

Urban Transformation and Public Housing in Residential Areas: Adana-Yüreğir District Public Housing Projects

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Geliş tarihi: 09.09.2019 Kabul tarihi: 30.09.2019

Abstract

The requirement of housing due to the increase in population arising with the immigration allowance implied unplanned structuring. Remission of public improvements in our country which has frequently brought within law caused squatting and this situation brought shanty settlements along. These complex housing settlements negatively affected not only the owners living in but also the cities in their entirety. Yuregir, which is one of the central districts of Adana, is a district where the housings against license can be observed heavily nowadays due to the immigration receive. In this area, implementations of public housings are performed in stages by TOKI, Metropolitan Municipality of Adana and Yuregir District Municipality. These implementations are aligned as; Yavuzlar (Sinanpasa) TOKI Project which was finished in 2009, Kisla Neighborhood First Stage Urban Transformation TOKI Project which was finished in 2016 and Atakent Public Housing which was finished and handed over in 2018.

In the context of this Work, the concept of urban transformation and the implemented public housing projects are examined in recognition of their physical, social and economic dimensions in the scale of Adana Yavuzlar Neighborhood. The findings achieved in consideration of the obtained data are explained in the "Conclusion" section.

Keywords: Urban transformation, TOKI, Public housing

Konut Alanlarında Kentsel Dönüşüm ve Toplu Konutlar: Adana İli Yüreğir İlçesi Toplu Konut Projeleri

Öz

Günümüzde kentlerin karşılaştığı en önemli sorunların başında gelen göç olgusu; kentlerde kontrolsüz büyümeye ve çarpık yapılaşmaya neden olmaktadır. Sıklıkla ilan edilen imar afları nedeniyle ruhsata aykırı yapılaşma artmakta; bu karmaşık yapılaşma ise sadece bölgeyi veya içinde yaşayan kullanıcıları değil, kentlerin tamamını olumsuz yönde etkilemektedir.

Adana'nın merkez ilçeleri arasında yer alan Yüreğir, günümüzde göç alan ve ruhsata aykırı yapılaşmanın yoğunlukla görüldüğü bir ilçedir. Bölgede TOKİ ile Adana Büyükşehir Belediyesi ve Yüreğir İlçe

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Belediyesi tarafından kentsel dönüşüm uygulamaları etaplar halinde yapılmaktadır. Bu uygulamalar 2009 yılında tamamlanan Yavuzlar (Sinanpaşa) TOKİ projesi, 2016 tarihinde tamamlanan Kışla Mahallesi 1. Etap Kentsel Dönüşüm TOKİ projesi ve 2018 yılında tamamlanan teslimi yapılan Atakent Sosyal Konutları olarak sıralanmaktadır.

Çalışma kapsamında Türkiye'nin toplu konut mekanizmasının anlaşılması amacıyla kentsel dönüşüm kavramı ve bu bağlamda uygulanan toplu konut projeleri; Adana Yavuzlar (Sinanpaşa) Mahallesi ölçeğinde, fiziksel, sosyal ve ekonomik boyutlarıyla incelenmiştir. Elde edilen veriler ışığında bulgular sonuç bölümünde aktarılmıştır.

Anahtar Kelimeler: Kentsel dönüşüm, TOKİ, Toplu konut

1. INTRODUCTION

Present cities experience a dramatic collapse depending on an insensible and unregulated expansion because of the socio-economic conditions, and excessive and non-proportional population distributions. Day by day, the problems have been ascending in accordance with the collapse and several solutions have been sought. Urban renewal also called urban transformation is the leading project to cope with the insolubilities. If cities are considered as common living quarters and likened a living organism, cities also get old and wear off in time and need to be renewed.

Most cities of Turkey were settled in old times, and if rapid urbanization is also attached, it was found that collapsed and uninhabitable areas were formed in a great number of regions. Especially TOKİ residences built on several areas of the country by the Public Housing Administration of Turkey is one of the leading projects on urban transformation. The present study aims to investigate the terms of urban transformation and public housing, their purposes, their relationships with each other, the consistencies and inconsistencies between their descriptions and the treatments, and Adana Yavuzlar Public residences in terms of climate, planning, economic, social, and physical.



