inconsistency between the services offered by the texture of the historic quarters and the contemporary needs (Keleş, 2003) may be the reasons for obsolescence.

Keleş states that in such areas:

It is possible to identify buildings in poor conditions, un-contemporary sanitary conditions, insufficient parking spaces, escape of uses (activities) towards other districts of the cities, narrow roads, buildings used for other purposes, changes in ownership pattern, changing social composition, decreasing attraction, high number of incompatible uses, increasing vacancy rate as the symptoms of deterioration and decay (Doratlı, 2000) that a historic urban quarter and other sections of the cities may face (Keleş, 2003, p.2).

Urban design has the potential to make an important contribution to process of urban regeneration of historic city centres. As Carmona et al. (2003) points out:

The ongoing process of adaptation and change presuppose both development and decline –with the former often dependent on the latter happening before reinvestment and renewal can occur. The public sector has a key role to play in managing these processes, through planning activity and urban regeneration policy, including land reclamation, place promotion, direct investment (i.e. in infrastructure) and provision of subsidies or starting capital for revolving funds. In order to manage and guide the regeneration and revitalisation of particular areas (e.g. historic urban quarters, city centres, inner city areas, peripheral estates, or whole cities or regions), ad hoc agencies or partnerships are often created. These may take many forms, and are often termed ‘growth coalitions’, ‘growth machines’ or public-private partnership (Logan and Molotch, 1987) (Carmona et al., 2003, p.259).

Basically, urban regeneration is a process that proceeds with physical change. Urban regeneration process suggests that solving circumstances faced in cities follows a long-term implicit process with well-defined determination. It is necessary to provide a strategic view with a long-term plan to realise the purposes of both communal and contextual change. In summary, urban regeneration involves the redevelopment of urban environments experiencing physical, economic, and environmental degradation; therefore, these valuable opportunities should be taken into consideration so that the urban regeneration process in historic cities supports urban sustainability (Egan et al, 2015, Zheng, 2017).

It is observed that urban regeneration and transformation activities are carried out with the aim of improving or reviving the living areas of the world depending on the periodic features. These activities are now on the agendas of governments and local governments as holistic approaches where natural resources are used effectively and efficiently, sustainability is planned and social and communal structure are considered together.

### **2.2.3 Critical Evaluation of Regeneration of Historic City Centres Contributing to Sustainability**

When taken as a unit, cities are intense, complex, and dynamic structures. A successful city needs the balance of the right mixture of social, civil, residential, and recreational facilities. Also, city centres are the most important habitats that serve the entire population in and outside of the city; however, city centres have a wide range of needs as well as functions such as accommodation, shopping, leisure, business and transportation, education, and healthcare services. Sustainable cities offer healthy city centres, which may differ from city to city, but set the foundation for outdoor public areas, create a different function zone, provide the quality of the physical environment, offer freedom of movement for vehicle and pedestrians, and most importantly, create a place for people. All city centres operate similarly, which is to be expected from historic city centres as well. While historic city centres provide healthy living environments with their architectural heritage for dwellers, they also need to keep pace with the evolving social and technological changes that occur and which are accompanied by developing urban problems.

Thus, the historical and cultural accumulation of the cities, whose history dates back centuries, is mostly located in the central areas of the cities and their traces can be

carried to the present with the aid of historical layers. For this reason, historical city centres are the places where the memories and meanings of the city can be observed and felt most by the reflections of the building stock, urban texture, and traditional life forms. In this respect, the preservation of historical city centres enables the visualization of the historical building stock, keeping the social memory alive, assisting the formation of urban identity, creating a social attraction centre, and providing economic benefits to the city with its cultural centre and touristic potentials. Therefore, it is necessary to protect and refunction these areas in the most accurate way possible. Within the framework of sustainable conservation principles, objectives and aims should be determined for the improvement and development of the historical city centres possessing cultural heritage (Rotondo et al, 2016, Çetin et al, 2014, Özcan, 2009). These values, historic heritage and local culture, embedded in historic city centres need to be protected and managed by considering the needs of the people living in that particular area.

From all these definitions, explanations and suggestions, we understand that urban regeneration has a general appearance, such as the renewal of physical space for various reasons, but that the issue includes economic, environmental and social dimensions that should not be ignored. Today, at the point we have reached, we see that proposals have been developed in order to protect the natural, cultural and social values of the regeneration studies in the cities, as well as to ensure their sustainability.

## **Chapter 3**

# **URBAN REGENERATION PROCESSES FOR MEDITERRANEAN CITIES IN HISTORICAL CONTEXT**

The built environment which is the place for people to live, work and social networking constitutes cities. The city contains traces of urban development, layers of historical process records with buildings and their environments. Buildings and their environments are the proof of history which is identity of tradition, society, culture and habits. These important traces and memories are stored within the cities. Especially, city centres are containing those important traces in historic cities. According to the above discussions, significance of historic city centres is clarified in literature review which is in chapter 2.

Through time, various changes have been arising in cities and their centres as well due to contemporary needs of inhabitants. Cities in Europe and Middle East have been affected from these changes. In order to avoid the changes in physical, social and economic structure, have been implemented urban policies as a holistic approach.

Today, most Mediterranean cities have common problems like dense population growth, social disruption, lack of attention towards traditional values, unequal distribution of wealth caused by change in classes, natural resource abuse, increased

air pollution, loss of open spaces, degradation of the ecosystem, increasing land and building values combined with rapid construction, and consequently lack of infrastructure. These problems create physical, social, economic, and environmental damage and become difficult to resolve when timely measures are not taken. The attributes and characteristics of Mediterranean cities can be maintained, preserved, and protected with urban regeneration (Galdini, 2007, Roberts, 2000, Taipale, 2011, Vos, 2013).

In this part of the research, the existing examples have been selected according to their 'urban policy' approach, their 'city centres' and 'region'. In the examples that are selected, the first selection criterion was to be a "historical city centre" and the application of "regeneration" as an urban policy. However, selection criteria are to be clarified in detail in this section.

Consequently, this chapter consist of three parts. First part is analyses existing "guiding strategies" of process of urban regeneration which is emphasized on the Mediterranean region, which is the selected unique area as a learning platform for the main aim of this research. Second part includes detailed research on historical city centres in European and Middle Eastern cities under the subject of experiences of historic city centres in the Mediterranean region through literature and on site. On site example has been selected from Cyprus, i.e. the City of Lefke, to make on site observation and evaluation on an applied project. Selection of the examples is the most important part to be clarified as the limitations of selection. Also, the review criteria for selected examples make it comparable between each other. However, each example has been analysed according to those measures in European and Middle Eastern cities.



As a conclusion of this chapter, which is the last part of that section, findings are concluded depending on the lessons learned from the examples. The findings will be a backbone for the need for an applicable urban regeneration framework which will be suggested as an aim of this study.

### **3.1 Analysing Existing Guiding Strategies of Process of Urban Regeneration with Emphasis on the Mediterranean Region**

Most of urban issues happen generally in unexpected and unlawful urban development. Acknowledgment of these issues is essential precautions strides towards an answer. It is worthwhile to consider urban communities' dependent on their areas while tending to issues to locate a legitimate and maintainable arrangement.

The Mediterranean region is surrounded by the Mediterranean Sea, which is enclosed by Southern Europe, Anatolia, North Africa, and the Levant. Cities of the Mediterranean region have a typical and high-quality character and it is necessary to preserve these attributes, which come from the historical background that follows the genesis and progression of many modern societies.

In this context, "Guidelines for Urban Regeneration in the Mediterranean Region" considers urban issues in the Mediterranean region while addressing urban regeneration as a remedial tool. The Priority Actions Programme (PAP), a subgroup of Mediterranean Commission for Sustainable Development (MSCD) which operates within the Mediterranean Action Plan (MAP) as an advisory body to the Contracting Parties to the Barcelona Convention, analysed problems in selected seven Mediterranean cities (Aleppo, Alexandria, Athens, Barcelona, Istanbul, Split, Tunis)

and compiled detailed guidelines into this report. The project has financial support from the European Commission. The selected experiences examinations cover a diversity of urban circumstances in the coastline of the Mediterranean. The selected case studies were introduced at a local workshop held in Split in July 2003. Participants of the workshop gave fundamental headings for the arranging of the Guidelines for Urban Regeneration as the last record of the said task. The report characterizes the urban structure in the Mediterranean region as having “two prominent features: existence of old historic parts; and proximity of the sea and orientation of the urban life towards the sea and harbours” (PAP, 2004).

In this section, a critical evaluation and in-depth review is made for the report of "Guidelines for Urban Regeneration in the Mediterranean Region".

### **3.1.1 Findings and Discussions on the Guideline for Urban Regeneration in the Mediterranean Region**

Cities are concentrated, complex and vibrant structures. Transformation occurs based on the changing needs of the cities' social, physical, economic and political structure and this may cause deterioration in the character of the Mediterranean city.

Hence, so as to keep up this ordinary, great character of the Mediterranean urban areas it is important to dispatch the procedure of urban recovery, particularly where reversible procedures happened with various negative financial, social, cultural, ecological and physical results. There is a general accord that for propelling the procedure of urban regeneration a solid political will of chiefs is important, just as extensive subsidies that frequently surpass the conceivable outcomes of the public sector (PAP, 2004).

When the complexity of urban dynamics is taken into consideration, as the purpose of urban regeneration, the primary purpose of urban regeneration according to the Priority Actions Programme (2004) is four-fold and includes the following aspects:

- Economic: to facilitate employment, appeal to the interest of stakeholders, rebuild the urban economy;
- Social: to improve the local infrastructure and increase the source of urban housing;
- Environmental: to develop living circumstances;
- Cultural: to attract and enrich architectural heritage and urban tourism.

In an attempt to become and remain a sustainable and attractive place for inhabitants, city users, businessmen and visitors, cities invent their own strategies, discovering that the policies of local governments need to be more market-oriented with an eye to the city's weaknesses and strengths.

The essential point of urban regeneration is to address the multifaceted subtiles elements of current urban zones and their issues by renewing their economic, social, environmental and cultural capacities. The procedure begins from an examination of urban problems. This study examines the process of urban regeneration with extensive readings and analysis of "*Guidelines for Urban Regeneration in the Mediterranean Region*". According to the guideline, the process is comprised of four parts, 'starting', 'launching', 'major steps' and 'managing' (PAP, 2004).

The specific nature of urban issues in each city determines the need for urban regeneration, its emphasis and scope to a large extent:

- The need recommends the goals and objectives, that is, the desired ends to which an urban regeneration system will lead
- The emphasis offers direction (and priorities) for the different multi-dimensional activities in the procedure of key interferences / developments
- The large extent relates to the magnitude of the interference spatially and financially (PAP, 2004, p. 9).

The particularities of each case drive the initiation of the process in the sense that starting the process can be generated under various stimuli: economic, social, environmental or institutional.

- Economic stimuli can be certain or negative, for example, openings or dangers like a drive to catch new unique parts (for example R+D, ICT, the travel industry, and so forth.) and markets (exchange streams) or hose the impact of declining parts (for example shipbuilding and overwhelming enterprises, and so forth.) or contracting markets.
- Social stimuli can be likewise positive or negative in the feeling of accommodating changing needs and ways of life (for example social occasions, and so on.) or confronting social issues (for example destitution territories, cataclysmic event zones, ghetto areas, and so on).
- Environmental causes may likewise give a driving force to urban recovery, for the most part on the negative side, for example, tending to issues of urban areas with intense natural corruption or natural dangers.
- Institutional/political causes can be at the premise of propelling a procedure of urban recovery as in new open doors can be caught or new dangers can be defied as in geopolitical changes, or in another administration mandate or an exceptional

occasion (for example World Expo, Olympic games) or another initiative (for example change in Mayor or Government) can offer new opportunities for economic, cultural and social change (PAP, 2004, p. 9).

Be that as it may, urban regeneration ventures are additionally executed in small, medium or large measured towns.

Moreover, it is important to dispatch the procedure. The current institutional structure gives a decent premise to fabricate a *framework* for urban regeneration. It is used to identify the needs for institutional action which are governmental, legislative basis, financial management and financing, promotion, communication and participation, but also to identify key actors from the civic sector (urban designers, infrastructure, transport and environmental planners, sociologists and economists), private entrepreneurs, NGO's, resident community and international agents (EU, UN, etc.).

In all cases, it is useful to distinguish the imperatives and resources of each site, and the related potential for regeneration. All determination must remember a for profundity examination of the condition of the land, its structures, divisions and the appropriate private or public legitimate system. Goals and objectives should be accompanied by a description of the basic characteristics of the intervention. Such characteristics refer to the key planning interventions, the financial scheme and organizational structures. These are the outcome of translating the goals and objectives into a *strategy*. So, urban regeneration strategies are location specific (PAP, 2004, p. 16-19).

Afterward the beginning and arranging of an urban regeneration development the most significant part is its realization. It incorporates getting ready for its execution, activating an assortment of applicable entertainers as accomplices, verifying and distributing financial related and other required assets, building up a system of checking and assessment to direct the intercession, using the proper specialized ability, setting up the vital hierarchical courses of action, verifying the institutional help, utilizing the whole scope of accessible instruments (legitimate/administrative, financial, and so forth) and a scope of different kinds of contemplations which are significant for such complex endeavours. Regularly, the administration of the intercession is belittled and turns into a significant wellspring of political, social, economic and environmental dissatisfactions (PAP, 2004). Implementation of a development plan is a long term process that needs a necessary management and maintenance advisory.

### **3.2 Experiences of Historic City Centres in the Mediterranean Region through Literature**

Cities in Europe and Middle East experienced physical, social and economic change. There is a continent of cities with a remarkable history of cultural inspiration, wealth creation, social and political dynamism. But in the late 20<sup>th</sup> century, many cities entered a period of steep decline, losing most of their manufacturing jobs and their economic functions. These motives have been resulted in obsolescence of the areas, derelict and abandoned buildings, social and economic problems such as unemployment and social deprivation.

Most of the governments have taken responsibility to respond these problems via “urban regeneration” projects which aim to transform these problematic areas into

beneficial use, to remove existing urban problems through creating new employment opportunities and improve urban environment. “Urban Regeneration” became an important issue for many developed countries. There are different types of organizations that have roles in regeneration. These could be the corporations established by the central or local government and local neighbourhood groups.

An urban regeneration project is a series of actions designed to accomplish urban regeneration goals such as development in the economic, physical, social and environmental conditions of a part that has been subject to change.

This part of that chapter aims to provide a presentation of urban regeneration project processes, problems, objectives and policies in European and Middle East cities via examination of the urban regeneration examples. The research which is based on literature is to investigate issues have been integrated into major urban regeneration schemes in successful European and Middle East historic city centres.

### **3.2.1 Selection of Examples**

Study of the examples is one of the main parts of the research methodology. This part explains the selection methodology of the examples followed by this research to assess the success level of urban regeneration projects on the European and Middle Eastern.

As the first step of this selection, the examples of historical city centre regeneration projects will be selected *from the European and Middle Eastern cities*. However, there are 47 European cities and 17 Middle Eastern Cities in total and for the purpose of this study / for a manageable number of examples, a limitation for these cities had

to be done. Accordingly, as the selection criteria, the European and Middle Eastern cities which are:

- border along the Mediterranean Sea,
- the settlements with historic city centres,
- planned regeneration projects, and
- scale/size of settlement have been selected.

Thus, selected examples from European and Middle East regions as followings:

Table 1: Selected Example Cities

<b>EUROPEAN CITIES</b>	<b>MIDDLE EAST CITIES</b>
Athens, GREECE	Beirut, LEBANON
Palermo, Sicily Island, ITALY	Damascus, SYRIA
Valletta, MALTA	Jerusalem, ISRAEL

Based on this study, selected examples of cities were marked on the map, prepared by the author as shown in Figure 3.



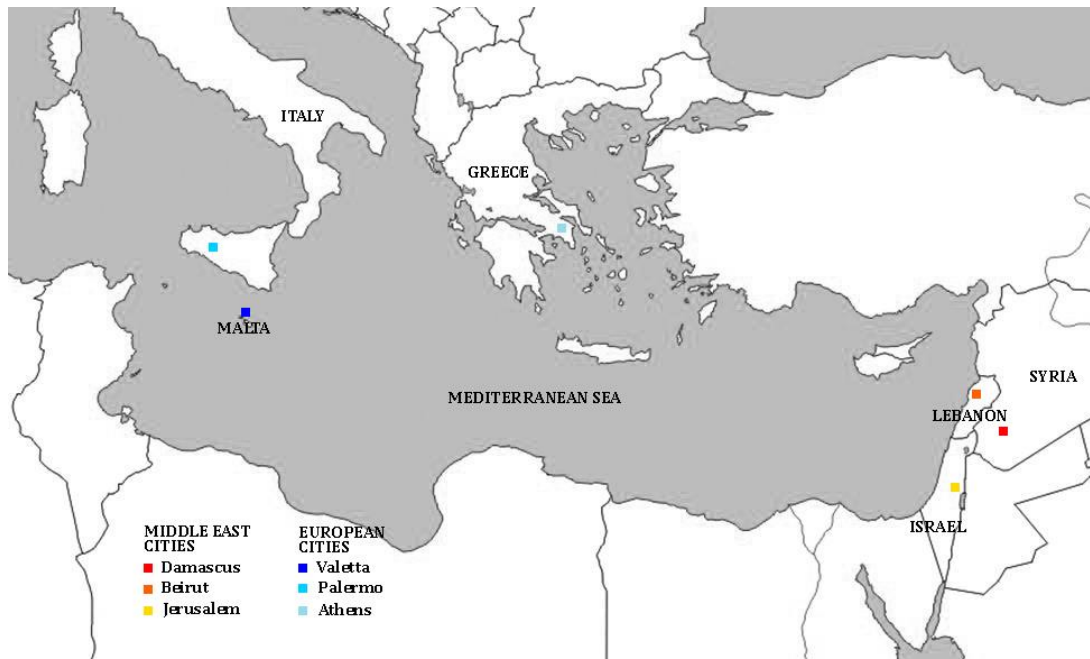


Figure 3: The map of selected examples of cities in the Mediterranean Region; as developed by the author

As the second step of this selection, the historical city centre regeneration projects from these cities will be identified. At this point, the availability of the resources will be main criteria for the selection.

