**Izmir Metropolitan Municipality Urban Regeneration Model**

**Background**

Izmir Metropolitan Municipality has been carrying out many Urban Regeneration and Development Projects. Urban Regeneration Department was established and developed in parallel with the aim of “Making cities and human settlements inclusive, safe, resilient and sustainable” in coordinance with the United Nations Sustainable Development Goal “Sustainable Cities and Communities”.

Like most of the cities in developing countries, Izmir is a city negatively affected by rapid urbanization and population growth. It has been determined that 40% of the residential area within the boundaries of the jurisdiction of the Izmir Metropolitan Municipality need to be rehabilitated in terms of technical and social infrastructure, superstructure, and environmental quality. Urban Regeneration and Development Project Areas have been selected as examples that can affect the entire rehabilitation area.

**Summary of the Overall Process**

At first, Izmir Metropolitan Municipality announces to the public, the project areas to be regenerated. The number of right holders and individual houses is generally very high in these areas which have a minimum size of 7 hectares. It is almost impossible for a contractor to make an agreement with all the right holders. To make the urban regeneration possible, the Municipality comes into the picture and holds meetings with right holders one by one. Communication Offices are established. The staff of these offices inform citizens about the process and their rights regardless of they reside in the regeneration area or not. Their feedback is taken and a database consisting of suggestions is established. Right holders are involved in all the decision-making processes and their demands are taken into account in detail. It is a very democratic and participatory process focusing on protecting the citizens. Therefore, people’s trust to the Municipality is established. They transfer their ownership rights to the Municipality for free. In return, the Municipality guarantees them that they are going to receive a house in right sizes. After earning the ownership right in the entire land with 100% reconciliation, a tender takes place. The contractor who wins the tender, do the construction. The initial right holders receive a residential or/and commercial unit from the new buildings and contractors will own a certain percentage of the residential and commercial units that it builds. The Municipality uses its rights in the newly constructed building for the benefit of the citizens and does not earn a profit while citizens receive a new house without bearing the cost of it.

In the urban regeneration process explained above, projects are prepared as a result of evaluating all parameters within the regeneration project together. The distribution rate between the beneficiary and the investor is determined. The "project implementation principles" are prepared for each specific area where the rules of the procedures to be carried out in the regeneration area are identified. After all these steps, the Municipal Council Decision and the Municipal Committee Decision are taken. Thus, the “Constitution” of all works and procedures to be carried out by the Municipality in the field of urban regeneration has been created.

**Izmir Metropolitan Municipality’s Role in the Urban Regeneration Process**

The Municipality’s role is active and intermediary in establishing a healthy relationship between different parties in urban regeneration; right holders and contractors during the project proceses. IMM proposes to the right-owners in the regeneration area the right for the new residence/workplace in return for their lands and buildings on it. In order to carry out the process in a healthy and transparent manner, IMM takes the title deeds of the right holders on its behalf, and then goes to the turnkey construction tender for flat. In this system, the Municipality divides the housing/workplace units that will arise as a result of the construction, between the right holders and the investor, and does not earn a house/workplace on its behalf. The right holders are offered residential units from the architectural project in equivalence to the sum of the value of their land(s) and/or their building(s) situated in the project area.

In some cases there are no offers received during the tender. To overcome this challenge, a Protocol is signed with İZBETON, the affiliate company of the Municipality, to ensure the urban regeneration efforts continue to progress. In this case, İZBETON do the construction work and provide people with healthy residential units.

In the urban regeneration area, depending on the tender stages in the residential islands, the off-island infrastructure, landscaping, and social reinforcement areas are built by the Municipality.

With the completion of the constructions, the "floor ownership title deeds" and independent unit keys registered in the name of the right holders are delivered. With the citizens starting to reside in their new residences, a temporary site management is established by the Municipality and services for the operation of common areas and systems are organized. All works are carried out by the Municipality’s technical and social staff, starting with the announcement of the urban regeneration area, until the new residences are built and delivered to the beneficiaries. Grievances and feedback are collected through the Citizen Communication Center and through the technical staff who stays in the field for one year after the construction finishes. These staff members are responsible for ensuring that the construction company resolves the building related requests of the citizens.

**Important Priorities for the Izmir Metropolitan Municipality**

One of the most important issues is to realize the regeneration on site, that is, to ensure the right holders stay where they live and continue their social, cultural and economic life after the regeneration.