Figure 1. Urban transformation application area (Google Earth, 2019)

2. MATERIAL AND METHOD

2.1. Material

Public residences built on the field between Kışla Street and Kazım Başer Street which formerly Aksantaş Factory was located on was the research material in the context of urban transformation in Yavuzlar (Sinanpaşa) Avenue in Yüreğir District of Adana City. The plans of the project were provided by the archives of Adana Metropolitan Municipality and Yüreğir Municipality, and contractor company.

The material of the Study consist of the layout plan belonging to residential area investigated in the notion of the thesis, building plan, photos, and the results of observation, meeting, and determinations in the urban transformation region and project area. The satellite photo of the Study area is in Figure 1.

2.2. Method

The theoretical information was collected primarily. Issue/status detection and favorable/unfavorable features depending on the method of observation and research on-site in accordance with the collected information were implemented. The architectural project and certificates elicited by Yüreğir Municipality were investigated.

The literature review was maintained in the several university libraries and the Chamber of Architects of Adana. Besides, seminars organized by Housing Development Administration, Chamber of Architects of Adana, and Chamber of Civil Engineers were followed, the archive and related documents of Adana Metropolitan Municipality, Yüreğir Municipality, Urban Transformation Offices, and Development Directorate were scanned, and theoretical information was compiled by obtaining the necessary sources on web about the subjects such as urban transformation, TOKI, Yüreğir district. Moreover, many local and foreign

articles about the subject were reached via e-books and magazines on the internet.

3. FINDINGS AND DISCUSSION

3.1. The Definition of Urban Transformation

While the transition to the urban industrial world means to intervene and transform the existing structure in the process of rebuilding the cities, the most remarkable to replace the old one with the new one.

Elements that shape this modernist perspective; the requirements of a universal history undergoing rational progress with new requirements, tools and technologies of complex industrial societies were offered. While growth is seen as the key to social welfare, technology development and capital accumulation have led to the expansion of industrial life into rural areas [1].

Urban transformation is a process that enhances the circumstances of the poorest neighborhoods via community-based renewal, protect the natural and structured historical environment, lessen the negative effect of urban structuring/development over the measurements related to enhancing environmental performance, target to apply corporation grounded programs supporting the economic competition of cities and towns, and is carried out by the integrated public sector [1].

In addition, the revitalization of the economy, the creation of employment and the necessity to do so in a competitive environment have brought new policies and strategies to the agenda. At this point, urban transformation has gained importance as a new project for cities [2].

Urban transformation can be defined as a process which is planned by considering the economic, social, executive, physical, and environmental dimensions of collapsed urban areas, and increase the quality of the urban with the sustainable and livable projects on the consideration of climatic, geographic, and cultural features [3].

3.2. The Definition of Public Housing

According to the mass housing law no 2985, the housing estate is an area that is approved by governors to be a mass housing residential area with at least 400 resident capacity and certificate of conformity, and owned by municipal. Also, that mass housing can be defined as the residence built on the housing estate, and the work including technical infrastructure and social reinforcement [4]. Although it refers to both mass housing and public housing in British and American literature, it may differ in terms of content and meaning. Therefore, the term of mass housing can mean different social senses for different cultures [5].

3.3. Housing Development Administration (HDA)

Housing Development Administration was established in 1984 to lessen the unemployment by increasing the production, and to solve the urbanization and housing problems caused by rapid population growth and rapid urbanization in Turkey. An autonomous mass housing fund was cashed up by the mass housing law no 2985 inured in 1984 [6].

3.4. Determination of Area

Residence necessity depending on the population growth caused by the migration (immigration) brought about the urban sprawl. Frequently announced zoning amnesties in Turkey raised the squatting and illegal settlement. The complex settlement affects negatively not only the habitants but also the rest of the population. Hence, the territory including a low-rise condominium in Adana in which citizens with low income and education live was the field of the study [7].