### 3.2.2 Review Criteria for the Examples

Taking into consideration the above mentioned historic city centre examples, factors that may have contributed to successful strategies, methods and procedures, resources utilized and obtained results were examined. The evaluative and explorative methodology used for these examples were categorized as follows:

- City name,
- Area location and characteristics,
- Urban complications (social-economical-physical),
- Area possibilities,
- Strategic objectives of the regeneration project,
- Limitations of the project,

- Programming (phasing and timing) of the regeneration project,
- Key stakeholder identification,
- Research for development results,
- Achieved outcomes.

This detailed structure provides the main framework for the examination of larger samples. With this classification and identification methodology, the possibility of selecting a suitable urban regeneration project, its applications, and notional point of views are identified. The structure in this section, which allows for the comparison and evaluation of examples as well as the discovery of similarities and differences in urban regeneration projects and policies for each city. Many important and useful results can be drawn after this comparison and assessment. This system also provides an overview and outline of existing urban regeneration policies, which can be easily, benefit from in terms of policies, programmes, and objectives. Also, reviewing the criteria for the selected examples offers the possibility for inter-city comparisons. As a result of this stage, findings are concluded based on the lessons learned from the examples, which are crucial in framework development.

### **3.2.3 Examples in European Cities**

This section analyses the process of urban regeneration projects in a number of selected European cities and examines the factors influencing this process as well as its implementation. The aim of this example research which is based on literature is to investigate issues have been integrated into major urban regeneration schemes in various European cities. Thus its looks at the urban regeneration of:

- Athens, GREECE
- Palermo, Sicily Island, ITALY

- Valletta, MALTA

### **3.2.3.1 Athens, Greece**

#### **City Context**

The capital and largest city of Greece is Athens. Athens dominates the Attica region and is one of the oldest cities in the world. The centre of art, learning and philosophy, the home of Plato's Academy and Aristotle's Lyceum, is called the cradle of Western civilization and the birthplace of democracy. Athens is a global city and one of the largest economic centres in south-eastern Europe. The legacy of the classical age is still evident in the city, which is still represented by ancient monuments and artefacts (en.wikipedia.org, 2019).

Athens is served by various means of transport that make up Greece's largest public transport system. The Athens Mass Transit System has a large bus fleet, a trolley bus fleet, mostly serving Athens city centre, the city's subway station, the suburban rail service and the tram network that connects the southern suburbs to the city centre. Athens is served by Athens International Airport. Piraeus port is both the largest passenger port in Europe and the second largest port in the world. In 2011, Athens had a population of 646,046 (en.wikipedia.org, 2019).

Importance of The Historic Centre of City of Athens defined by Michailidis et al. (2011) explained as:

The old historic city centre of Athens clustered around the northern and eastern slopes of the Acropolis, and incorporating labyrinthine streets and neoclassical architecture. It is known as the "Neighbourhood of the Gods" due to its proximity to the Acropolis and its many archaeological sites (Michailidis et al, 2011, p.8).

## **Project Description**

The Historic Centre of City of Athens is a broad regeneration program aimed for the improvement of the historic centre was the production of the network for pedestrians for connecting the archaeological places of Athens historic centre making a post of culture and amusement and the reclamation of archaeological destinations and verifiable landmarks (Figure.4). The programme comprises below achievements:

- A network of pedestrianized walkways in the historic centre of the city
- That social stratum at that point went about as a magnet to other land utilizes, for example, boutiques and wine bars
- The restoration of explicit territories of the historic centre and featured of the historical character of the city, overhauling a few pieces of the historic centre to a traveller post
- The development of the New Acropolis Museum, a leader venture structured by planner Bernard Tschumi, which was made to draw in and bolster smaller improvement projects, while recovering urban environment and neighbourhood economy
- The new museum magnetism to a fascination for guests and financial specialists and a milestone image of the regenerated, modest Athens (Michailidis et al, 2011, Tzirtzilaki, 2010).

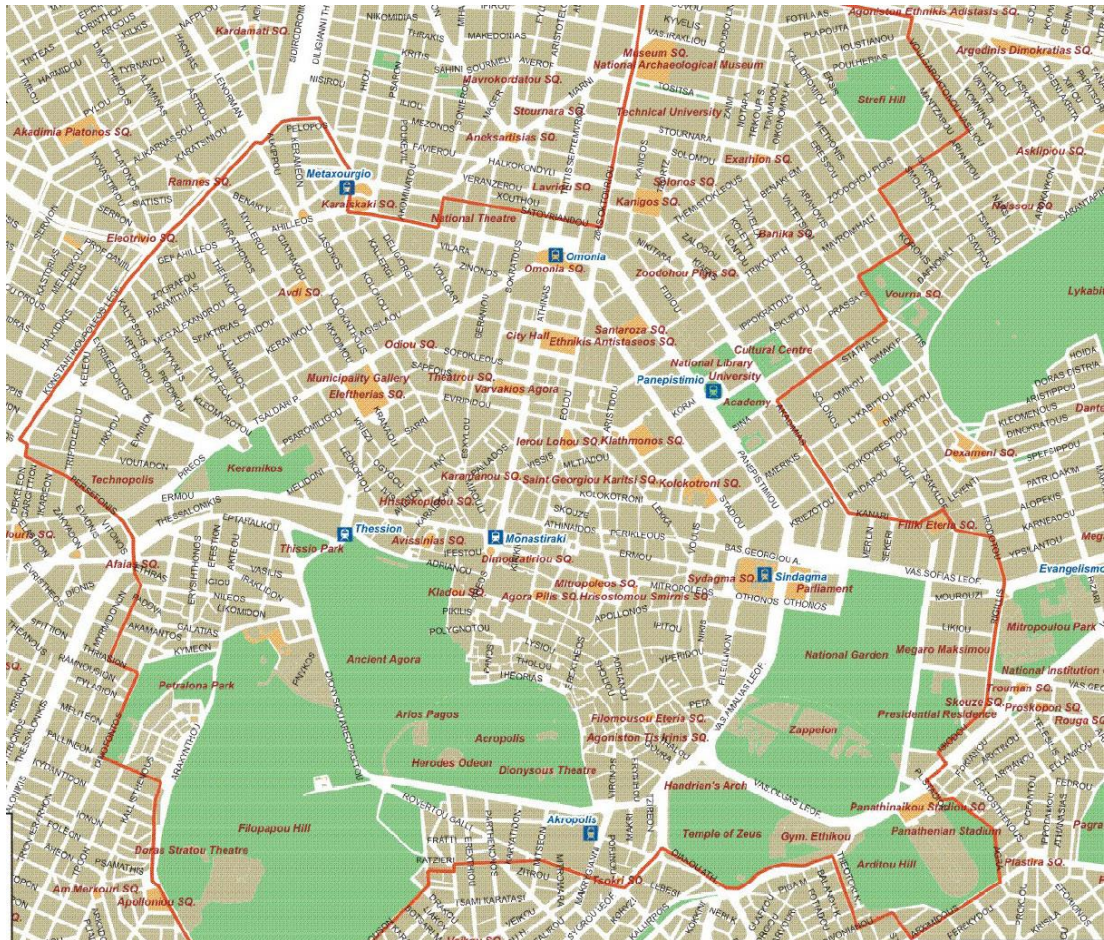


Figure 4: The Map of Project Area of Athens, Greece (Michailidis et al, 2011)

## The Processes Followed

According to the Historic City Centre of Athens regeneration programme opportunities determined as project objectives as summarized as follow:

- Different regions of the historic centre seem to have various appearances and identities and different urban strategies are executed trailed by disparate effects.
- Under the pressure of the identity crisis a few sections contribute towards their neighbourhood built heritage and cultural heritage so as to become culture or artistic places and to advance their exceptional spot personality.
- The historic centre has accomplished to keep the traditional old character and is presently a visitor goal with numerous social and recreational exercises. This region was the first achievement of regeneration in Greece.

- The evacuation of disturbing uses including amusement focuses and the decrease of vehicle traffic on account of the urban renewal and the pedestrianizations in the district permitted the general redesigning and upgrading of the territory.
- The feasible improvement that pursued prompted the arrival of numerous customary uses, while private exclusive expectations put, accomplished the goal of regeneration.
- New lofts were created, artists moved to the district and studios, galleries, were placed.
- However, the historic centre has become the Athens Soho: bohemian best in class evening time quarters with a social flavour (Castells, 1993, Rerres, 2010, Giannopoulou, 2009, Michailidis et al, 2011).

### **Project Strategy**

Considering the development of the Historic City Centre of Athens, strategic objectives described by Cattaneo (2004) explained as follows:

The urban regeneration strategy was implemented in order to emphasize the visual and physical presence of the areas and to upgrade and promote the cultural character and the traditional identity of the place (Cattaneo, 2004, p.4).

### **Results of the Project**

Along with readings, Historic City Centre of Athens report indicated that the growth of the City Centre promotes:

- Transform its character through the introduction of new cultural uses
- Re-use of exiting industrial buildings
- Promotion of its associated archaeological sites
- Attract tourists and new entrepreneurs with new investments
- Historic centres that cannot survive without the participation of tourism

- Creation of new jobs and to encouragement of people to move back in city centres by improving the urban quality of life (Michailidis et al, 2011).



Figure 5: Before and After of Athens, Greece (Source: [www.ladepeche.fr](http://www.ladepeche.fr), 2019, [www.123rf.com](http://www.123rf.com), 2019)

Table 2: Athens Fact Table

<b>CITY CONTEXT</b>	
COUNTRY	<b>Athens</b>
CITY	<b>Greece</b>
POPULATION	<b>646,046</b>
GOVERNMENT	<b>Unitary Parliamentary</b>
LANGUAGE	<b>Greek</b>
TRANSPORT	<b>Railway, Motorways, Airport, Buses, Port</b>
<b>PROJECT DESCRIPTION</b>	
TITLE OF THE PROJECT	<b>Historic City Centre of Athens Regeneration Programme</b>
The programme is a broad regeneration program aimed for the improvement of the historic centre was the production of the network for pedestrians for connecting the archaeological places of Athens.	
<b>SCALE OF THE PROJECT</b>	
<input type="checkbox"/> SMALL	<input checked="" type="checkbox"/> MEDIUM
<input type="checkbox"/> LARGE	
<b>STIMULI OF THE PROJECT</b>	
<input checked="" type="checkbox"/> ECONOMIC	<input checked="" type="checkbox"/> ENVIRONMENTAL
<input checked="" type="checkbox"/> SOCIAL	<input checked="" type="checkbox"/> CULTURAL
<b>THE PROJECT PROMOTER(S)</b>	
<b>LOCAL &amp; NATIONAL</b>	<b>INTERNATIONAL</b>
Ministry Municipality Private Investors	
<b>PERIOD OF THE PROJECT</b>	
N/A	
<b>FINANCIAL COSTS AND SOURCES</b>	
230,000€ (Local and National)	
<b>KEY CHARACTERISTIC(S)</b>	
<ul style="list-style-type: none"> <li>- Economic Investments</li> <li>- Social Investments</li> <li>- Environmental Investments</li> <li>- Cultural Investments</li> </ul>	
<b>STRATEGIC OBJECTIVE(S)</b>	
<ul style="list-style-type: none"> <li>- Safe and Inclusive City Centre</li> <li>- Commercial Vitality</li> <li>- Mix of City Centre Uses</li> <li>- Creating Pedestrian Routes</li> <li>- Benefits of Heritage</li> <li>- Reducing the Cars Use</li> <li>- Strong, Vibrant and Liveable City Centre</li> <li>- Improving Cultural and Leisure Facilities</li> <li>- Creating Business and Employment Opportunities</li> <li>- Safe and Inclusive Communities</li> </ul>	



### **RESULTS OF THE PROJECT**

- Transform its character through the introduction of new cultural uses
- Re-use of existing industrial buildings
- Promotion of its associated archaeological sites.
- Attract tourists and new entrepreneurs with new investments
- Historic centres that can't survive without the participation of tourism
- Creation of new jobs and to encouragement of people to move back in city centres by improving the urban quality of life

### **3.2.3.2 Palermo, Sicily Island, Italy**

#### **City Context**

The city of Palermo is the capital and most populated urban area of Sicily, the largest Italian region by territorial extension and the fourth by number of inhabitants.

Palermo is located in the northwest of the island of Sicily, right by the Gulf of Palermo in the Tyrrhenian Sea. With a population of 674.435 inhabitants (2016), Palermo is the fifth Italian city by demographic size, as well as the functional and economic centre of an urban region (Cittalia, 2014) (en.wikipedia.org, 2019).

In fact, for cultural, artistic and economic reasons, Palermo was one of the largest cities in the Mediterranean and is now among the top tourist destinations in both Italy and Europe. Palermo lies in a basin, formed by the Papireto, Kemonia and Oreto rivers. The city is surrounded by a mountain range which is named after the city itself (en.wikipedia.org, 2019).

Significance of the Historic Centre of City of Palermo explained as:

It is a city rich in history, culture, art, music and food. Numerous tourists are attracted to the city for its good Mediterranean weather, its renowned gastronomy and restaurants, its Romanesque, Gothic, Baroque and Art Nouveau churches, palaces and buildings, and its nightlife and music (en.wikipedia.org, 2019).

#### **Project Description**

Therefore, the action plan for the historic centre of city of Palermo calls for a multi-layered approach to the development and integration of policy and intervention, into action at a local level (Figure.6). The programme comprises below components:

- Maintenance and restoration of streets
- Buildings and other public property

- Restoration of residential public buildings
- Consultation and financial support for private restoration projects
- Installation of a new street-lighting system
- Restoration, maintenance and reuse of fountains
- Improvements at the seafront
- Restoration of sidewalks and streets
- Reuse of publicly owned buildings in the old city
- Design and realization of green spaces and parking lots
- Regulation of shop signs and shop windows
- Promotion and appreciation of monuments
- Creation of pedestrian spaces
- Design of a plan for the public bus service
- Study of waste collection methods
- Research to support historic building restoration
- Development of facilities for artisans (Majeed, 2012).

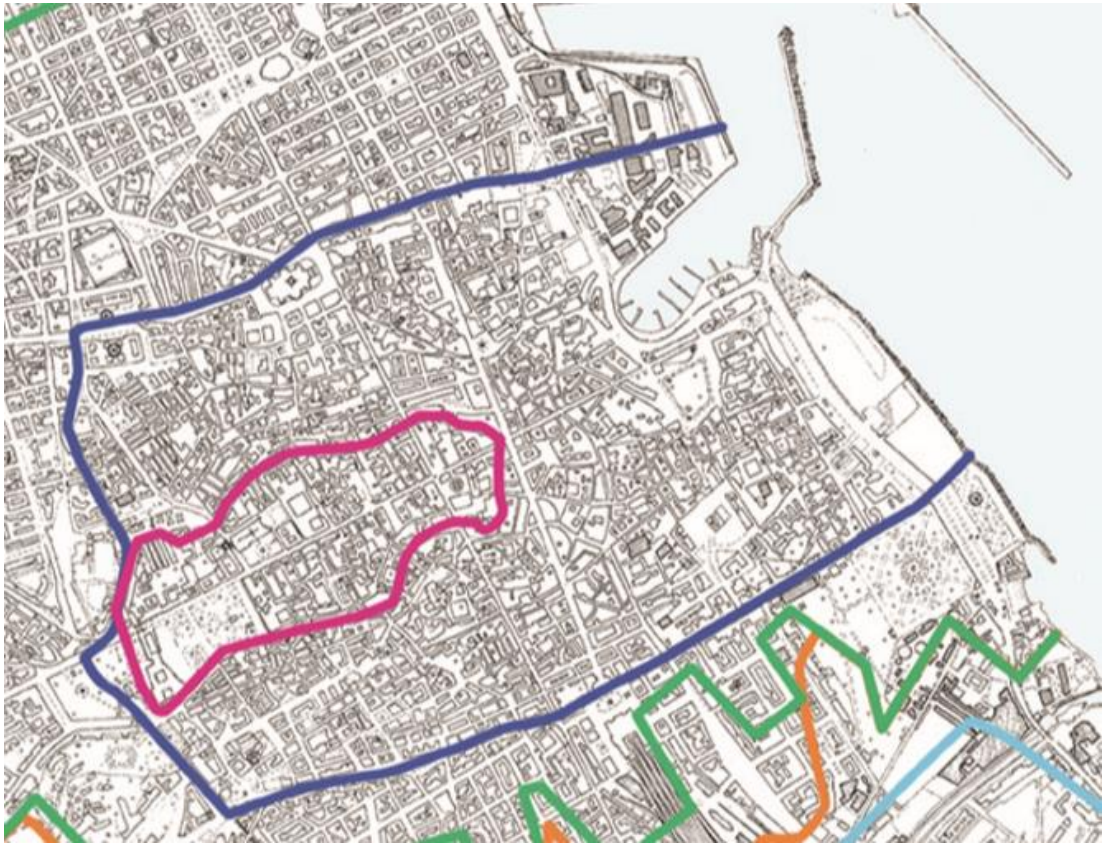


Figure 6: The Map of Project Area of Palermo, Sicily Island, Italy (Majeed, 2012)

### **The Processes Followed**

According to the Historic City Centre of Palermo regeneration programme opportunities determined as project objectives as summarized as follow:

- Attract owners who had abandoned their property and thereby repopulate the historic city centre
- To receive grants, beneficiaries had to live in or rent the property
- Projects included total restoration of buildings, improvements to parts of buildings such as facades and roofs, and improvements to individual apartments
- The historic city commission oversaw the restoration of 368 private buildings (Majeed, 2012).

