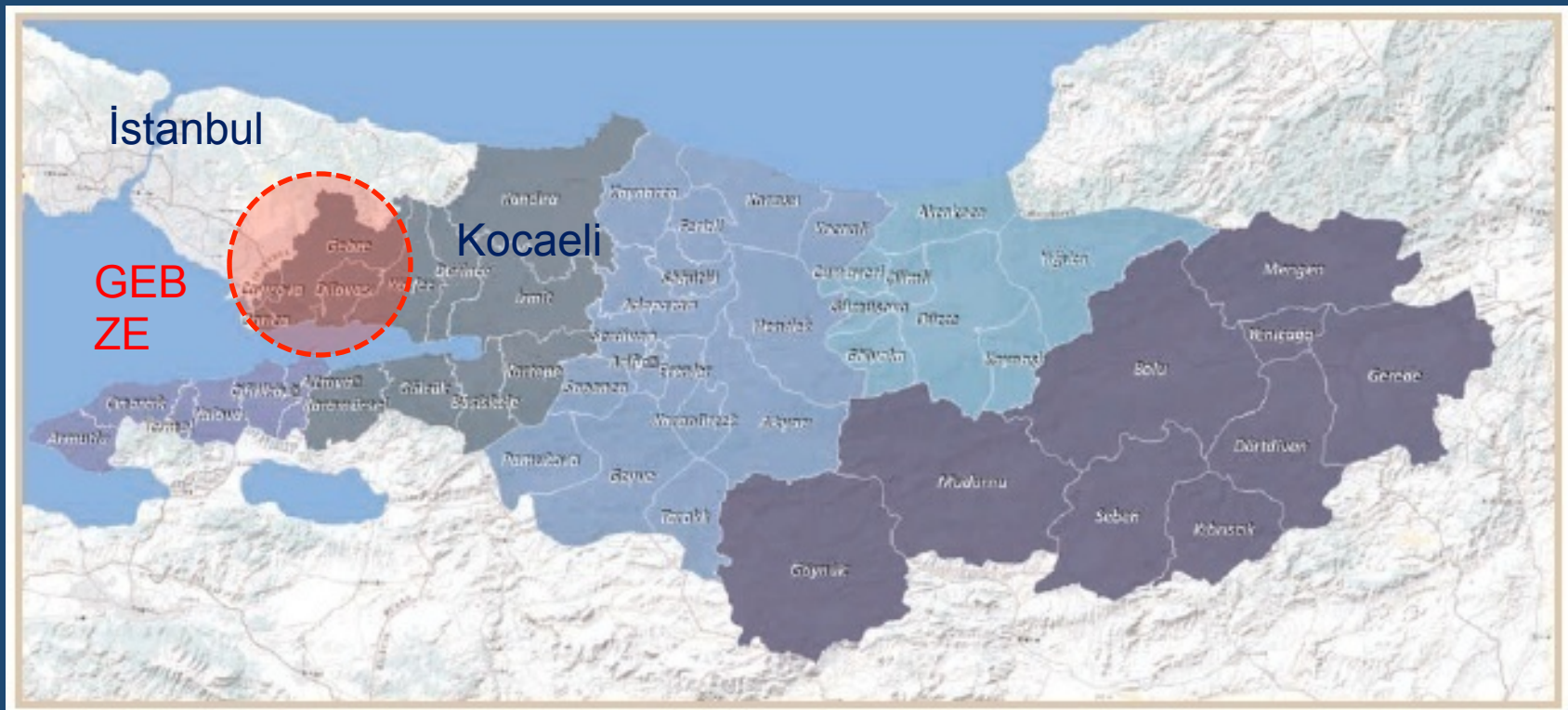


INDUSTRIAL DECENTRALIZATION AS A REAL ESTATE DEVELOPMENT PROJECT: GEBZE CASE

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ERES 24-27 June 2015 ITU /
ISTANBUL

INDUSTRIAL DECENTRALIZATION AS A REAL ESTATE DEVELOPMENT PROJECT: GEBZE CASE



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- **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