In IMM’s urban regeneration works, the aim is to develop the social life in the regeneration areas, to plan the necessary reinforcement areas for the continuation of the cultural characteristics, to provide and develop the ongoing commercial activities and employment in the field, together with the physical renewal of the environment with superstructure and infrastructure.

Urban regeneration areas are evaluated with a holistic perspective and planning is made throughout the area, taking into account their relations with the environment. In order to improve the social and economic life of the citizens together with the physical renewal of the residential areas and the environment, the commercial axes, social reinforcement areas and transportation connections are re-planned, taking into account the location of the region in the city. Also, there is a focus on ensuring that after the on-site regeneration takes place in the neighborhood and after the citizens start living in new healthy residences, the activities of small tradesmen, such as the barber, butcher, grocer, etc., can continue to exist in the area and the strengthening and continuity of the relationship between the neighborhood and the people living in the neighborhood can be ensured. Commercial spaces that are closed to the outside such as shopping malls, which do not exist in the neighborhood texture in our social structure, are not included in our regeneration projects.

In the regeneration model applied by the Municipality on the basis of reconciliation and on-site regeneration; in the neighborhoods within the area, projects that are respectful to the history and the environment, are implemented where the infrastructure, superstructure and social equipment needs are met.

Planning studies in the field of urban regeneration are carried out in line with the existing zoning plan data, considering the upper scale plan decisions, without causing an increase in the construction area. During the preparation of plans and projects, studies are carried out on the basis of distributing the independent units to be produced between citizens and investors. On behalf of the Municipality; No share is allocated differently such as land, % construction right, and price. As a result of the works carried out by the Municipality within the public duty and discipline, the increase in value experienced in the area with the completion of urban regeneration projects is shared between the right holders and investors.

It is of great importance to establish an atmosphere of trust with the right holders, to ensure implementation unity that treats everyone equally, and not to apply different practices in the long-term urban regeneration works. IMM’s main goal is to reconcile with the right holders. For this reason, our agreement rate is 100% in many zoning islands that are under construction as a result of reconciliation negotiations repeated over and over again to explain the project and regeneration works to the beneficiaries.

It is very important to accurately explain the works of the Municipality in urban regeneration areas to the citizens first hand. Communication Offices are opened first within the project area boundaries in all our regeneration areas in order to ensure that citizens understand and support the urban regeneration. These offices consist of specialists and the required technical personnel of the IMM. Reconciliation negotiations and contract signing procedures are carried out with the right holders in the Communication Offices. Based on the continuity of life in regeneration areas, citizens are included in the planning and urban design processes, and their participation in the project is ensured. Citizens are informed about legal processes and legal rights, regardless of whether they accept the role of IMM. Also, citizens living in the project area at various stages of the project processes are involved in the meetings and can express their ideas in a democratic environment.

After the completion of the construction work, the Izmir Metropolitan Municipality undertakes the site management service for 1 year to ensure social adaptation and adaptation in new residences. In this context, Izmir Metropolitan Municipality carries out a participatory process from the beginning to the end.

Throughout the process that starts with the urban regeneration area announcement, the citizen is in contact with the Municipality for every problem and request. Contractors, who are involved in the regeneration work during the construction phase, are in contact with the Municipality as well. Citizens and contractors do not come face to face at any stage of the urban regeneration process. With a public discipline, the Municipality acts as a guarantor between the parties to protect the rights of citizens and investors.

The Regeneration and Development Projects, include modern residences designed for the development of the city, with high thermal insulation performance, which will prevent the use of existing coal-based fossil fuels thanks to the natural gas-powered central heating system and hence protect public health. The existing roads in areas requiring rehabilitation have developed quite narrowly and uncontrolled. The lack of social reinforcement areas in the existing situation and the distance to social reinforcement areas in the city are also resolved through these projects. The Municipality is renewing all infrastructure constructions in the regeneration areas, and using the “Infrastructure Gallery System”, in which electricity, telecom, water, and drainage lines are collected in a single modular gallery system.

**Current Level of Progress**

It is planned that the Urban Regeneration Project areas selected by the Municipality, will create a domino effect and more regeneration projects will take place in the city with the involvement of private sector actors. Thanks to this model, citizens’ quality of life has been increasing and their inclusion to the city life has been ensured.

We have already completed 960 new building units under this model. 2241 units are under construction and 2729 units are ready for tender. When the active projects are finished there will be in total 6230 new units.