## **Project Strategy**

Palermo has put a lot of effort into integrated economic, social and urban development- using European Union Initiative Programs (urbact.eu, 2019).

Considering the development program, strategic objectives described by Majeed (2012) explained as follows:

The mission is to acquire and restore decaying buildings for residential use, acquire and restore monuments and historic buildings for public use, carry out restorations with the aim of setting precedent for further projects, and upgrade water, sewage and gas services (Majeed, 2012, p.9).

## **Results of the Project**

Along with readings, Historic City Centre of Palermo report specified that the growth of the City Centre promote:

- Re-appropriation of cultural identity among citizens must be stimulated, raising their awareness and involving them in the process of Heritage recovery
- The organization of events and the opening of an increasing number of monuments have played a fundamental role in the enhancement and diffusion of historic city
- Local community has been changing its attitude over the years, becoming pro-active
- The old scepticism of traders towards the pedestrianisations
- People are rediscovering the places of their past and identity (Faraci, 2018).

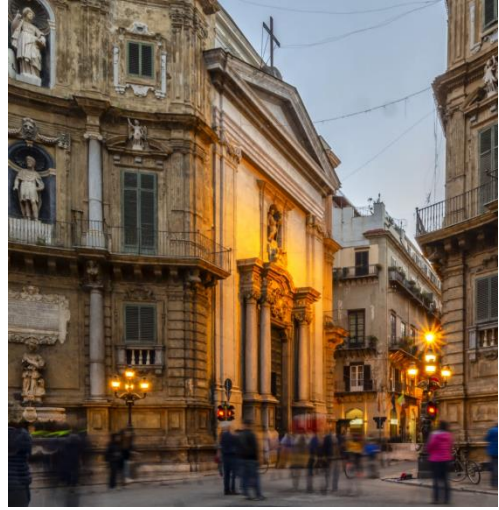


Figure 7: Before and After of Palermo, Sicily Island, Italy (Source: [medium.com](https://www.medium.com), 2019, [www.vespa.com](https://www.vespa.com), 2019)

Table 3: Palermo Fact Table

<b>CITY CONTEXT</b>	
COUNTRY	<b>Palermo</b>
CITY	<b>Sicily Island, Italy</b>
POPULATION	<b>674,435</b>
GOVERNMENT	<b>Unitary Parliamentary</b>
LANGUAGE	<b>Italian</b>
TRANSPORT	<b>Railway, Motorways, Airport, Buses, Port</b>
<b>PROJECT DESCRIPTION</b>	
TITLE OF THE PROJECT	<b>Regeneration of Historic City Centre of Palermo</b>
The mission is to acquire and restore decaying buildings for residential use, acquire and restore monuments and historic buildings for public use, carry out restorations with the aim of setting precedent for further projects, and upgrade water, sewage and gas services.	
<b>SCALE OF THE PROJECT</b>	
<input type="checkbox"/> SMALL	<input checked="" type="checkbox"/> MEDIUM
<input type="checkbox"/> LARGE	
<b>STIMULI OF THE PROJECT</b>	
<input checked="" type="checkbox"/> ECONOMIC	<input checked="" type="checkbox"/> ENVIRONMENTAL
<input checked="" type="checkbox"/> SOCIAL	<input checked="" type="checkbox"/> CULTURAL
<b>THE PROJECT PROMOTER(S)</b>	
<b>LOCAL &amp; NATIONAL</b>	<b>INTERNATIONAL</b>
City Council National Government	The European Union
<b>PERIOD OF THE PROJECT</b>	
1999-2006	
<b>FINANCIAL COSTS AND SOURCES</b>	
151,000,000\$ (Regional Funds) 13,000,000\$ (International) 102,000,000\$ (City Council) 56,000,000\$ (National Government)	
<b>KEY CHARACTERISTIC(S)</b>	
<ul style="list-style-type: none"> <li>- Economic Investments</li> <li>- Social Investments</li> <li>- Environmental Investments</li> <li>- Cultural Investments</li> </ul>	
<b>STRATEGIC OBJECTIVE(S)</b>	
<ul style="list-style-type: none"> <li>- Safe and Inclusive City Centre</li> <li>- Safe and Inclusive Communities</li> <li>- Commercial Vitality</li> <li>- Improving Cultural and Leisure Facilities</li> <li>- Commercial Vitality</li> <li>- Innovative and Proactive Cultural Facilities</li> <li>- Creating Employment Opportunities</li> <li>- Strong, Vibrant and Liveable City Centre</li> <li>- Benefits of Architectural Heritage</li> </ul>	

### **RESULTS OF THE PROJECT**

- Re-appropriation of cultural identity among citizens must be stimulated, raising their awareness and involving them in the process of Heritage recovery
- The organization of events and the opening of an increasing number of monuments have played a fundamental role in the enhancement and diffusion of historic city
- Local community has been changing its attitude over the years, becoming pro-active
- The old scepticism of traders towards the pedestrianisations
- People are rediscovering the places of their past and identity



### **3.2.3.3 Valletta, Malta**

#### **City Context**

Valletta is the capital city of Malta which is alive, vibrant and dynamic. Valletta's population in 2014 was 6,444. Valletta is the heart and centre of the Maltese Islands (State of Conservation Report, 2010) (en.wikipedia.org, 2019).

The city is Baroque in character, with elements of Mannerist, Neo-Classical and Modern architecture, though the Second World War left major scars on the city, particularly the destruction of the Royal Opera House. Valletta is the only national capital that has been designated in its entirety as a World Heritage Site. As Malta's capital city, Valletta is the seat of Government and commerce, and serves as the centre from which most public services are provided (State of Conservation Report, 2010) (en.wikipedia.org, 2019).

Significance of the Historic Centre of City of Valletta explained as:

Throughout a long and turbulent history, Malta played a vital role in the struggle of a succession of powers for domination of the Mediterranean and in the interplay between emerging Europe and the older cultures of Africa and the Middle East (en.wikipedia.org, 2019).

#### **Project Description**

Therefore, the plan for the historic centre of city of Valletta (Figure.8) programme comprises below components:

- The cautious safeguarding of the rest of the walls, trench, cavaliers, improved by the expulsion of some unintelligible components gained throughout the hundreds of years
- The safeguarding of the Opera House ruins as they were left in 1942 and development inside them of another outdoors execution region

- The substitution of the staircases prompting the walls, yet in a more fabulous style than already
- The 'symbolic recreation' of the extension and entryway, with the scaffold being limited to improve the feeling of section, and the door which has nor been supplanted by one of its four past structures nor has another entryway been made. Rather, a gateless emblematic section to the city has been given
- The destruction of some fringe structures presently esteemed to be 'mixed up'
- The formation of a renovated open space, 'Freedom Square', before and to a degree even underneath the new Parliament building
- The planting of another arranged landscape garden in the trench nearby the door, available to the open by means of a lift
- The new development of a huge prominent contemporary style parliament building (Asworth, 2017).



Figure 8: The Map of Project Area of Valletta, Malta (Asworth, 2017)

### The Processes Followed

According to the Historic City Centre of Valletta regeneration programme opportunities determined as project objectives as summarized as follow:

- Dealed with structural problems at St John's Co-Cathedral and the President's Palace as well as other buildings including all the Auberges and Churches in Valletta.
- Environment improvement projects were directed towards the paving of the pedestrian areas such as Republic Street, Merchants Street, Piazza Regina and St John Street and Square, as well as the installation of a new lighting system throughout the city.

- The upgrading of shop-fronts, the removing of protruding shop signs, the replacing of aluminium shop fronts with more traditional materials, and the screening of air conditioning units. Attract owners who had abandoned their property and thereby repopulate the historic city centre (State of Conservation Report, 2010).

### **Project Strategy**

Considering the development program of Valletta, strategic objectives described by Asworth (2017) explained as follows:

Thus the preservation of structures and their ruins, the replacement of missing elements, symbolic reconstruction, demolition, the creation of a remodelled public space, the reuse of historic structures and the insertion of an uncompromisingly contemporary new building, are all evident in close juxtaposition (Asworth, 2017, p.496).

### **Results of the Project**

Along with readings, Valetta Rehabilitation Project report stated that the development of the historic city centre encourage:

- It is a major tourist circulation area and tourism attraction in itself
- It is serving the needs of local residents and other Maltese
- It is a new governmental centre with national capital functions and, more broadly
- It represents and projects contemporary Maltese identity (Asworth, 2017).

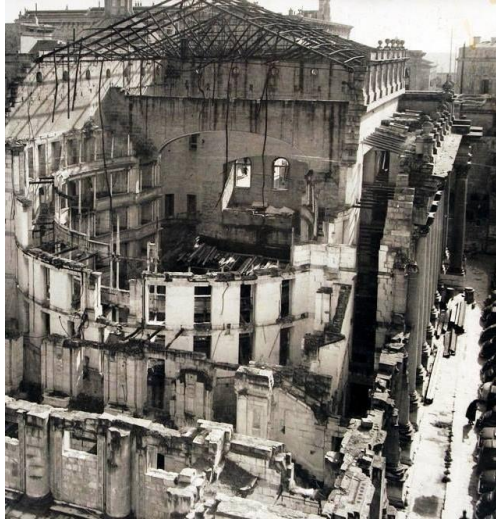


Figure 9: Before and After of Valletta, Malta (Source: [www.pinterest.com](http://www.pinterest.com), 2019, [www.roadaffair.com](http://www.roadaffair.com), 2019)

Table 4: Valetta Fact Table

<b>CITY CONTEXT</b>		
COUNTRY	<b>Valletta</b>	
CITY	<b>Sicily Island, Italy</b>	
POPULATION	<b>6,444</b>	
GOVERNMENT	<b>Unitary Parliamentary</b>	
LANGUAGE	<b>Maltese</b>	
TRANSPORT	<b>Railway, Motorways, Airport, Buses, Port</b>	
<b>PROJECT DESCRIPTION</b>		
TITLE OF THE PROJECT	<b>Valletta Rehabilitation Project</b>	
Thus the preservation of structures and their ruins, the replacement of missing elements, symbolic reconstruction, demolition, the creation of a remodelled public space, the reuse of historic structures and the insertion of an uncompromisingly contemporary new building, are all evident in close juxtaposition.		
<b>SCALE OF THE PROJECT</b>		
<input type="checkbox"/> SMALL	<input checked="" type="checkbox"/> MEDIUM	<input type="checkbox"/> LARGE
<b>STIMULI OF THE PROJECT</b>		
<input checked="" type="checkbox"/> ECONOMIC	<input checked="" type="checkbox"/> ENVIRONMENTAL	
<input checked="" type="checkbox"/> SOCIAL	<input checked="" type="checkbox"/> CULTURAL	
<b>THE PROJECT PROMOTER(S)</b>		
<b>LOCAL &amp; NATIONAL</b>	<b>INTERNATIONAL</b>	
Local authorities Government	The European Union	
<b>PERIOD OF THE PROJECT</b>		
N/A		
<b>FINANCIAL COSTS AND SOURCES</b>		
N/A		
<b>KEY CHARACTERISTIC(S)</b>		
<ul style="list-style-type: none"> <li>- Economic Investments</li> <li>- Social Investments</li> <li>- Environmental Investments</li> <li>- Cultural Investments</li> </ul>		
<b>STRATEGIC OBJECTIVE(S)</b>		
<ul style="list-style-type: none"> <li>- Economic Attractiveness</li> <li>- Improving Public Services</li> <li>- Improving Cultural Facilities</li> <li>- Safe and Inclusive City Centre and Communities</li> <li>- Commercial Vitality</li> <li>- Improving Cultural and Leisure Facilities</li> <li>- Commercial Vitality</li> <li>- Creating Employment Opportunities</li> <li>- Benefits of Architectural Heritage</li> </ul>		

### **RESULTS OF THE PROJECT**

- It is a major tourist circulation area and tourism attraction in itself
- It is serving the needs of local residents and other Maltese
- It is a new governmental centre with national capital functions and, more broadly
- It represents and projects contemporary Maltese identity

### **3.2.4 Examples in Middle East Cities**

Also, this section analyses the process of urban regeneration projects in a number of selected Middle East cities and examines the factors influencing this process as well as its implementation. The aim of this example research is same with upper section. Thus its looks at the urban regeneration of:

- Beirut, LEBANON
- Damascus, SYRIA
- Jerusalem, ISRAEL

#### **3.2.4.1 Beirut, Lebanon**

##### **City Context**

Beirut is the capital and largest city of Lebanon. As there has been no recent population census since 1932 in Lebanon, the exact population is unknown; estimates in 2007 ranged from slightly more than 1 million to slightly less than 2,2 million as part of Greater Beirut. Beirut governed by parliamentary democracy. The city of Beirut has diversified transportation systems that are provided by, international airport is the Rafic Hariri International Airport, commercial port is The Port of Beirut, public transportation is bus connections to other cities and bike sharing services in certain areas of the city (en.wikipedia.org, 2019).

The city is located on a peninsula at the midpoint of Lebanon's Mediterranean coast; it serves as the country's largest and main seaport. The first mention of this metropolis is found in the ancient Egyptian Tell el Amarna letters, dating from the 15th century BC. The city has been inhabited continuously since then. The Beirut River runs south to north on the eastern edge of the city (en.wikipedia.org, 2019).

As Solidere (2009) states in report about significance of Beirut:



Strategically located in the Levant, on the eastern coast of the Mediterranean, Lebanon has always been a crossroad linking East to West and sea to hinterland. The capital, Beirut, is intensely involved in the economic and cultural life of the region (Solidere, 2009, p. 2).

### **Project Description**

Beirut's historic centre was devastated by the civil war between 1975 and 1990, with the collapse of all infrastructures and the demolition of most buildings. With the end of the war, the first steps were taken for the rebirth of Beirut in 1994. In order to convince people that the war was over, the central area of Beirut, which traditionally was the administrative, commercial and cultural core, had to be renovated before the war. The result of this regeneration of historic centre of Beirut is led (Acar, 2011; Nadi, 2019).

In 1994, a Lebanese joint-stock company, SOLIDERE (The Lebanese Company for Development and Reconstruction of the Beirut Central District), was established in partnership with property owners and investors to develop and restructure the central area of Beirut (Tadmari, 2004; Acar, 2011). Ever since the emergence of urban regeneration for Beirut, Solidere (2009) explains that necessity, in the report:

At the heart of the city, the Conservation Area has a large number of historic monuments, public or religious buildings. Its original character has been preserved, thanks to special finishing and landscaping, and to faithful restoration of heritage buildings as well as other landmarks, with infill development reinforcing the scale of retained structures (Solidere, 2009, p.12).

Beirut's thirty year "Master Plan" (1994-2024) consists of old and new developments which are part of Beirut's original urban fabric (Figure.10). This project which is partially completed, envisions a universal, tourist-friendly, multinational Beirut that uses on the Lebanese business tradition, pluralism and novelty (Larkin, 2009). The

project consists of two phases. The period covering the years 1994-2004 is defined as the first phase and the period 2005-2024 is defined as the second phase (Acar, 2011).

Solidere (2006) explains that scope of the project activities summarized as follows:

- Involve Town Planning,
- Parcelling and Urban Management,
- Site Preparation,
- Archaeological Investigation,
- Laying of Infrastructure,
- Landscaping,
- Hardscaping and Street Furniture (Solidere, 2006, p.16).



Figure 10: The Map of Project Area of Beirut, Lebanon (Solidere, 2009)

## **The Processes Followed**

Along with these decisions, Beirut City Centre, Developing the Finest City Centre in the Middle East Report by Solidere (2009) indicated that the regeneration area is at the core of the city, is the focus of major development, regeneration and physical change, generating the impetus for economic, environmental and social investment. It provides key opportunities for raising the profile of Beirut, attracting new businesses and visitors and benefitting all Beirut's residents. These key opportunities determined by LSRAPR (2011) as project objectives as summarized as follow:

- To help create thriving, safe and inclusive communities
- A diverse range of appropriate housing, cultural and leisure facilities
- Maximising the community benefit from new development
- Creating new business and employment opportunities
- Improving physical access to education, training and amenities
- Achieving a high standard of design and location for new development
- Creating safe and attractive places to live, play and work
- Minimising the need to use cars and reducing the city's carbon footprint
- Encouraging a strong and vibrant city centre
- Ensuring sensitive use and management of the city's historic and cultural assets
- Enhancing the city's natural and green assets (LSRAPR, 2011, p.5-8)

## **Project Strategy**

Project strategy described in Beirut City Centre, Developing the Finest City Centre in the Middle East Report by Solidere (2009) explained as follows; in developing the finest city centre in the region, to achieve an aesthetically pleasing downtown area for the capital, a place where the quality of life, work and leisure ranks high (Solidere, 2009, p.51).