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

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Albayrak, 2015

Historic center and surroundings – Şişli – Levent – Kağıthane

TEKİRDAĞ

industrial development

KOCAELİ

Albayrak, A.N. ERES 2015 İstanbul



Literature Review

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Albayrak, 2015

TEKİRDAĞ

Zeytinburnu -
Bakırköy

Kartal – Maltepe

industrial decentralization into the city

KOCAELİ

Albayrak, A.N. ERES 2015 İstanbul



Literature Review

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Albayrak, 2015

Yenibosna – İkitelli –
Hadımköy – Beylikdüzü

OIZs

TEKİRDAĞ

OIZs

Tuzla – Çayırova
–Gebze –
Dilovası

industrial decentralization to peripheral
region

KOCAELİ

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

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- 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

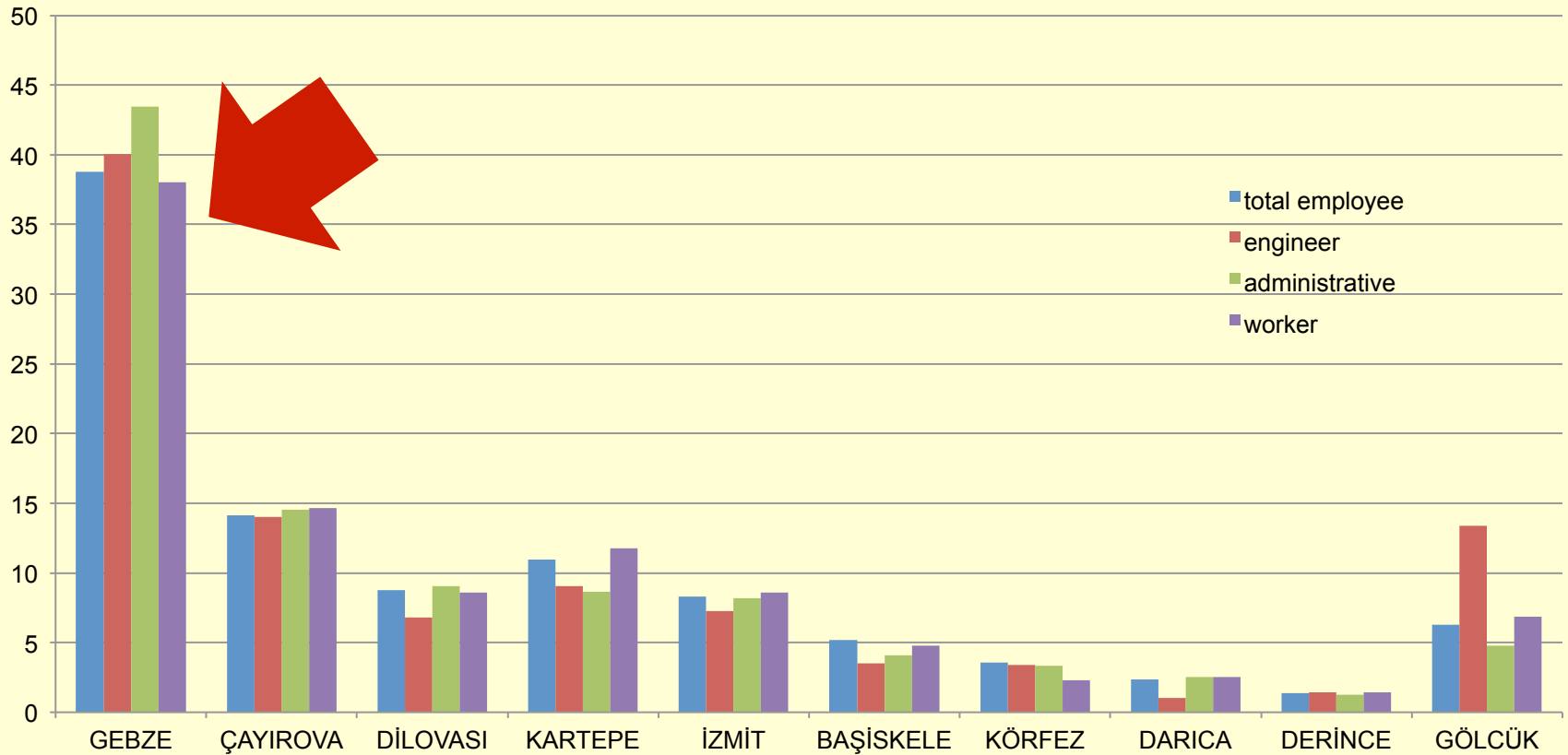
Method

- planning reports

Method

- planning reports
- face to face interviews

Evaluation Framework – Gebze



Data: Capacity Reports, February 2015

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.

Evaluation Framework – Regional Plan

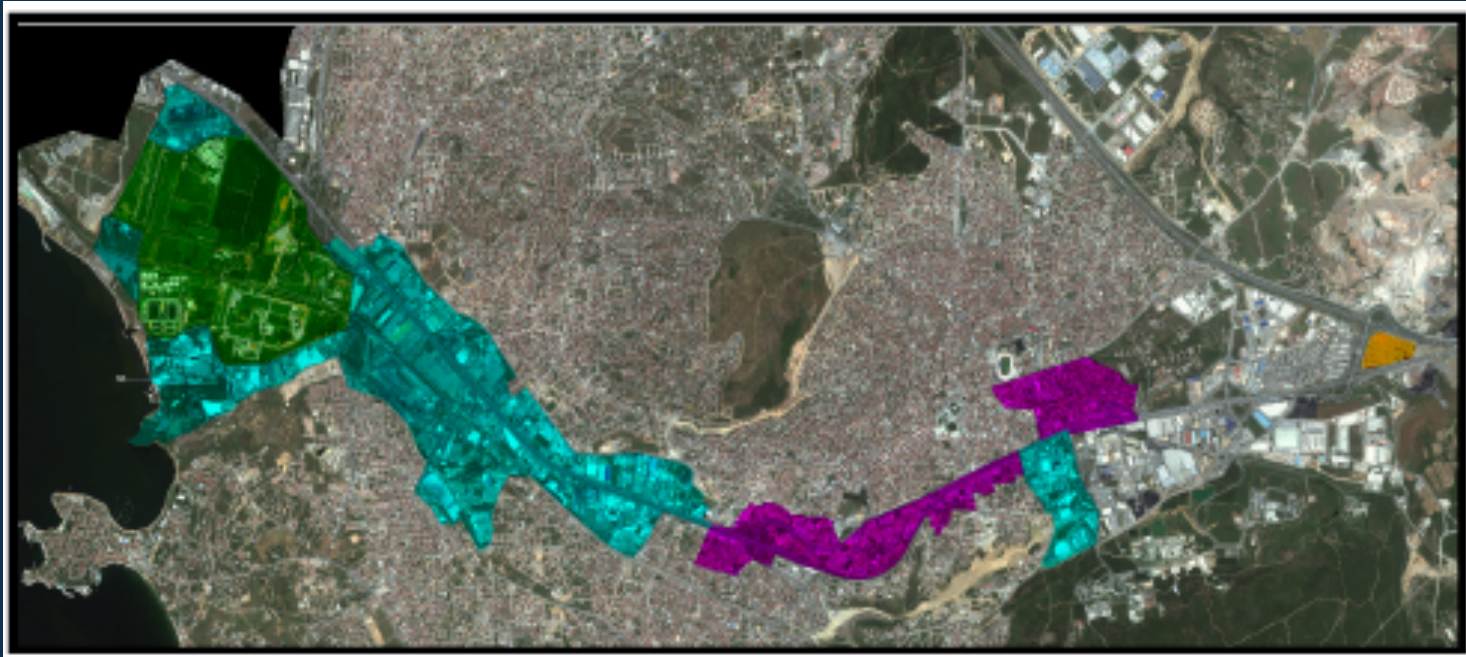
- Livable city
- “Transformation of Disaster Risk Areas” (6306)
- “a tool which supports the development and revitalizes the city’s economy”

