INDUSTRIAL DECENTRALIZATION AS A REAL ESTATE DEVELOPMENT PROJECT: GEBZE CASE

Dr. Ayşe Nur Albayrak
Gebze Technical University

ERES 24-27 June 2015 ITU / ISTANBUL
INDUSTRIAL DECENTRALIZATION AS A REAL ESTATE DEVELOPMENT PROJECT: GEBZE CASE

map: www.marka.org.tr

Albayrak, A.N. ERES 2015 İstanbul
INDUSTRIAL DECENTRALIZATION AS A REAL ESTATE DEVELOPMENT PROJECT: GEBZE CASE

- Literature review
- Motivation and aim of the study
- Method
- Evaluation framework - case study
- Results
Literature Review

• Urban transformation
• Industrial decentralization
Literature Review

• Urban transformation
• Industrial decentralization

• Central decentralization – peripheral development (Barcelona, Copenhagen..)

Hansen and Winter 2007 / Marmalejo-Duarte, 2007

Albayrak, A.N. ERES 2015 İstanbul
Literature Review

• Urban transformation
• Industrial decentralization

• Central decentralization – peripheral development (Barcelona, Copenhagen..)

• Urban sprawl (LA, Chicago vs. NY)

Glaeser and Khan, 2001 / Gardner and Marley, 2013
Literature Review

• Transformation of CBD (İstanbul)  
  *Dökmeci and Berköz, 1994*
Literature Review

Historic center and surroundings – Şişli – Levent – Kağıthane

Albayrak, A.N. ERES 2015 İstanbul
Literature Review

industrial decentralization into the city

Albayrak, A. N. ERES 2015 İstanbul
Literature Review

Industrial decentralization to peripheral region

Albayrak, A.N. ERES 2015 İstanbul
Motivation and Aim of the Study

- decentralization of an industrial zone in the city peripherals
- an active industrial zone
Motivation and Aim of the Study

• decentralization of an industrial zone in the city peripherals
• an active industrial zone

• the purpose of this study is to discuss the possible effects of urban transformation offered as a real estate development project on the city of Gebze
Method

• planning reports
Method

• planning reports
• face to face interviews
Share of industrial employee in Kocaeli (%)
Evaluation Framework – Gebze

• Industry -dual spatial structure
  – Organized Industrial Zones
  – the city entrance and residential areas in a scattered way
Evaluation Framework – Gebze

• Rational of the transformation need;
  – The current industrial zone being surrounded by residential areas and therefore the impossibility of growth of industrial zone in this area.
  – The adverse effects of industrial pollution on residential areas.
  – Security risks (fire, exploitation etc.) created by production sites the remaining in residential areas.
  – Visual pollution at the city entrance.
  – Economic returns expected from non-industrial uses.

Albayrak, A.N. ERES 2015 İstanbul
Evaluation Framework – Regional Plan

• Livable city
• “Transformation of Disaster Risk Areas” (6306)
• “a tool which supports the development and revitalizes the city’s economy”
Evaluation Framework – Master Plan

- Master Plan (1/1000)
- Urban Transformation Master Plan
Evaluation Framework – Master Plan

• D-100 Road – Special Project Area

Map: Kocaeli KDMP (Draft) Report, 2014
Evaluation Framework – Interviews

• Interviews: 2015, April – May

Albayrak, A.N. ERES 2015 İstanbül
Evaluation Framework – Interviews

• “industrial decentralization is inevitable and necessity for the future of the city”
• perceive the transformation with suspicion
  –“removal of the industry from the city is wrong”
  –“transformation process cannot be completed; the removal of the large scale companies would be very difficult”
Evaluation Framework – Interviews

Average industrial land m² values ($)

Data: Hurriyet Emlak web site, June 2015

Albayrak, A.N. ERES 2015 İstanbul
Evaluation Framework – Interviews

Number of advertisement on the page

Data: Hurriyet Emlak web site, June 2015

Albayrak, A.N. ERES 2015 İstanbul
Interviews – *possible effects on production relationships*

• uncertainty of decentralization process
Interviews – *possible effects on production relationships*

- uncertainty of decentralization process
- lack of technical knowledge and institutional capacity of municipalities
Interviews – *possible effects on production relationships*

- uncertainty of decentralization process
- lack of technical knowledge and institutional capacity of municipalities
- scope of the jurisdiction of the municipality – governmental interventions
Interviews – *the labor structure*

• changing labor structure
  – qualified labor – attractive living spaces
  – unqualified labor – challenge/opportunities for new jobs
Interviews – *the labor structure*

- changing labor structure
  - qualified labor – attractive living spaces
  - unqualified labor – challenge/opportunities for new jobs

- unemployment rate – local economy
Interviews – *social vulnerabilities*

- transformation needs for (squatter) neighborhoods
Interviews – *social vulnerabilities*

- transformation needs for (squatter) neighborhoods
- possible relocations (families, neighborhoods..)
Interviews – social vulnerabilities

• transformation needs for (squatter) neighborhoods
• possible relocations (families, neighborhoods..)
• possible problems for integration of different social groups and also urban spaces
Interviews – social vulnerabilities

• transformation needs for (squatter) neighborhoods
• possible relocations (families, neighborhoods..)
• possible problems for integration of different social groups and also urban spaces
• urban design issues
Results and Policy Recommendations
Results and Policy Recommendations

- Holistic view
- Identity
- Adaptation
- Diversity
- Connectivity

- Social inclusion
- Mixed land use
- Creating new jobs
- Education & Learning
- Participation
INDUSTRIAL DECENTRALIZATION AS A REAL ESTATE DEVELOPMENT PROJECT: GEBZE CASE

Dr. Ayşe Nur Albayrak

Gebze Technical University
City and Regional Planning Department
Gebze-Kocaeli
nur4134@gmail.com

ERES 24-27 June 2015 ITU / ISTANBUL