## **Results of the Project**

Along with readings, Beirut City Centre, Developing the Finest City Centre in the Middle East Report (2009) and Annual Report 06 (2006) indicated that the growth of the City Centre will promote:

- Central Beirut is recognized as one of the world's most important regeneration projects, at a time when attention has turned to recycling urban land and making central cities work.
- The project has received acclaim as a model for sustainable urban development at the 1996 UN Habitat II conference in Istanbul and at EXPO 2000 in Hanover.
- At home, the city centre renewal harbours great ambitions: looking inwards, to rekindle the centre's role as a common arena and meeting point for all, and so help reconnect the city as a whole.
- More than a model urban project for the new millennium, the re-emerging downtown must spearhead Beirut's contest with competing regional cities. It must also contribute significantly to the post-war healing process. (Solidere, 2009, p.53; Solidere 2006, pp.16-23)



Figure 11: Before and After of Beirut, Lebanon (Source. [edition.cnn.com](http://edition.cnn.com), 2019; [www.reddit.com](http://www.reddit.com), 2019)

Table 5: Beirut Fact Table

<b>CITY CONTEXT</b>		
COUNTRY	<b>Lebanon</b>	
CITY	<b>Beirut</b>	
POPULATION	<b>2,200,000 (app.)</b>	
GOVERNMENT	<b>Parliamentary Democracy</b>	
LANGUAGE	<b>Arabic</b>	
TRANSPORT	<b>Railway, Motorways, Airport, Port, Buses, Bikes</b>	
<b>PROJECT DESCRIPTION</b>		
TITLE OF THE PROJECT	<b>Beirut Master Plan</b>	
<p>The project takes place in the context of the historic city centre of Beirut, which has been damaged or destroyed during the 15 year of civil war, to attract commercial activity to this region and aims to reshape the capital of the city. The project activities summarized as involve town planning, parcelling and urban management, site preparation, archaeological investigation, the laying of infrastructure, landscaping, and hardscaping and street furniture.</p>		
<b>SCALE OF THE PROJECT</b>		
<input type="checkbox"/> SMALL	<input checked="" type="checkbox"/> MEDIUM	<input type="checkbox"/> LARGE
<b>STIMULI OF THE PROJECT</b>		
<input checked="" type="checkbox"/> ECONOMIC	<input checked="" type="checkbox"/> ENVIRONMENTAL	
<input checked="" type="checkbox"/> SOCIAL	<input checked="" type="checkbox"/> CULTURAL	
<b>THE PROJECT PROMOTER(S)</b>		
<b>LOCAL &amp; NATIONAL</b>	<b>INTERNATIONAL</b>	
Local Authority Public-Private Partnerships Constructors	Investors	
<b>PERIOD OF THE PROJECT</b>		
Phase 1. 1994-2004 Phase 2. 2005-2024		
<b>FINANCIAL COSTS AND SOURCES</b>		
Phase 1. N/A Phase 2. N/A		
<b>KEY CHARACTERISTIC(S)</b>		
<ul style="list-style-type: none"> <li>- Economic Investments</li> <li>- Social Investments</li> <li>- Environmental Investments</li> </ul>		
<b>STRATEGIC OBJECTIVE(S)</b>		
<ul style="list-style-type: none"> <li>- Safe and Inclusive City Centre</li> <li>- Commercial Vitality</li> <li>- Mix of City Centre Uses</li> <li>- Creating Pedestrian Routes</li> <li>- Benefits of Heritage</li> <li>- Reducing the Cars Use</li> <li>- Strong, Vibrant and Liveable City Centre</li> <li>- Improving Cultural and Leisure Facilities</li> <li>- Creating Business and Employment Opportunities</li> <li>- Safe and Inclusive Communities</li> </ul>		

## **RESULTS OF THE PROJECT**

- With the urban regeneration project, the historical city centre and the new port area had been connected
- The life had returned back to the heart of Beirut
- The public spaces have been given a variety of alternatives of restaurants, cafes, shops and galleries
- A strong financial feature has been established in the region
- The project did not bring any additional burden to the public by self-financing due to its strong financial feature and the system used in the organizational model
- The project is an important example of the world as it demonstrates the difficulty of recovering lost identity values

### **3.2.4.2 Damascus, Syria**

#### **City Context**

Damascus is the capital of the Syria and the country's largest city. Damascus is one of the oldest inhabiting cities in the world and an important cultural and religious centre of the Levant and the Arab world. As of 2009, the city has an estimated population of 1,711,000. Damascus governed by unitary republic. The city of Damascus transportation with connections to limited Middle Eastern cities via main airport is Damascus International Airport. Minibuses are in use for public transport. The national railway operator is General Establishment of Syrian Railways, which now functions as the main railway station. Damascus Metro network is expected to be in operation by 2050 (en.wikipedia.org, 2019).

Situated in the south of Turkey, while the bordered by Mediterranean Sea and to the West of Lebanon, to the South of Jordan and Israel/Palestine, Iraq borders to the East. Damascus, located in the south-west of Syria, is the centre of a large metropolitan area of 2.7 million people is the political and cultural centre of the country. It first settled in the second millennium BC and was selected as the capital of the Umayyad Caliphate. It is geographically buried on the eastern foothills of the anti-Lebanon mountain (Lababedi, 2016, en.wikipedia.org, 2019).

According to Michelmores and Trusiani (2005) historical background of Damascus described as "Damascus is claimed to be the oldest inhabited capital or the World, with an origin dating back to the first period when mankind lived in cities – possibly as early as 5,000 B.C. The Tel es-Samikeh in the centre of the city is thought to represent the original core" (Michelmores and Trusiani, 2005, p.2).



## **Project Description**

Due to the rapid decline of the old Damascus population (more than 20,000 people moved out of the old town for more modern accommodation between 1995 and 2005), an increasing number of buildings are being abandoned or destroyed. These factors caused the Old City to be placed in the World Monuments Fund in 2008 (familypedia.wikia.org, 2019). The rehabilitation project of the Old City of Damascus is a joint initiative of the Directorate of the Old City (DOC - Governorate of Damascus) and the German International Cooperation (GIZ) and the International Centre for Migration and Development (CIM) (www.udp-syria.org, 2019; www.jaeger-ingenieure.de, 2014). The project, which includes economic, social, cultural and environmental problems, balances conservation and development by following an integrated approach to the urban regeneration process (www.udp-syria.org, 2019).

Michelmore and Trusiani (2005) described it as the social, physical and economic regeneration of the city centre of Damascus involves a set of schemes, which together regenerated the city centre through action and flagship projects. Integrating a holistic Development Plan for the Old City and its new Buffer Zone into the overall planning and development policies of the City of Damascus (Figure.12), containing:

- Development of a buffer zone through the identification of new Conservation Areas outside the city walls
- Proposals for regeneration and repair of derelict buildings, including sustainable financial support for the owners
- Interpretation and promotion of the city's archaeology
- Realistic and implementable traffic plan

- Tourism plan
- Disaster preparedness plan
- Plan for the staged improvement of services to be incorporated into the overall development plan for the City of Damascus (Michelmores and Trusiani, 2005, p.5).



Figure 12: The Map of Project Area of Damascus, Syria (Michelmores and Trusiani, 2005)

### **The Processes Followed**

To initiate interventions to develop a Vision for Old Damascus and to promote the conservation of the Old City and its sustainable development through tourism by undertaking a study and regeneration plan for a pilot area already identified for priority action by the beneficiaries, to serve as an exemplar pilot action for replication on a wider scale in the Old City and the ancient extramural suburbs, and to utilize this pilot action to initiate development, conservation and crafts promotion activities through the historic areas as a whole, by:

- Preparing an area regeneration plan for Souq al-Atiq as a link between the new protected area of Souq Sarouja and the Old City, including a redesign of the linkages between the urban areas, and a comprehensive regeneration and tourism plan for Souq Sarouja itself.
- Identify a buffer zone for the Old City to protect and safeguard the authenticity of its setting.
- Preparation of Visitor Routes in the Old City and buffer zone, to be publicised through one page guides which will be available in hotels, information centres, museums, etc.
- Hold a technical conservation workshop on practical means of conserving the built heritage of Old Damascus.
- Extend the existing database to include a “Buildings at Risk” register to prioritise the intervention and support needed to save threatened buildings.
- Provide know-how on best practice in other cities in conservation management, design of infill buildings and the development of sustainable cultural tourism activities.
- Implement a system of directional signage utilizing the standard international “brown-and white” signs to tourism attractions (Michelmore and Trusiani, 2005, pp. 6-11).

### **Project Strategy**

A number of actions were carried out to improve the public realm of the inner city as a prerequisite to attract small investors, retailers and shoppers back into the city centre. According to Haddad (2009), Transition for historic city centre of Damascus is multi-dimensional as the country is witnessing a period of working to restore social

freedoms, economic reforms bringing work and prosperity, and a new international image (Haddad, 2009, p.202)

Considering the development of the Urban Regeneration Project of Damascus, strategic objectives decided by Michelmore and Trusiani (2005) explained as follows:

“Decrease local unemployment, encourage cultural investment, change the image of the city, encourage investment in Damascus, strengthen as a live city centre with retail and cultural opportunities, access to employment and training, encourage retail activities with high profile and with an increased number of visitors, recognition at national and international level” (Michelmore and Trusiani, 2005, p. 5)

### **Results of the Project**

Along with readings, Michelmore and Trusiani (2005) indicated that the growth of the City Centre will promote:

- Sustainable urban regeneration requires a co-ordinated action both at regional and local level
- The region is seen as polycentric and with interdependent centres
- The promotion of culture is an integral part of the strategy
- More progress has been made in terms of local employment
- Has to be pursued for attractiveness and social cohesion (Michelmore and Trusiani, 2005, p. 8).

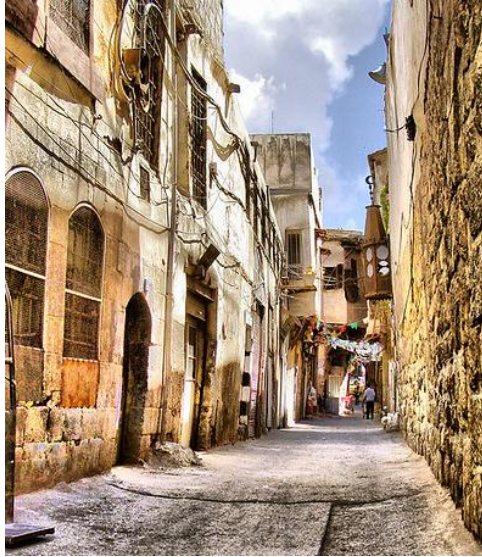


Figure 13: Before and After of Damascus, Syria (Source: [www.flickr.com](http://www.flickr.com), 2019; [www.pinterest.com](http://www.pinterest.com), 2019)

Table 6: Damascus Fact Table

<b>CITY CONTEXT</b>	
COUNTRY	<b>Syria</b>
CITY	<b>Damascus</b>
POPULATION	<b>1,711,000</b>
GOVERNMENT	<b>Unitary Republic</b>
LANGUAGE	<b>Arabic</b>
TRANSPORT	<b>Airport, Railway, Motorways, Buses, Metro</b>
<b>PROJECT DESCRIPTION</b>	
TITLE OF THE PROJECT	<b>Rehabilitation of the Old City of Damascus</b>
The project aims at the effective protection and immediate establishment of the Old City through conservation, regeneration and sustainable development. The project activities summarized as integrating a holistic plan, protecting the authenticity, promotion of the city's archaeology, implementable traffic plan and tourism plan.	
<b>SCALE OF THE PROJECT</b>	
<input checked="" type="checkbox"/> SMALL	<input type="checkbox"/> MEDIUM <input type="checkbox"/> LARGE
<b>STIMULI OF THE PROJECT</b>	
<input checked="" type="checkbox"/> ECONOMIC	<input checked="" type="checkbox"/> ENVIRONMENTAL
<input checked="" type="checkbox"/> SOCIAL	<input checked="" type="checkbox"/> CULTURAL
<b>THE PROJECT PROMOTER(S)</b>	
LOCAL & NATIONAL	INTERNATIONAL
Central Government Local Authority Public-Private Partnerships Constructors	
<b>PERIOD OF THE PROJECT</b>	
2008 to Present	
<b>FINANCIAL COSTS AND SOURCES</b>	
N/A	
<b>KEY CHARACTERISTIC(S)</b>	
<ul style="list-style-type: none"> <li>- Economic Investments</li> <li>- Social Investments</li> <li>- Environmental Investments</li> <li>- Cultural Investments</li> </ul>	
<b>STRATEGIC OBJECTIVE(S)</b>	
<ul style="list-style-type: none"> <li>- Attractive and Safe Public Spaces</li> <li>- Commercial Vitality</li> <li>- Innovative and Proactive Cultural Facilities</li> <li>- Creating Employment Opportunities</li> <li>- Live and Vibrant City Centre</li> <li>- Benefits of Architectural Heritage</li> <li>- Improving Education and Training</li> <li>- Safe and Inclusive Communities</li> </ul>	

### **RESULTS OF THE PROJECT**

- Public spaces of the Old City in Damascus had shown a change from it being a core area for most public activities
- The main market had centred for socialising activities at the city level
- New developments have been appeared along wide streets of Old City which connected new centres in the project area
- The planning and evolution of the Old City was guided by the use of “master plans” tool to organise spaces

### **3.2.4.3 Jerusalem, Israel**

#### **City Context**

Located on a plateau in the Judean Mountains between the Mediterranean Sea and the Dead Sea, Jerusalem is one of the oldest cities in the world. The three major Abrahamic religions are considered sacred to the Holy, Judaism, Christianity and Islam. Both Israelis and Palestinians see Jerusalem as their capital, because Israel maintains the primary state institutions there and ultimately envisions the Palestinian state as its place in power; however, no claim is widely recognized internationally (en.wikipedia.org, 2019).

In December 2007, the population of Jerusalem was 747,600 - 63.7% Jewish, 33.1% Muslim and 2% Christian. Jerusalem serves with highly developed communication infrastructures, which makes it a leading logistics centre for Israel. Jerusalem Central Bus Terminal, located on Jaffa Road, is Israel's busiest bus stop. The Jerusalem Light Rail system commenced service in August 2011. Another work in progress is a new high-speed train line from Tel Aviv to Jerusalem, which was partially operational in 2018 and is expected to be completed in 2019. Jerusalem is served by Ben Gurion Airport about 50 km northwest of Jerusalem on the way to Tel Aviv (en.wikipedia.org, 2019).

Significance of The Old City of Jerusalem described as in Old City of Jerusalem Program (OCJRP) report as:

The Old city of Jerusalem, holiness, magnificence and unique religious, cultural and historical values, are only matched by the struggles to control it since time immemorial. The whole of the city within the walls was inscribed on the World Heritage List since 1982 (OCJRP, 2004, p.45).



## **Project Description**

The Old City of Jerusalem Revitalization Program (OCJRP) is a comprehensive revitalization program aimed at preserving the identity and character of Jerusalem's Old City (Figure.14), while preserving the Arab Community, improving living conditions and regenerating the urban economy. The programme comprises five main components:

- **Emergency Restoration:** This involves limited and immediate intervention in buildings under physical, social or political threat (52 projects completed)
- **Total Restoration:** Complete rehabilitation of buildings and utilities including:
  - Housing renewal of complete residential complexes (Ahwash), housing around 3-5 families, restoration and rehabilitation is carried according to international standards for conservation (9 projects housing 35 families completed)
  - Adaptive reuse of historic buildings and monuments to cater for new uses and facilities. The projects are mainly within Al Haram Al Shareef or in its vicinity.
- **Revitalisation plan for the old city** based on extensive surveys and multi-sectoral studies. The plan is now in the final stage and is expected to be published in the year 2000
- **Training Programme** in conservation for professionals, contractors and craftsmen.
- **Legal Defence** involving support for the city residents to protect their properties and right to live in their city (OCJRP, 2004, p.38).

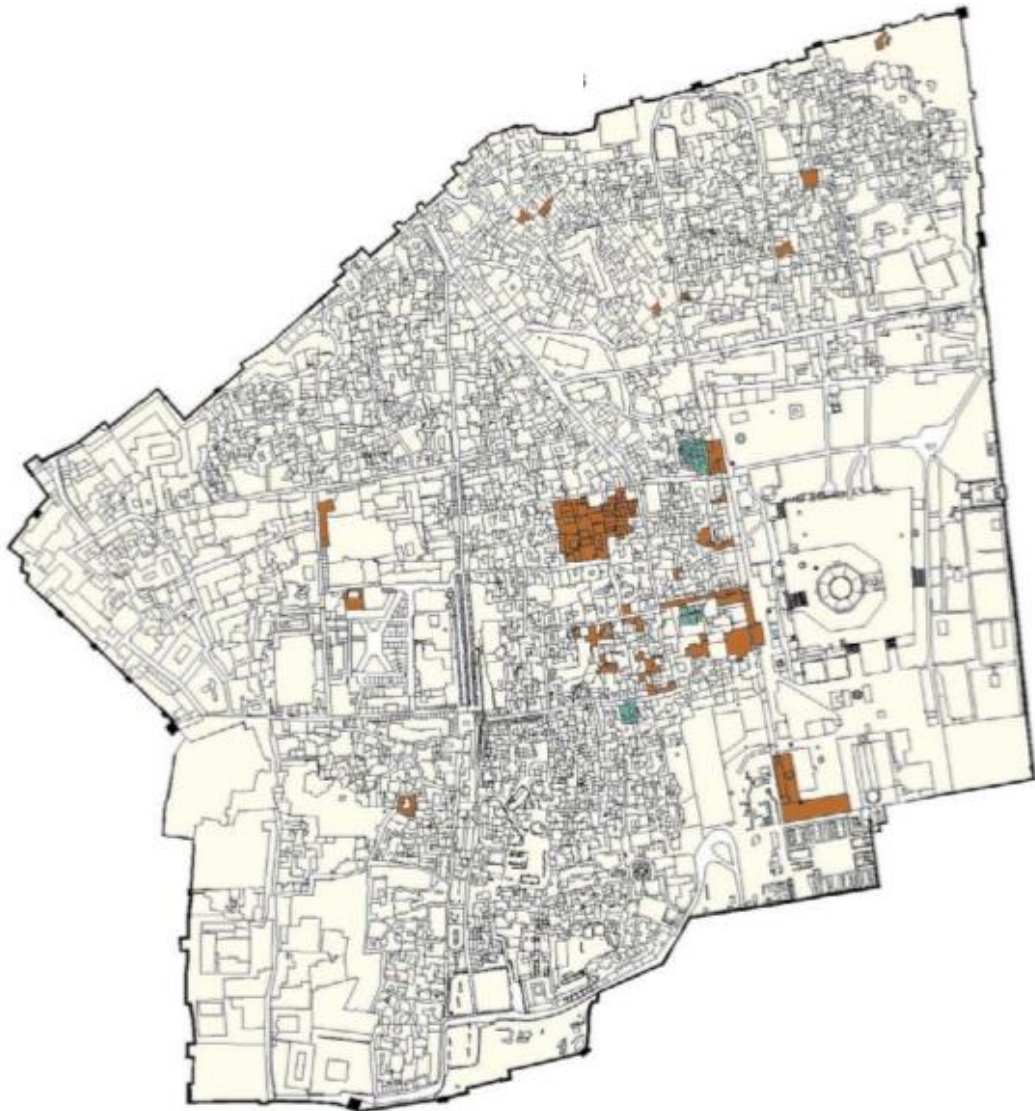


Figure 14: The Map of Project Area of Jerusalem, Israel (OCJRP, 2004)

### **The Processes Followed**

In addition to these decisions, the Old City Revitalization Program of Jerusalem wanted to focus on the ongoing elements of integrated urban regeneration at a general level. According to Old City of Jerusalem Revitalization Programme opportunities determined as project objectives as summarized as follow:

- Improving the physical condition and presentation of houses, buildings and monuments through emergency and total restoration work.
- Providing much needed facilities for the community through adaptive reuse projects offering social, cultural and recreational services.