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*

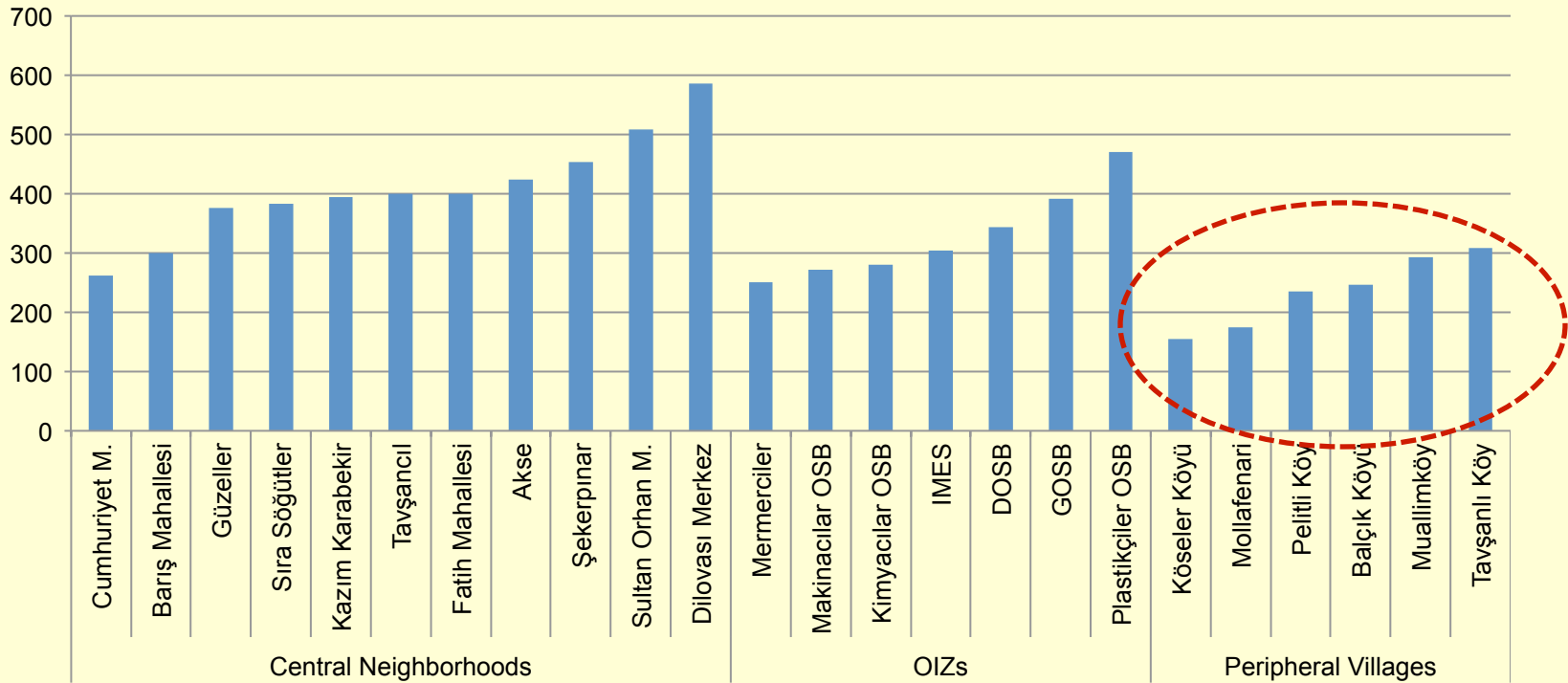
Evaluation Framework – Interviews

- Interviews: 2015, April – May

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”