3.5. The Data of Yavuzlar (Sinanpaşa) Public Housing

According to data obtained from the Metropolitan Municipality of Adana, open tender with turnkey lump sum price of public residences was made in accordance with Public Procurement Law on 24.10.2005. The duration of the work was

determined as 360 calendar days. The projects of infrastructure, settlement, and architecture were begun on 03.01.2005. The project includes 15 A type with 10 floors, 22 B type with 7 floors, 14 C type with 10 floors, and 51 blocks with 888 residences in total 308 of them for the low-income group. 40 blocks with two apartments on each floor was located the south-north front and 11 blocks with two apartments on each floor was located southeast-northwest front. In addition to the residences, projects involved a trade center, a high school, and a mosque. The building site of the project was planned on 116.000 m² in total and the area that the building site of the 51 blocks was measured as 15.539 m². Besides, the building site of the trade center was 1968 m², the building site of high school was 1971 m², and the building site of the mosque was 738 m². Thus, the total area of the buildings was 20.000 m², the total area of green space was 72.500 m², and the total building site of way, Medway and parking lot was approximately 23.500 m².



Figure 2. Yavuzlar (Sinanpaşa) Area before urban transformation application [9]



Figure 3. Yavuzlar (Sinanpaşa) Area after urban transformation application [9]

Table 1. Distribution of placement area [9]

Block Type	Number of Blocks	Floors	Apartment (m ²)	Total (m ²)
A	15	10	132	39600
B	22	7	83	25564
C	14	10	143	40040

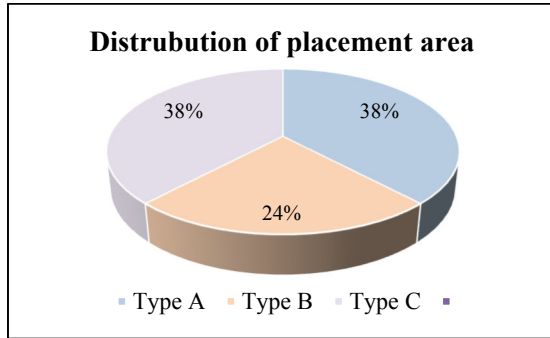


Figure 4. Distrubution of placement area

livingroom, 11.60 m² kitchen, 14.01 m² room, 13.07 m² room, 11.95 m² room, 4.93 m² bathroom, 10.60 m² corridor, 4 m² toilet and 5.57 balcony and 3.50 m² balcony, in total net 107.80 m² gross 132 m² The area of circulation is equal to %9.83 of net area [8].



Figure 5. A type blocks

3.5.1. A Type Blocks

15 A Type blocks with 10 floors consist of 2 apartments on each floor include 28.57 m²

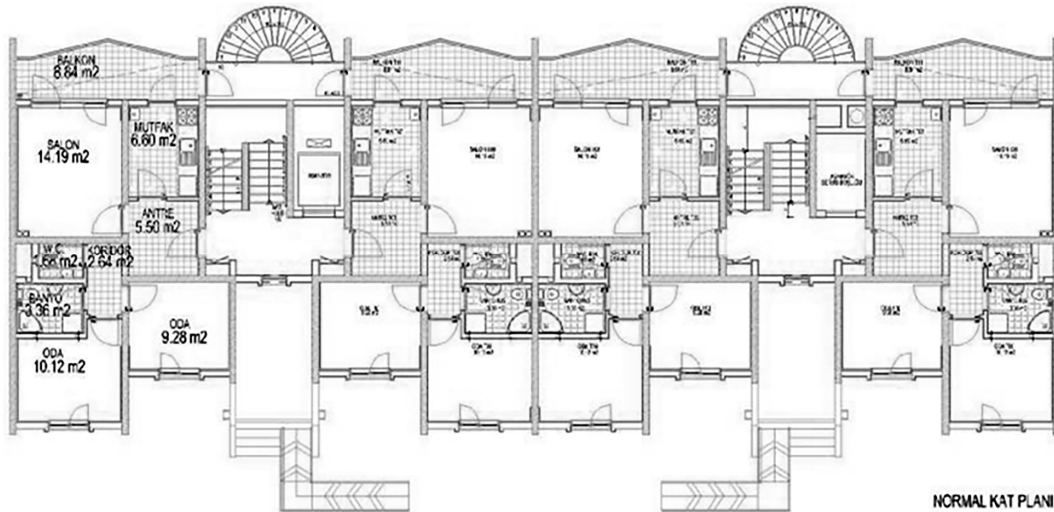


Figure 6. Plan of a type blocks [8]