- Supporting families in their struggle to live in their city through housing renewal projects.
- Preserving a number of valuable historic buildings and monuments by applying international standards and improving the technical skills of people involved in the restoration process.
- Creating a database on the Old City on the GIS system based on data and document collection, extensive research and studies.
- Networking local and international organisations involved in conservation and/or interested in safeguarding the cultural heritage of Jerusalem to exchange knowledge and experience and coordinate activities.
- Above all, understanding community needs, identifying their priorities and learning through their involvement in the process (OCJRP, 2004, p.38).

### **Project Strategy**

Considering the development of the Old City of Jerusalem Revitalization Programme, strategic objectives decided by Conflict Cities Report (2012) explained as follows:

The project restores Jerusalem's Old City as a means of both reinforcing heritage and ensuring that decent places to live. It also provides training in conservation and pursues social outreach programmes in support of the surrounding community (Conflict Cities Report, 2012, p.4).

### **Results of the Project**

Along with readings, Old City of Jerusalem Revitalization Programme report indicated that the growth of the City Centre will promote:

- Needs to stabilise its budget
- Needs to build on previous decisions to attract companies
- Develop integrated approaches for programme delivery

- Require explicit targeting of unemployed groups
- The recovery of the property market
- The prospect of stronger inter-municipal cooperation
- Developing industrial parks (OCJRP, 2004, p.46).



Figure 15: Before and After of Jerusalem, Israel (Source: [www.akdn.org](http://www.akdn.org), 2019)

Table 7: Jerusalem Fact Table

<b>CITY CONTEXT</b>	
COUNTRY	<b>Israel</b>
CITY	<b>Jerusalem</b>
POPULATION	<b>747,600</b>
GOVERNMENT	<b>Unitary Parliamentary</b>
LANGUAGE	<b>Hebrew, Arabic</b>
TRANSPORT	<b>Railway, Motorways, Airport, Buses, Port</b>
<b>PROJECT DESCRIPTION</b>	
TITLE OF THE PROJECT	<b>Old City of Jerusalem Revitalization Programme</b>
The project aims to preserve the identity and character of the Old City of Jerusalem and to regenerate the local economy while improving the living conditions of the inhabitants of the region, especially the Arabs.	
<b>SCALE OF THE PROJECT</b>	
<input type="checkbox"/> SMALL	<input checked="" type="checkbox"/> MEDIUM
<input type="checkbox"/> LARGE	
<b>STIMULI OF THE PROJECT</b>	
<input checked="" type="checkbox"/> ECONOMIC	<input checked="" type="checkbox"/> ENVIRONMENTAL
<input checked="" type="checkbox"/> SOCIAL	<input checked="" type="checkbox"/> CULTURAL
<b>THE PROJECT PROMOTER(S)</b>	
<b>LOCAL &amp; NATIONAL</b>	<b>INTERNATIONAL</b>
The Arab Funds The Islamic Bank The Sharja Appeal The Saudi Fund	UNESCO The European Union (EU) The Swedish International Development Cooperation Agency (SIDA)
<b>PERIOD OF THE PROJECT</b>	
1995-2004	
<b>FINANCIAL COSTS AND SOURCES</b>	
USD 2,132,974 (the Arab Fund) USD 4,432,000 (the Sharja Appeal) USD 650,000 (the Saudi Fund) N/A (International)	
<b>KEY CHARACTERISTIC(S)</b>	
<ul style="list-style-type: none"> <li>- Economic Investments</li> <li>- Social Investments</li> <li>- Environmental Investments</li> <li>- Cultural Investments</li> </ul>	
<b>STRATEGIC OBJECTIVE(S)</b>	
<ul style="list-style-type: none"> <li>- Economic Attractiveness</li> <li>- Transport Infrastructure</li> <li>- Employment Opportunities</li> <li>- Improving Public Services</li> <li>- Promoting Public Health</li> <li>- Improving Education and Training</li> <li>- Preserving Biodiversity</li> <li>- Improving Cultural Facilities</li> </ul>	
<b>RESULTS OF THE PROJECT</b>	
<ul style="list-style-type: none"> <li>- Historical buildings in the Old City of Jerusalem and the surrounding</li> </ul>	

area are comprehensively restored

- 15 historical buildings in the Old Cities of Jerusalem are functionally adapted for institutional use
- Rapid limited intervention with housing units in the Old City of Jerusalem completed
- In the field cultural heritage preservation, management and documentation courses and workshops prepared
- A survey database for historical and religious buildings (GIS) is developed and updated

### **3.2.5 Findings and Discussions on the Examples**

According to the literature readings, it was emphasized that urban regeneration was a generic theme and that it should be viewed as a holistic approach. It was also expressed that physical, social, economic, and environmental conditions, which comprise a holistic approach, play an important role in this process. However, one of the important issues mentioned regarding urban regeneration was that the process was a long and very multifaceted.

There is clear understanding that, sustainability for the urban communities associated with a regeneration process investigates the difficulties of accomplishing economic advantages from sustainable network while relieving negative cultural, social, and environmental impacts. The procedure that has occurred in European and Middle East urban communities over the most recent twenty years has highlights that characterize a profound development in the way to deal with urban change.

The selected examples show that, in the six different cities studied, highly successful regeneration projects and implementations are being carried out by international agencies and powerful local authorities under a much more decentralised system of governance.

This structure setting on these sections, which enables us to make comparison and evaluation between selected examples easily, has presented similarities and differences in urban regeneration projects and policies of each city (Table 8). After this comparison and evaluation many crucial and beneficial results can be concluded. This examination has also provided background and overview to proposed framework for historic city centres to take benefits easily from them in respect to

policy, programmes and objectives. In other words, these projects can be seen as important guide for the developing urban regeneration framework for the historic city centre learning from Mediterranean region.



Table 8: Comparison of Examples of European and Middle Eastern Cities according to Regeneration Aspects

	<b>MEDITERRANEAN CITIES</b>					
	<b>EUROPEAN CITIES</b>			<b>MIDDLE EASTERN CITIES</b>		
	<b>Athens, Greece</b>	<b>Palermo, Italy</b>	<b>Valletta, Malta</b>	<b>Beirut, Lebanon</b>	<b>Damascus, Syria</b>	<b>Jerusalem, Israel</b>
<b>Environmental Aspects</b>	<ul style="list-style-type: none"> <li>▪ Improving urban life quality</li> <li>▪ Re-use of existing industrial buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Integration with historic city centre</li> <li>▪ Rediscovering the old places</li> <li>▪ Towards pedestrianisations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Preserving the historical texture, silhouette and human scale of the city</li> </ul>	<ul style="list-style-type: none"> <li>▪ City life returning back to historic centre</li> <li>▪ Variety of public facilities have been given</li> </ul>	<ul style="list-style-type: none"> <li>▪ Public spaces being a core areas</li> <li>▪ Evolution of wide streets</li> </ul>	<ul style="list-style-type: none"> <li>▪ Historical buildings are restored</li> <li>▪ Functionally adapted to new uses</li> <li>▪ Intervention of housing units</li> </ul>
<b>Social Aspects</b>	<ul style="list-style-type: none"> <li>▪ New cultural uses</li> <li>▪ Attract tourists and tourism</li> </ul>	<ul style="list-style-type: none"> <li>▪ Organization of events</li> <li>▪ Opening new monuments</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tourist circulation and tourism attraction</li> </ul>	<ul style="list-style-type: none"> <li>▪ Variety of alternatives for public facilities</li> <li>▪ Participatory planning</li> </ul>	<ul style="list-style-type: none"> <li>▪ The main market is a centre for socialising</li> <li>▪ New developments encourage street life</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cultural heritage activities organized</li> <li>▪ Religious buildings are functioned</li> </ul>
<b>Economic Aspects</b>	<ul style="list-style-type: none"> <li>▪ Creation of new job opportunities</li> <li>▪ New entrepreneurs with new investments</li> </ul>	<ul style="list-style-type: none"> <li>▪ Encourage capital to invest on site</li> <li>▪ New project developments</li> </ul>	<ul style="list-style-type: none"> <li>▪ New governmental notion with national capital functions</li> </ul>	<ul style="list-style-type: none"> <li>▪ Establishment of strong financial feature</li> <li>▪ Self-financing organizational model</li> </ul>	<ul style="list-style-type: none"> <li>▪ New investments encourage</li> <li>▪ Establishment of public and private partnership</li> </ul>	<ul style="list-style-type: none"> <li>▪ Institutional use encourage in historical buildings</li> <li>▪ Survey database is developed</li> </ul>
<b>Cultural Aspects</b>	<ul style="list-style-type: none"> <li>▪ Promotion of archaeological sites</li> </ul>	<ul style="list-style-type: none"> <li>▪ Re-appropriation of cultural identity</li> <li>▪ Heritage recovery</li> </ul>	<ul style="list-style-type: none"> <li>▪ Considering local residents</li> <li>▪ Represents and promotes projects for cultural identity</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recovering lost identity values</li> </ul>	<ul style="list-style-type: none"> <li>▪ Planning guided use of new activities and cultural events</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cultural heritage courses and workshops prepared</li> </ul>

### 3.3 Experience of Historic City Centres in the Mediterranean Region on Site: The Case of Lefke

With its vegetation, coastline along the Mediterranean, and historical background, the city of Lefke has an enormous potential. Today, local and central government authorities continue to conceive new ideas and projects for the development of this historic city. The Lefke Municipality seeks to capitalize this potential through continuous investments in its infrastructure. To this end, the “Urban Upgrading and Improvement of the Old City Centre of Lefke” is one such endeavour carried out in partnership with UNDP-PFF, which establishes the focus in third part of this chapter aims to provide presentation of project processes, problems, objectives and policies in Cyprus via examination of the example on site.

#### 3.3.1 Selection of the Site

As per the objectives of this study, Lefke was selected as a case city for this study due to it being a historical and medieval city located in the north-west of Cyprus (Figure 16). The city is situated in a valley about 7-8 km deep, rising with a slope from the sea to the Troodos Mountains. As a port city with a strategic location between the Troodos Mountains and Mesarya Plain, Lefke has always been an important link between this region and the outside world. The Troodos Mountains feed the ground and surface water resources in the region and this allows for all kinds of agricultural production.



Figure 16: Location of city of Lefke (Source: mapsopensource.com, 2018; commons.wikimedia.org, 2018)

### **3.3.1.1 Historic Background**

Since ancient times the Lefke region was known to be rich in copper and gold reserves. For these reasons, the city and surrounding area of Lefke was a major residential area of Cyprus (Beratlı, 2014a; Galip, 2014, Nekibzade, 2014). According to Bildir (2014) the city of Lefke was known throughout history as a piece of paradise in the countryside. With its diversity in natural vegetation, abundant water resources and many rich mining deposits along with fertile soil increased the importance of this area throughout history and ensured that it was one of the most important settlements of Cyprus.

There are several accounts of how Lefke was named. Ancient findings suggest that Lefke was founded by the king of Ptolemy's son "Lefcos" in 3 BC and therefore named after him (Beratlı, 2014c). Since 1571, Lefke has the distinction of being a Turkish city. The Ottomans placed great importance on this city, building new infrastructures, houses and mosques, and leaving behind them a precious cultural and architectural heritage (www.undp-pff.org, 2012). Based on various resources pertaining to the history of the city, Lefke was occupied by the Phoenicians in AD 4000; the Byzantines from 789-1489; the Lusignan and Venetians from 1192-1571; the Ottomans from 1571-1878; and the British from 1878 to 1960.

In the 1920s, mining came to the fore due to the rich copper resources in Lefke and its vicinity. Cyprus Mines Corporation (CMC) was established to carry out mining activities and this new situation brought about a number of needs. Accordingly, the local community invested heavily in the rise of increasing economic activity and today's Lefke city centre was built during this time. This development influenced the construction of government office buildings, municipal buildings, the municipal

market, and the municipal theatre, all of which are still used today. After the 1970s, mining ceased and agriculture became the primary source of industry. This caused an economic downfall in the area and resulted in limited job opportunities, which in turn led to internal and external migration.

The establishment of Lefke University during the 1990s is another turning point in the city's development. The goal was to have a university situated within the city of Lefke and its vicinity without being self-contained in a distinct campus. However, although it had a promising start, for the past 27 years, the goals of the university have not been met. Nevertheless, agriculture, education and tourism are among the key sectors for development (Beratlı, 2014b; Nekibzade, 2005). As a result, it can be concluded that, throughout its history, Lefke was an important settlement in Cyprus. In 2011, Lefke had a population of 3,009 (en.wikipedia.org, 2019).

### **3.3.2 Data Collection Procedures**

To understanding process of the implemented project in historic city centre of Lefke, the following data collection procedures were developed accordingly:

- a. Observations in the field commenced in 2010. First observations were conducted as an ordinary observer visiting the city prior to the implementation of the project.
- b. With the emergence and implementation of the project, in 2011, the previously mentions process began to be followed. The stages were recorded and photographed during the implementation process for approximately 1 year.
- c. The starting, implementation and finalisation stages of the project were followed and recorded step-by-step. No experts' advice was obtained during this process.

- d. After the completion of the project in 2012, it became necessary to conduct research to understand the success of the project and user satisfaction. During this stage, study meetings were set with participants and designers.
- e. Interviews were conducted after this phase, between 2013 and 2014. Interviews were conducted with the selected participants.
- f. Interviews were held as face-to-face interviews and a semi-structured interviewing method was carried out.
- g. New observations and interviews were held in 2017, people living in the city were asked questions to understand the changes between the before and after of the project. These interviews were done to get a better perspective on the results of the project as observed by the users. Interviews were carried out with local authorities and key actors to understand the content, design and implementation processes. During these negotiations, technical project details and drawings were requested, collected and recorded.

### **3.3.2.1 Participants**

Community involvement and encouragement needs to be provided in the projects. This part of the study covers and explains the importance of participants who are local authorities and organisations. Firstly, the local community, which is composed of users (citizens), the local authority (Lefke Municipality), and the key actor (UNDP) needs to be identified and clarified to understand their levels of involvement of when initiating, applying and managing the project.

The users, the inhabitants of Lefke, live and work in the historic city centre as a community who are directly affected from the project. The community has different characteristics such as personal attributes, religious and cultural values, educational

skills, and economic status. Therefore, in order for the project to be successful, it is vital to ensure that the participants are prosperous.

Lefke Municipality, the local authority, determines the most important problems of the users within the context. A committee, which includes municipal officials, project coordinators, the mayor, and a consultant team, is actively involved in finding a solution to the problems which have been caused due to a large number of obsolete and demolished buildings and the inability of the city centre to respond to the public's expectation due to the users' needs. User characteristics can be considered as the defined limitations of the project encapsulated with a rich variety of local communities gathered together to define problems. This is basically a limitation of the project.

The UNDP-PFF is one of the key actors and a partner of the project. The objectives of the EU funded project is to back the social and economic development of the city by improving the living and environmental conditions of its inhabitants.

### **3.3.3 Findings and Evaluations of the Project in the Case Area**

In this section, the findings and evaluations of the project will be explained in two parts which are findings from site observations and interviews.

#### **3.3.3.1 Findings from Site Observations**

The Partnership for the Future (PFF) is a European Union (EU) funded program that has been under the responsibility of the United Nations Development Programme since 2001. The aim of this project is to contribute “to the peace-building process in Cyprus through urban infrastructure rehabilitation and community development, cultural heritage preservation and private sector development”. The objectives of the EU funded projects implemented by UNDP-PFF in selected small cities are to back

the social and economic development of Cyprus by improving the living and environmental conditions of the inhabitants (www.undp-pff.org, 2012).

The “Urban Upgrading and Improvement of the Old City Centre of Lefke” project intends to turn it into an attractive place for inhabitants and visitors while upgrading the city centre, which started in January 2011. Under the vision of this program, façades of the main historical buildings, including shops, offices and residential houses were renewed (www.undp-pff.org, 2012).

The project, collaboratively undertaken by UNDP and the Lefke Municipality, was implemented in the city centre (Figure 17). Road and pavement establishments, façade restoration and electrical-telephone infrastructures were also included in the project (UNDP-PFF, 2010).