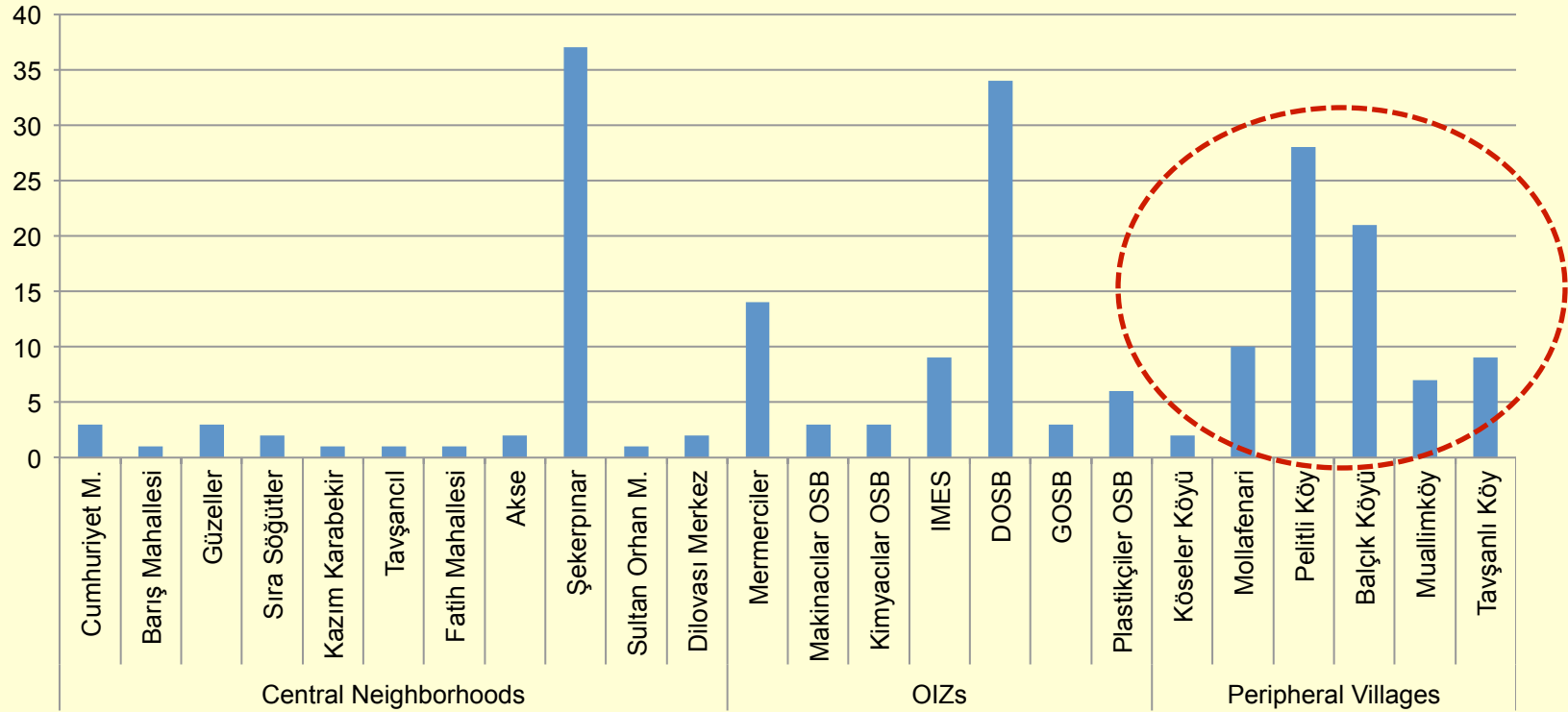
Evaluation Framework – Interviews



Data: Hurriyet Emlak web site , June 2015

Average industrial land m² values (\$)

Evaluation Framework – Interviews



Data: Hurriyet Emlak web site , June 2015

Number of advertisement on the page

Interviews – *possible effects on production relationships*

- uncertainty of decentralization process

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- 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

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 - unqualified labor – challenge/opportunities for new jobs
- unemployment rate – local economy

Interviews – *social vulnerabilities*

- transformation needs for (squatter) neighborhoods

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- 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

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