3.5.2. B Type Blocks

22 B type blocks with 7 floors consist of 2 apartments in each floor include 14.19 m² livingroom, 6.60 m² kitchen, 10.12 m² room,

9.28 m² room, 5.50 m² foyer, 3.36 m² bathroom, 2.64 m² corridor, 1.68 m² toilet and 3.36 m² balcony, in total net 62.21 m² and gross 83 m², the circulation area is equal to %13,09 of net area [8].



Figure 7. B type blocks

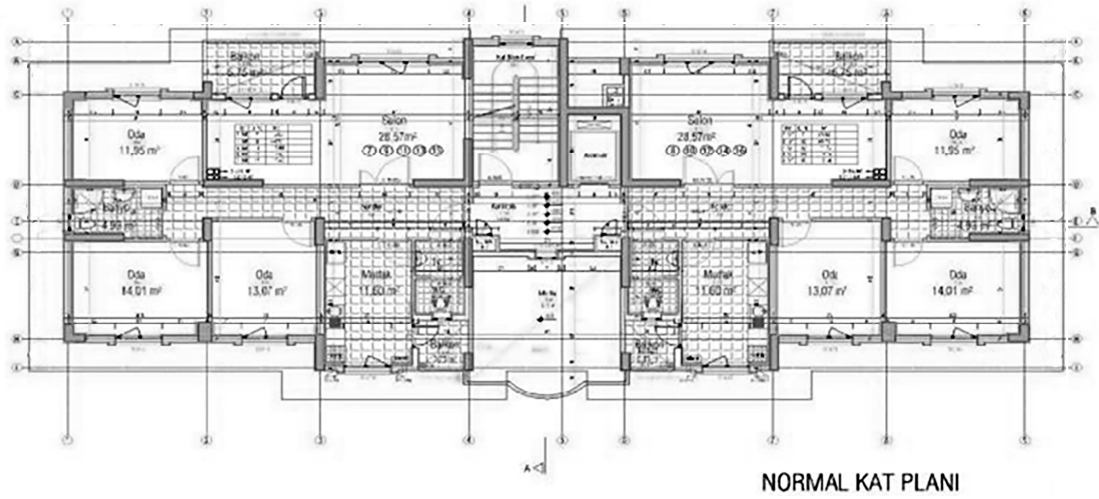


Figure 8. Plan of B type blocks [7]

3.5.3. C Type Blocks

14 C type blocks with 10 floors consist of 2 apartments on each floor and include 28.72 m² living room, 11.60 m² kitchen, 14.05 m² room, 11.76 m² room, 11.62 m² room, 7.53 m² foyer, 4.56 m² bathroom, 4.12 m² corridor, 2.64 m² toilet and 14.28 m² balcony, in total net 110 m² gross 143 m², the circulation area of the apartments is equal to %10.50 of net area [8].