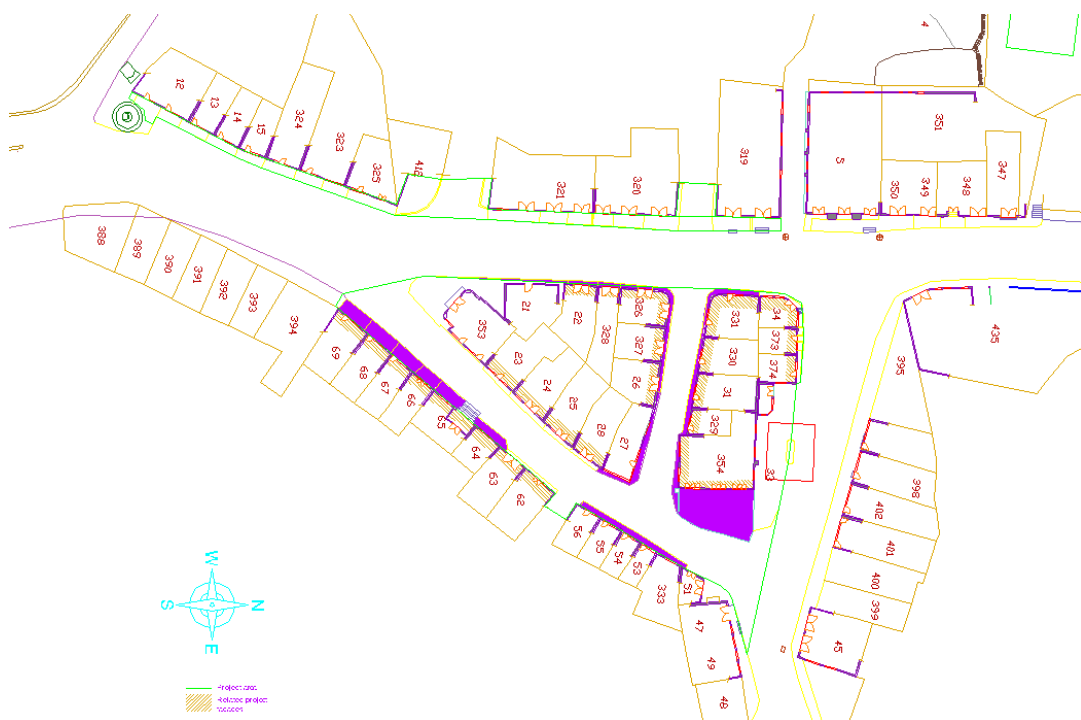


Figure 17: Map of the project area (Source: UNDP-PFF, 2010)

Two types of improvements were carried out during this upgrading process: One, which concerns the roads and infrastructure and the second, which concerns the buildings. Infrastructure upgrades included civil work for entrenchment of the electrical and telephone cables; cabling for illumination; improvement of water connections to the buildings; upgrade of storm water outlets; improvement and upgrade of sidewalks; enhancement of pedestrian sections; road-paving with various materials; and traffic signs and markings. Regarding improvements on buildings, inappropriate interventions that were carried out in the past were removed and replaced with suitable material; building facades will be face-lifted, joinery and woodwork upgraded, gutters installed as well as plastering and painting carried out (UNDP-PFF, 2010) (Figure 18, 19, 20).



Figure 18: Before Improvement in the Area



Figure 19: During Improvement in the Area





Figure 20: After Improvement in the Area

In summary, the upgrade and renovation covered:

- Roads and pavements
- Façade restoration: detailed investigation and analysis made for each building on a selected area and drawings were prepared for the restoration
- Electrical-telephone infrastructure (UNDP-PFF, 2010).

### **3.3.3.2 Findings of Interviews**

The main purpose of these interviews was to reflect the importance of collaborative partnerships in the development plans. As mentioned earlier, urban development plans are implemented to find solutions for the problems of a city and are developed in conjunction with an urban policy. Throughout this process, numerous individuals and institutions are involved. This requires a workable and amicable partnership in which the views of all participants are considered.

Interviews were conducted in order to understand the views of the stakeholders pertaining to the implemented project as well as its success level from their point of view. First of all, to understand the priorities and development of the project, an interview was conducted with the concerned responsible persons in the Lefke Municipality. The Mayor noted that in order to improve areas of dilapidation, the Lefke City Council decided to prepare a project for the improvement of the historical city centre. In this context, project support and financial resources were provided in

collaboration with UNDP, which offered grants. The UNDP was selected as the key actor in this process. During the interviews, committee members also indicated that the project objectives, scope, and expectations were determined by all participants who attended the meetings held several times with citizens. It was also mentioned that as a result of these meetings, joint decisions were developed in conjunction with the municipality and UNDP project managers.

Following this interview, to understand the tendering and implementation of the project, an interview was conducted with the UNDP project coordinator and with the designer. The project coordinator stressed that as a result of these consultations, it was found out that the man-power of the project and financial resources were shared between the municipality and the UNDP depending on the agreement. The designer indicated that the project was prepared in two stages to cover the entire historical city centre. Only the first stage of implementation of the project was completed. Cooperation problems took place between the municipality and the UNDP and as a result, the second stage was not able to proceed. The designer continued to explain that due to a lack of a development plans and the inadequacy of laws in the region, three shops were demolished by the owner and a multi-story building was constructed which does not comply with existing contexts due to the planning process of the project. Following this incident, the Department of Antiquities and the City Planning Department decided to work on enacting planning laws for this region. With regards to the scope of the project, as mentioned by the coordinator, suggested that the improvement done on the facades was not applied to the building interiors. One of the main reasons for this was to keep project costs low and to provide an incentive for property owners to improve their buildings. In order to support property

owners, the UNDP encouraged the use of buildings for tourist information offices, the presentation and sales of traditional/local handicraft products, cafes and/or restaurants to promote and support the local cuisine. The designer of the project also emphasized that one of the main objectives of the project was social and economic rehabilitation of the historical city centre.

Finally, in order to understand the effects of the implemented project, local property owners and citizens were interviewed. The main goal of these interviews with the citizens was to understand whether or not the project was successful. As a result, questions were asked about the pre-project, the implementation period, and the post-project period. Separate meetings were held with both property owners and citizens. Results of these interviews revealed that the pedestrianizing of the area was one of the main decisions implemented in the first phase of the project and was accepted by most of the participants positively. During the interviews with owners, it was understood that the determination of property rights were made under the responsibility of the municipality. All interviews were conducted individually with property owners and a mismatch emerged between some of the users and the municipality during this process. One building was left outside of the scope of the project because of the inability to resolve property rights. Expenses for proprietors would be subsidized by the programme supporters. One of the citizens, who currently work at Lefke University, mentioned that the university was constructing a new faculty building very close to the historical city centre and that its proposed function was to serve students as a library-bookstore, cultural activity, and art-workshop centre (Lefke University has not yet activated the building for its users).

The general tendency showed that the induction of new functions in the project area has not reached its expected level.

These inferences drawn from the interviews indicate that extensive work was done in the historic city centre of Lefke; however, despite this considerable work, all stages of the project have apparently not been completed in the desired way.

### **3.3.4 Evaluations and Discussions of the Project Process of the Selected Site**

In this section, the findings of the case study obtained during data collection will be summarized below.

The findings of this study show that certain points have emerged. These points summarize the upgrading project implemented in the city of Lefke. A critical evaluation based on the “urban regeneration” policy and its consequences can be summarized as follows:

- In the initial phase, problems were identified on-site, prior to preparing the project within the given constraints. The scope was clearly expressed; however, key features do not appear to be adequately defined.
- Evaluation of the implemented project showed that all of the appropriate actors were involved during the planning, development, and implementation processes. After the project was completed, it was necessary for key actors to take action in the maintenance and management phases; however, it was observed that this did not take place.
- Goals and objectives were clearly defined for the development of a strategy and the scope of the operation was clearly outlined. This project has shown a significant contribution in achieving the intended results. However, due to an administrative problem, the second phase of the project was cancelled.

- Funding of the project and its implementation was provided in collaboration with the international organization, UNDP-PFF. Participation from the public is recognized as essential to the successful implementation of the project. It is recommended that regular meetings be held with related partners, authorities, and organizations to ensure a sustainable outcome.

All of these findings summarized above indicate that the Urban Upgrading and Improvement of the Old City Centre Lefke project can be regarded as partially successful. In the selected case study area, several complications were faced during and after the carrying out of the urban upgrade project. Below table provided and summarized these results of the project (Table 9).

The most important lesson learned from this case study was that the urban project process is the result of a combined approach and that if the right steps are followed; it could achieve a balance between physical, social, economic, and environmental issues.

Table 9: Lefke Fact Table

<b>CITY CONTEXT</b>	
COUNTRY	<b>Cyprus</b>
CITY	<b>Lefke</b>
POPULATION	<b>3009</b>
GOVERNMENT	<b>Unitary Democracy</b>
LANGUAGE	<b>Turkish</b>
TRANSPORT	<b>Motorways, Buses</b>
<b>PROJECT DESCRIPTION</b>	
TITLE OF THE PROJECT	Urban Upgrading and Improvement of the Old City Centre of Lefke
The project is to contribute to the peace-building process in Cyprus through urban infrastructure rehabilitation and community development, cultural heritage preservation and private sector development.	
<b>SCALE OF THE PROJECT</b>	
<input checked="" type="checkbox"/> SMALL	<input type="checkbox"/> MEDIUM <input type="checkbox"/> LARGE
<b>STIMULI OF THE PROJECT</b>	
<input checked="" type="checkbox"/> ECONOMIC	<input checked="" type="checkbox"/> ENVIRONMENTAL
<input checked="" type="checkbox"/> SOCIAL	<input type="checkbox"/> CULTURAL
<b>THE PROJECT PROMOTER(S)</b>	
LOCAL & NATIONAL	INTERNATIONAL
Local authority: Lefke Municipality	UNDP-PFF The European Union (EU)
<b>PERIOD OF THE PROJECT</b>	
Phase I: 12 months (January 2011-January 2012) Phase II: Cancelled	
<b>FINANCIAL COSTS AND SOURCES</b>	
N/A (International)	
<b>KEY CHARACTERISTIC(S)</b>	
<ul style="list-style-type: none"> <li>- Economic Investments</li> <li>- Social Investments</li> <li>- Environmental Investments</li> </ul>	
<b>STRATEGIC OBJECTIVE(S)</b>	
<ul style="list-style-type: none"> <li>- Economic Attractiveness</li> <li>- Improving Public Services</li> <li>- Attractive and Safe Public Spaces</li> <li>- Commercial Vitality</li> <li>- Live and Vibrant City Centre</li> <li>- Benefits of Architectural Heritage</li> <li>- Safe and Inclusive Communities</li> </ul>	
<b>RESULTS OF THE PROJECT</b>	
<ul style="list-style-type: none"> <li>- In historic city centre, façades of the main historical buildings, including shops, offices and residential houses renewed</li> <li>- Road and pavement establishments, façade restoration and electrical-telephone infrastructures completed</li> <li>- Upgrade of storm water outlets done</li> <li>- Improvement and upgrade of sidewalks accomplished</li> </ul>	

- Enhancement of pedestrian sections done
- Road-paving with various materials renewed
- Traffic signs and markings completed

### **3.4 The Need for an Applicable Urban Regeneration Framework**

By the end of the 1980s, developmental problems were apparent and most Mediterranean based European and Middle Eastern cities recognized their need for a policy to resolve these issues (Menchawy, 2008). To resolve these issues by using the encouragement of remedial activities within a competitive context for both developed and developing economies, one sensible approach and the main objective was to revitalize the city centre and apply ventures to upgrade the quality of the built environment. With this in mind, the city's weaknesses and strengths were considered as determining factors pertaining to the development of policies by local authorities. As stated by Kwon and Yu (2011), in order to become and pursue a sustainable and vibrant habitat for citizens, users, stakeholders, entrepreneurs, and visitors, local governments in these cities should develop their own policies.

At this point, urban regeneration put forward by Roberts (2000); it should be reminded that it is a concept with different dimensions such as physical, social, economic and managerial and it should be designed to serve five basic purposes. According to Roberts (2000), the goals of urban regeneration are:

- To put forward strategies to avoid uncontrolled urban sprawl
- To investigate the causes of social collapse and deterioration and to put forward preventive suggestions
- Developing strategies to revitalize the economy to increase urban welfare and quality of life
- Planning of regeneration projects according to new physical, social, economic, environmental and infrastructure needs emerging in the rapidly growing urban fabric



- An economic approach to improve urban welfare and quality of life

Results of the current literature review suggest that developed urban regeneration projects aiming at eliminating the problems we observe in today's cities, present designs for protection of the natural environment, social justice, and economic development. Also, taking into consideration the views of people who live in the concerned area from start to project completion will facilitate the implementation of urban regeneration projects more easily.

Including the cooperation of local authorities, civil society, and the private sector in the decision-making process of the central authority will be a beneficial approach for these projects.

As a result, political, social, economic, and environmental requirements must be met to ensure sustainable urban regeneration. Participatory planning, equal income distribution, and increasing the use of renewable resources are issues that need attention.

The basis of planning for the area where the regeneration will take place focuses on obtaining information and analysing this information to shed light on the management of the project. Planning the regeneration project with the information obtained from the field consists of various steps which are carried out according to the planned implementation. In the end, the control is carried out by evaluating all stages in a holistic approach and thus the management cycle of the regeneration process is completed.

Since the information obtained from the literature review is more general and there is no special urban regeneration process that focuses on the historic city centre as a whole, this study intends to fill the gap of redefining a framework that can be utilized for the regeneration process of historic city centres learning from the Mediterranean. Results from the literature review establish the basis of Chapter 4.

## **Chapter 4**

# **INTRODUCING AN APPLICABLE URBAN REGENERATION FRAMEWORK FOR HISTORIC CITY CENTRES**

Urban regeneration is described as an interventionist activity aimed at providing an individual scheme to reflect the needs and requirements of the city and to reduce the social disruption and economic concretion of deficit urban areas (Roberts, 2000, Hausner, 1993, McGregor et al, 1995). Roberts (2000), on the other hand, stresses the importance of various actors in this activity:

The task of ensuring the effective regeneration of an urban area is of fundamental importance to a wide range of actors and stakeholders, including local communities, city and national government, property owners and investors, economic activities of all kinds, and environmental organisations at all levels from the global to the local (Roberts, 2000, p.4).

The process of urban regeneration describes a collaborative interaction between strategies, objectives, the collaboration and consensus between stakeholders/actors, and the strong adaptation within a city. It is a complex structure and long-term process that includes making an on-site diagnosis, defining the objectives and operational activities, incorporating actors, applying and implementing the project, and managing the project after implementation has been completed.

The most significant result reached at this point is the importance of each stage and dealing with the main issue so that it can be designed using a holistic and

multidisciplinary approach. However, this holistic approach is not specialized as a standard framework unique to historic city centres, which is the scope of the study. With this in mind, current practices in the world should be evaluated and suggestions, with basic principles appropriate to the scope of work, should be developed. When taking into consideration all of these facts, the review of existing studies suggests that there is need to redefine the process of urban regeneration and provide a new framework that aims to set up a comprehensive and comprehensible evaluation of an applicable framework for historic city centres. As a result, an applicable urban regeneration framework was developed by the author based on the below mentioned stages.

#### **4.1 Development Stages of an Applicable Framework**

The first stage of this research is an in-depth review of the literature that was conducted for cities and city centres. The historical development of historic city centres is very significant due to the historical richness of the city as well as its existing artefacts making these city centres a focal and attraction point. These architectural and urban heritages possess considerable values for each city. This is an important objective in sustaining cultural richness but it can be adapted to present conditions and associated with sustainability by local administrations. Within this context, historical city centres have been examined as per the criteria required for sustainability by various scholars (Mumford, 1938, Mumford, 1961, Benevelo, 1975, Kostof, 1991a, 1991b, Reader, 2004). Their discourses on the subject have been used to define characteristics, strategies, and developments of historic city centres throughout the historical periods since the first formations of the city.

It is possible for cities, and all of their components, to attain a sustainable structure with urban development policies. So far, a number of cities have produced various approaches to resolve their problems. This solution sometimes encompasses a portion of the city and sometimes recommends the entire city as part of a holistic approach. These suggested solution-based proposals, which could be recommended for either the entire city or just a specific region within the city, comprise an important component regarding the value of the managed approach to be utilized. As there are many approaches that deal with urban development policies, it is important and necessary to understand the concepts of “regeneration”, “urban regeneration”, and the “process of urban regeneration” to determine the objectives and criteria that are involved as suggested by scholars (Carmona et al, 2003, Kwon and Yu, 2011, Roberts, 2000, Trumbic, 2005, Ayataç, 2003, Ergenekon, 2001, Keleş, 2003, Galdini, 2005, Galdini, 2007). In addition, this policy development stage was also discussed in-depth to gain a better understanding of its relationship with the city, city centre, and specifically the historic city centre. At the end of this stage, a critical assessment was done regarding the regeneration of historic city centres on how they can contribute to the sustainability, as part of the developmental process for the framework.

The second stage consists of examining examples of historical cities with urban regeneration project processes, problems, objectives, and policies in European and Middle Eastern cities in the Mediterranean region, by reviewing a number of documents presented in detail. The examples were selected primarily according to their policy approaches and their city centres. The first selection criteria were “historic city centre” and the concept of “regeneration” as an urban policy. Because

there is a total of 47 European cities and 17 Middle Eastern Cities within the Mediterranean region, a limitation in city numbers was required for manageability purposes. The selection criteria of “historical city” included having a border along the Mediterranean Sea, having settlements within the historic city centres, having a planned regeneration project and scale of settlement. The regeneration processes of selected historic city centres from Europe; Athens, Greece; Palermo—Sicily, Italy; and Valletta, Malta; and the Middle East; Beirut, Lebanon; Damascus, Syria; and Jerusalem, Israel were studied.

Taking into consideration the above mentioned historic city centre examples, factors that may have contributed to successful strategies, the methods and procedures, the resources utilized, and the obtained results were examined. The evaluative and explorative methodology used for these examples were categorized as follows: city name, area location and characteristics, urban complications (social-economical-physical), area possibilities, strategic objectives of the regeneration project, limitations of the project, programming (phasing and timing) of the regeneration project, key stakeholder identification, research for development results, and achieved outcomes. This detailed structure provides the main framework for the examination of larger samples. With this classification and identification methodology, the possibility of selecting a suitable urban regeneration project, its applications, and notional point of views are identified. The structure in this section allows for the comparison and evaluation of examples as well as the discovery of similarities and differences in urban regeneration projects and policies for each city. Many important and useful results can be drawn after this comparison and assessment. This system also provides an overview and outline of existing urban

regeneration policies, which can easily benefit in terms of policies, programmes, and objectives. Also, reviewing the criteria for the selected examples offers the possibility for inter-city comparisons. As a result of this stage, findings are concluded based on the lessons learned from the examples, which are crucial in framework development.

The third stage regarding the process of urban regeneration includes extensive readings and analyses of the comprehensive guideline for urban regeneration—“Guidelines for Urban Regeneration in the Mediterranean Region” prepared by the Priority Actions Programme (PAP). The “Guidelines for Urban Regeneration in the Mediterranean Region” considers urban issues in the Mediterranean region while addressing urban regeneration as a remedial tool. The PAP, a subgroup of the Mediterranean Commission for Sustainable Development (MSCD), analysed existing problems in selected Mediterranean cities and compiled detailed guidelines in this report. The objective of this report was to offer advice regarding the implementation of urban regeneration process tools; however, these tools were not given in a step-by-step fashion for users. At this point, due to the availability of the sources and the scope of the report, it was selected as a main source for the development of the framework developed by the author; however, in a more user friendly format with easy to follow schematized steps.

The fourth stage consists of merging the first three stages together into a unified framework that aims to redefine the urban regeneration process, which is based on existing literature, selected examples, and analysis of PAP’s guidelines that are currently in use. The goal of this stage was to provide a working model to simplify the process of urban regeneration while maintaining specified professional standards.

The final stage consists of transferring the proposed processes into a figure format and explaining each process on a step-by-step basis to suggest an applicable urban regeneration framework for historic city centres. The step-by-step frameworks and flow diagrams can be found in detail in the next sections of this chapter.

## **4.2 Development of an Applicable Framework for Historic City Centres**

The proposed framework is used as a measure for urban regeneration projects in historic city centres, where urban regeneration is to be implemented. The proposed urban regeneration process was schematized and explained in a step-by-step fashion to make it easier to follow and understand. This part of the research summarizes the steps that urban regeneration projects should follow during the implementation process.

Based on the review of literature, case studies, and the guidelines for providing an applicable urban regeneration process framework, the planning process of urban regeneration is divided into four main steps:

1. The Starting Step
2. The Launching Step
3. The Planning Step
4. The Implementation and Management Step



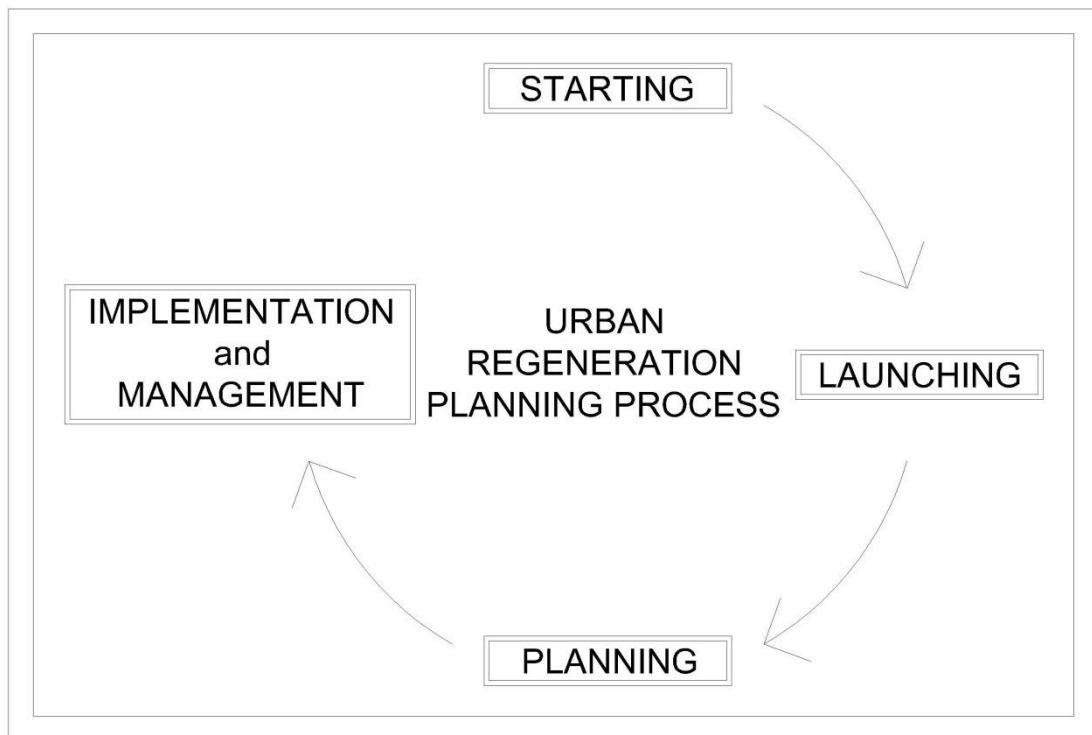


Figure 21: Logical framework for the Process of Urban Regeneration: as developed by the author

In addition, these steps are divided into sub-steps, which will be used as a checklist to question the appropriateness of projects. Each of these steps and sub-steps has their own priorities and associations. At each step, there are distinctive tools that local governments can use to systematically design a regeneration process.

#### **4.2.1 The Starting Step: “Kick-Off”**

One of the first steps for setting up the process of an urban regeneration project is the starting step which begins with exploration the existing urban problems, scope of scale, and stimuli of a process. In considering a city’s past, exploring urban problems is a critical necessity required in the prediction of its future development. The unique structure of the city is analysed to provide insights into the project on the positive qualities of the city. Moreover, urban problem explorations identify these problematic areas. Urban problem explorations of historic cities include understanding the built and natural environment as well as its cultural aspects, which

gives the city its unique character. Based on the reviewed examples in each particular case the scope of scale illustrates the urban regeneration project sizes, which can be classified as small, medium, or large scale, and determining the scope of the urban regeneration project to be implemented is based on the context of the historic city. The starting step provides a class of stimuli of the project. Stimuli selection can be affected by each case's particularities, which can be categorized as economic, social, environmental, or institutional.

Using the outcome data, the process of urban regeneration needs to clarify that “the particular complexity of urban problems in each city drives to a large extent the need for urban regeneration, its focus and scale” (PAP, 2004: p.9). With this in mind, it can be suggested that:

- The goals and objectives, which refer to the need, are the required end for the urban regeneration process.
- Various multiple-dimension actions in the form of key interventions/projects can be supplied by the focus for the urban regeneration process.
- The spatial and financial extent of the intervention presents the scale in the suggested framework for the urban regeneration process.

At the end of this step, some key features are provided which are long term perspectives, political will and commitment, multi-actor/stakeholder participation, organizational frameworks, institutional/legal frameworks, and financing and maintaining the process. These key features are the key trigger of the project process as the final sub-step before continuing onto the second step of the process (PAP, 2004). Based on this analysis, the starting step of the framework for the process of urban regeneration is redefined in Figure 22.

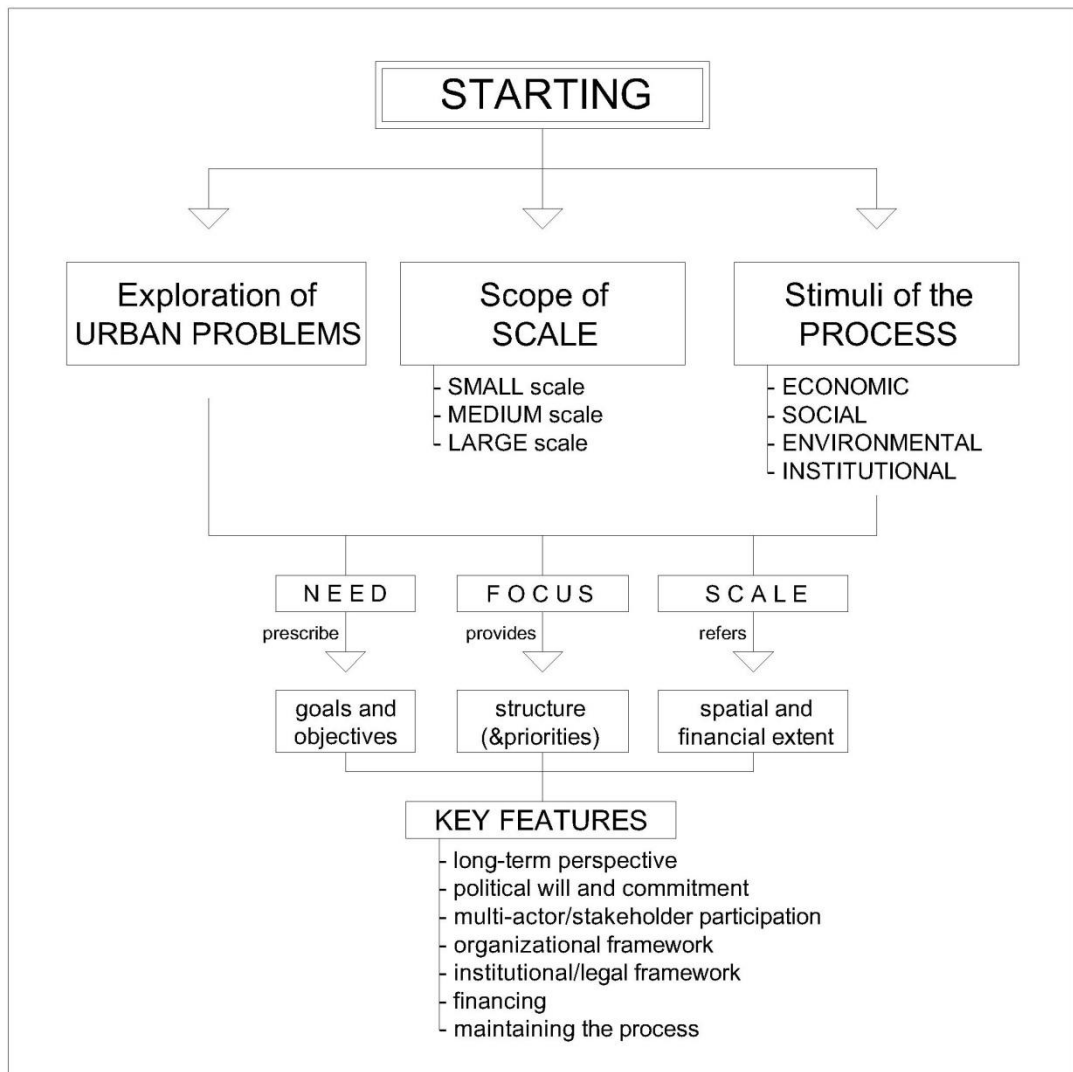


Figure 22: The starting step of the framework for the Process of Urban Regeneration; as developed by the author

#### 4.2.2 The Launching Step: “Identifying Action”

While the starting step provides key features for the regeneration project, the launching step identifies the actions that need be taken. The launching step of the regeneration process starts with the diagnosis of the basic problems and builds up a framework to identify project actions required for the planning step. Therefore, diagnosing the basic problems is supportive in defining the restrictions and presences of each individual spot as well as the related prospects needed for regeneration. This should start with recognizing the existing situation, exploring trends, and mapping the existing problems and opportunities (PAP, 2004). To build up an urban

regeneration process framework for historic cities, the existing institutional structure can provide a good basis. This structure is used to define the necessities for institutional action which are governmental, legislative, financial management and financing, promotion, and communication and participation; however, it is also important to identify the key actors from the civic sector who are experts (urban designers, infrastructure, transport and environmental planners, sociologists, and economists), private entrepreneurs, NGO's, resident community, and international agents (EU, UN, etc.). This step of the process ends with identifying project actions that include goals, objectives, and characteristics. This process is shown in Figure 23.

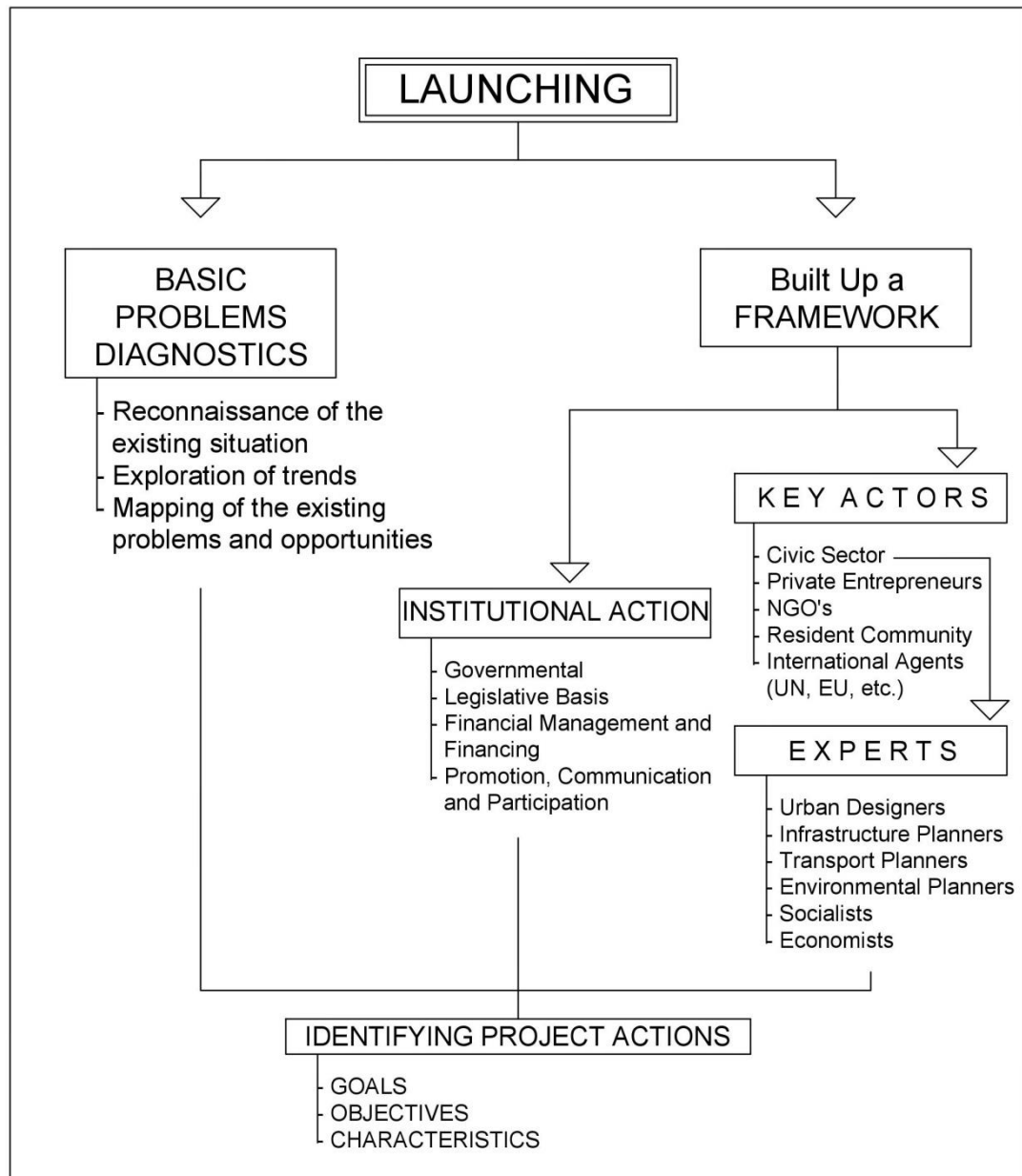


Figure 23: The launching step of the framework for the Process of Urban Regeneration; as developed by the author

#### 4.2.3 The Planning Step: “Deliberation”

The planning step starts with synthesizing the current situation. The most pressing issues of concern, for the current situation, are squatter areas, old town districts, historical centres, existence and formation of urban derelict land, social unease and unrest, economic decline of city centres, and visual disarray and disorganised spaces around the entrance to the city. Synthesizing the current situation must include an in-

depth examination of the existing structure and the state of the land. The planning step provides a developing strategy, which clarifies the goals and objectives as well as actions necessary for urban regeneration, which are vital components of the third step of the process. In the goals and objectives stated in the Guidelines for Urban Regeneration in the Mediterranean Region, “the key planning interventions”, “the financial scheme” and “organizational structures” turn into a strategy that provide the basic project characteristics (PAP, 2004). The main goals could include the rehabilitation of complex urban structures, improvement of the environment (quality of life), preservation of valuable and unique fabrics, control the deterioration of specific urban zones, and restructuring economic activities of the regeneration projects (PAP, 2004, pp.16-19, 28). The objectives could also include restoring buildings, rehabilitating private residences and upgrading the infrastructure, identifying business needs, developing new opportunities, encouraging economic growth, organizing institutions for management and planning, enhancing basic services, empowering communities, and promoting public participation (PAP, 2004, pp.18). Therefore, urban regeneration strategies are location specific and this determines the tools and instruments that should be used. In this regard, the scope of operations can be defined as the plot, the block or the district, where the action of the process will take place as a sub-step. This step of the process ends with the implementation of the plan, which is the most significant part of carrying out the process of urban regeneration. Factors involved in the plan implementation include land control, traditional tool selection for spatial planning, project-based strategic planning, specific plans, programming, flagship developments, and implementation stages. Figure 24 shows that the planning step of the framework for the process of urban regeneration.