Figure 9. C type blocks

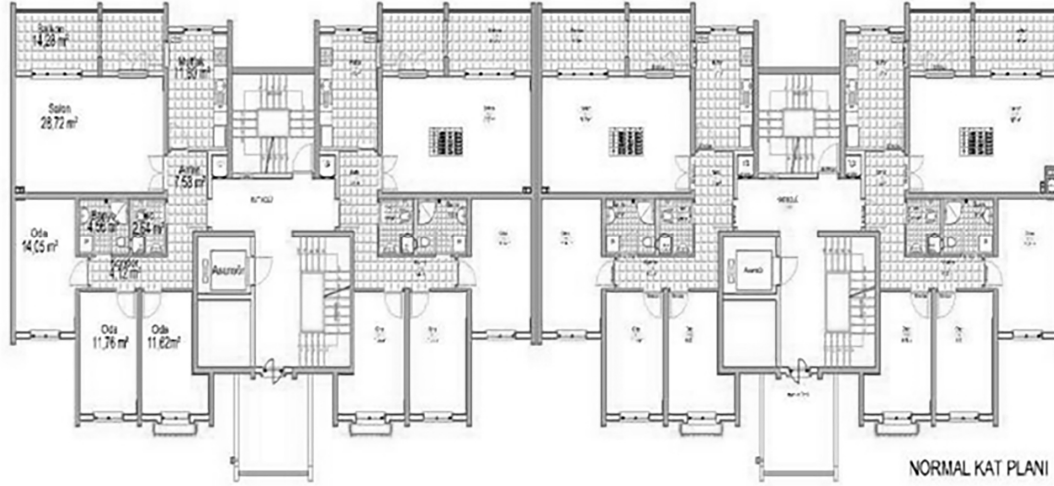


Figure 10. Plan of C type blocks [8]

Table 3. Environmental analysis of blocks

Type	A		B		C	
	Quantity	Accessability Average	Quantity	Accessability Average	Quantity	Accessability Average
Parking place	1	5-20 m	1	5-20 m	1	5-20 m
Playground	3	30-150 m	3	50-250 m	3	50-200 m
Mosque	1	250-1300 m	1	40-900 m	1	150-750 m
Mall	1	300-1350 m	1	90-950 m	1	200-800 m
Green Place	3	30-150 m	3	50-350 m	3	50-200 m
School	1	90-900 m	1	50-500 m	1	50-800 m

4. CONCLUSIONS

Public Residences in Yavuzlar avenue, Yüreğir District, Adana City were investigated in the study. Findings indicate that architectural projects were typically designed and the climatic data and local architectural features of region were not taken into consideration. Instead of typical project designing, if the climate and local architecture features of the city are taken into consideration, the buildings can be more practical. Findings showed that TOKI was operated around squatter settlement with the low-rise condominium, and the region was turned into multistory buildings. Projects for the low-density human scale are needed to be preferred when the background of the users is considered. The project site is closely located to new, developing and major projects in Adana City. The transportation

can be by subways, minibusses, and buses. Yüreğir Bus Terminal is 1,5 km away from the project site. Besides, TOKI residences in Yüreğir are very close to the hospital, five-star hotels, and Optimum Mall. Furthermore, it is nearly 5 kilometers to city center called 'old Adana'. Favorability of the location and frequency of the transportation vehicles provides an advantage, especially for the working class. residences consisting of A, B, C types were examined in terms of planning in accordance with the graph results. The area contains no parking garage and shields for sun and rain. The high school, playground, trade center, and mosque are beneficial for the owners. However, there exists no kindergarten and primary school in the project. Trashes, streetlights, banks, and pergolas are functional for owners. However, the project did not include any open or close multi-purpose area. Multi-purpose area is important for

the sociability of the owners. The area for sports activities such as basketball, volleyball, football, and tennis is not involved, and there exist no cycle paths.

The public housings, which were examined within the scope of the work, are the first example of urban transformation applied to Yuregir District. The project was implemented by the partnership between Metropolitan Municipality of Adana and Housing Development Administration of Turkey (TOKİ) involved physical deficiencies. Nonetheless, the utilisers owners who were located in the new housings of the urban transformation area were not moved away from their places where they used to live. Therefore they maintained their social life.

Increase of the building density on the housing zone prevents the low building density to benefit from the wind and the sun. In this respect, it has been considered to implement the urban transformation projects on the wider areas or prepare new projects which grant areas with more building density in which they are going to be implemented.

Nowadays, the constructions located in Yavuzlar District were evicted due to its declaration of urban transformation zone and became inactive because of the incompleteness of the project whose only the first stage was finished on 2009 the following stages has not been completed. These constructions with the dilapidated view and static danger threaten the safety of its owners.

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