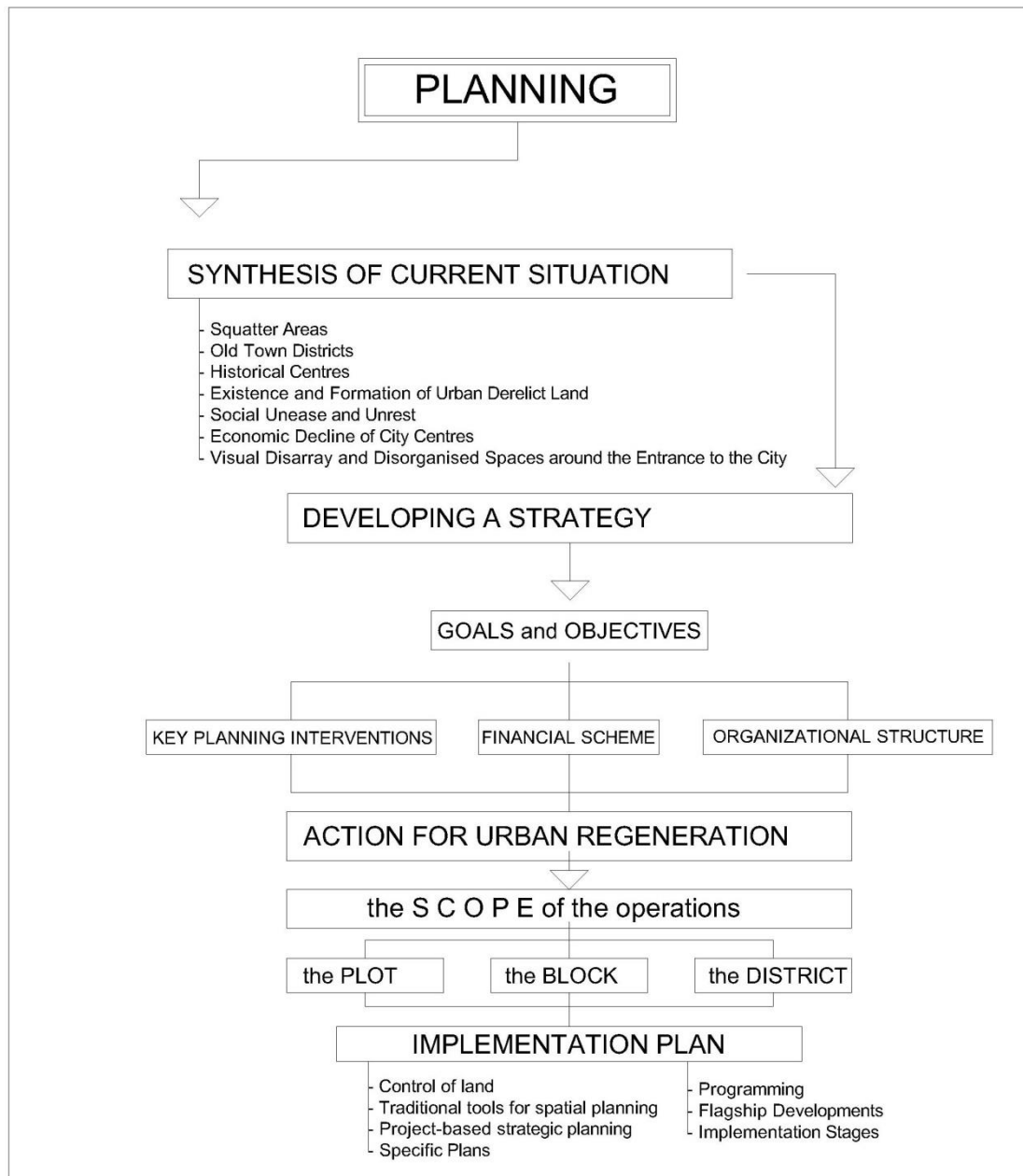


Figure 24: The planning step of the framework for the Process of Urban Regeneration; as developed by the author

#### 4.2.4 The Implementation and Management Step: “Decipher”

The last and most important step of the process is implementation and management, which depends on many factors including public participation and partnership, funding, governance and participation, and monitoring and evaluation. Different actors take part in the management process throughout its operation, the allocation of financial resources and funds, monitoring, evaluation, employing technical

proficiency, and arranging basic organizational activities which are essential components for such a multifaceted action and have been detailed in each sub-step. Public participation is a key contribution of different actors who are public sector agencies, local authorities, regional and national agencies, residents, local community, NGO's, government agencies, and community-based groups for the urban regeneration process and multiple level partnerships could provide a clear picture of a city's characteristics, problems, prospects, and needs while forming a shared vision for the city, identifying common needs and priorities pertaining to urban regeneration, promoting a commitment to implementing the project, and generating the necessary funding for project implementation as well as following up with urban regeneration projects. Funding is a crucial requirement for urban regeneration projects and requires the support of private partners, local and central authorities, and international organisations. Governance and participation are recognized as essential features for successful implementation of urban regeneration projects. As monitoring and evaluation are also key components of any urban regeneration project, the Guidelines for Urban Regeneration in the Mediterranean Region (PAP, 2004) suggest that providing project sustainability places fundamental emphasis on having suitable specialists and well-equipped manpower throughout the entire process. The implementation and management step of the framework for the process of urban regeneration is defined and presented in Figure 25.

The final product of this process, which can be considered for each regeneration project targeting historic city centres, could be different for each city and it is important to note that each result will be specific to the field it is applied to. While the data collection phase, which includes analysing the current situation in the area of



regeneration and identifying the stakeholders, provides detailed data for the field, information obtained from each project should be examined in detail so that the level of functionality for the entire process can be seen.

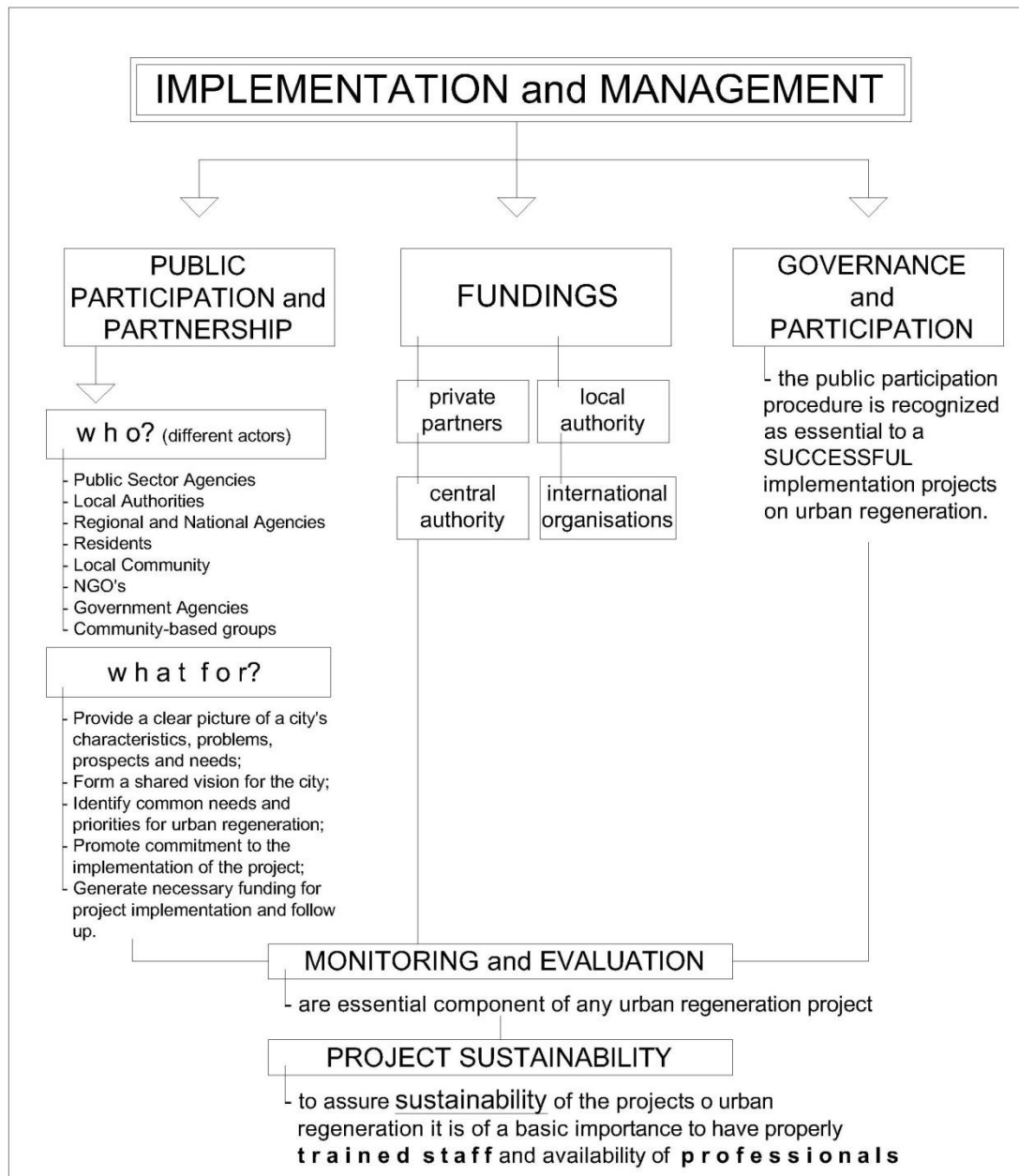


Figure 25: The implementation and management step of the framework for the Process of Urban Regeneration; as developed by the author

### **4.3 Re-defining the Process of Urban Regeneration**

In the final stage of an applicable framework of urban regeneration, a complete process cycle of the framework was developed. The cycle begins with the starting step of “kick-off”, which leads to the launching step of “identifying action”, which encompasses all actions needed, then continues with “deliberation”, which defines the planning steps of the implementations that will be taken, and ends with “decipher”, which is the implementation and management stage. The most important highlights from this study is that the urban regeneration process is portrayed as the result of a combined approach where if the right steps are followed, a balance between physical, social, economic, and environmental issues can easily be achieved. The framework presented in this study facilitated the creation and follow-up of these steps.

Figure 26 presents the overall step-by-step process of the urban regeneration process. Each step and sub-step has been shown in detail and a complete cycle framework was created by linking the transitions between the steps.

This framework is prepared for professionals from different stages of governmental bodies, institutions, and experts. Likewise, the components that were clarified during the literature review and analysis were integrated into the framework, as these are the actual results of authorities who are currently facing planning problems. Therefore, the framework covers all of the steps involved in the regeneration process. Concisely, it will be more applicable and adaptable for the sustainability of urban regeneration projects for historic city centres.

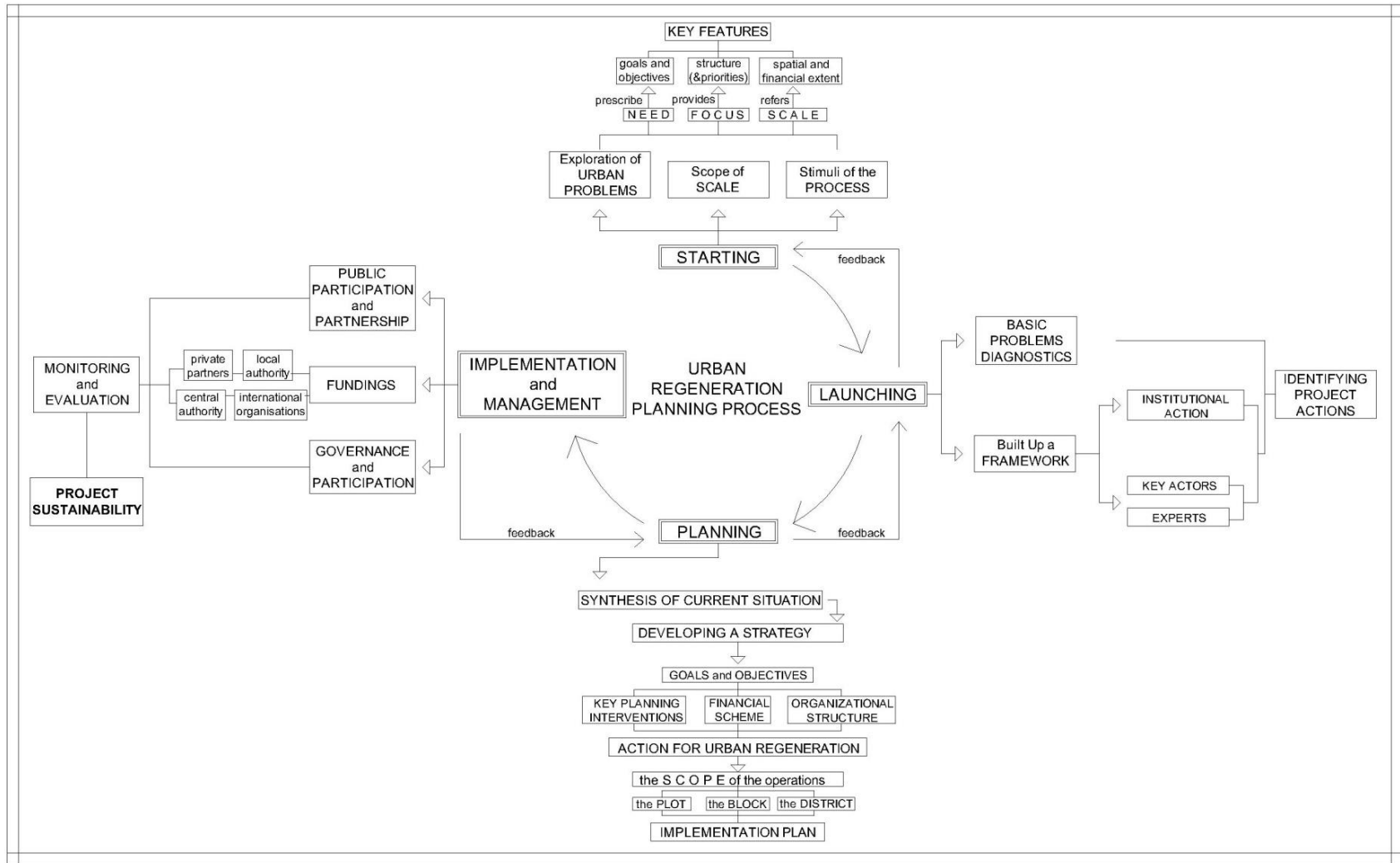


Figure 26: The Cycle of Urban Regeneration Planning Process; as developed by the author

## **Chapter 5**

### **CONCLUSION**

The overall aim of this research was to understand the concept and nature of the historic city centres and urban regeneration processes and their governance processes, in order to achieve a clearer understanding of the potential for improvement of in the historic city centres with proposed framework.

This chapter presents the conclusions reached by this study, which are grouped into two main parts. The first part is a “summary of the main findings” and the key research questions are associated based on the main findings of this research. The second part identifies “recommendations for future researches”.

#### **5.1 Summary of the Main Findings of the Research**

Nowadays cities are blocked for various reasons; however, despite this, people should have equal access to housing, job opportunities, education, and health care, which are among the growing problems of growing urban populations. For this purpose, the main concern of this study is to develop a proposal for creating an operational standard that can be used in the development of people-oriented and sustainable urban regeneration projects, to reach universal design standards in urban and building scales, to prevent the destruction of nature, and to produce solutions for the benefit of all stakeholders from an economic point of view. The aim of this study was to present an applicable framework pertaining to the urban regeneration process

of historic city centres. With this aim in mind, the main research questions were identified as:

- How can we regenerate the historic city centres?
- What stages/steps should be followed for the regeneration process of historic city centres?

After studying an urban regeneration guideline which has been developed specifically for Mediterranean region, and the studying some examples of urban regeneration projects through literature as well as doing a field work study on site on an implemented project, an urban regeneration framework for the historic city centres has been developed. The suggested urban regeneration framework (Figure 26, page 134), which is presenting the answers to the main research questions, is promising for various actors that range from urban designers to local authorities, as well as citizens.

In this study, the development of urban design and the processes involved was explained based on the existing literature. The key outcome from this review suggests that each stage involved is crucial and that a multidisciplinary approach must be used for healthy and sustainable outcomes. However, current practices utilized worldwide should be examined, evaluated, and recommendations based on these observations should be developed and incorporated into the above mentioned principles, which in turn can be applied to local conditions. Taking into account the basic principles identified for each area, where the regeneration will be carried out, attention and caution must be taken into account prior to implementing an application and these implementations must be designed accordingly to the basic needs as well as economic and social structure of the area.

Urban regeneration project adaptation will be attained much more easily when project development and designs are aimed at eliminating the problems we face in cities such as protecting the natural environment, establishing social justice and economic development, and inhabitant rights are taken into consideration. Therefore, the political, social, economic, and environmental requirements must be met to ensure sustainable urban regeneration. Participatory planning, equal income distribution, and increasing the use of renewable resources are among the main issues that need to be taken into consideration as well.

The management of process of urban regeneration, which the author has attempted to define within the context of the study, provides a way of accessing the points where urban transformation works are desired. It is not possible to actualize healthy urban transformations without evaluating the social, economic, environmental and physical criteria of today.

This study aimed to develop an applicable urban regeneration framework that can be used for the urban regeneration process aiming for sustainable planning on a step-by-step basis. Depending on the implementation of the proposed applicable urban regeneration framework, some basic standards are targeted.

## **5.2 Recommendations for Future Researches**

The author believes that the results from this study offers better insight regarding the application of innovative interferences that can be used to facilitate regular connections with inhabitants and consumers, better organization and implementation, and more effective and specialized ways to achieve tasks associated with urban regeneration. The cycle of the urban regeneration process set forth in this study could

be an effective, adaptable and applicable framework that can be followed during the design, implementation and evaluation processes of urban regeneration projects, especially for the historic city centres located throughout the Mediterranean. While this study emphasizes the development of a proposal for future applications of urban regeneration it also develops a platform for new research to be conducted within the proposed framework. In addition, this study also provides a usable background for evaluating insufficient data that may arise during the evaluation and documentation of future works. As the scope of this study provides an opportunity to create a new multifaceted framework for rapid data collection, analysis, and evaluation for future projects, some of the research recommendations presented in this work lie outside the traditional research approach. Further applications and testing of this framework are needed and can be conducted in the other Mediterranean cities as the proposed framework could provide a baseline approach for further regeneration projects for other cities characteristically different from the Mediterranean region.

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