

Actors, Collaboration, and Conflict Dynamics in Local Governments' Urban Regeneration Incentive Strategies

Semra Niron¹, Imge Akcakaya Waite²

¹ Istanbul Technical University, Department of Urban and Regional Planning, Istanbul, Türkiye, niron21@gmail.com. ORCID: 0009-0006-1915-3017

² Associate Professor, Istanbul Technical University, Department of Urban and Regional Planning, Istanbul, Türkiye, imgeawaite@itu.edu.tr. ORCID:0000-0002-4550-3811

Abstract

Urban regeneration entails navigating complex opportunities and challenges for local governments. It involves collaborative efforts among public, private, non-profit organizations (NGOs), and civil society stakeholders to address community needs through regeneration policies and practices. Incentives play a pivotal role in fostering cooperation and acceptance of regeneration initiatives. This paper examines the effectiveness of urban regeneration incentives in promoting collaborative planning in Zeytinburnu, Istanbul. Zeytinburnu, a significant player in Istanbul's regeneration scene, has extensive experience with incentives. The study examined collaboration and governance strategies in the incentive process through a set of in-depth interviews with key stakeholders, and the hypothesis coding method for analysis. Findings reveal shortcomings in stakeholder involvement, transparency, and expectation fulfillment. Feedback mechanisms highlight conflicts and the need for continuous improvement. Transparency, participatory frameworks, comprehensive stakeholder involvement, justice, and conflict resolution emerge as crucial for successful regeneration initiatives. These insights contribute to urban regeneration management and societal endorsement of constructive incentives regeneration schemes might offer.

Keywords: Urban regeneration incentives; local stakeholders; collaborative planning; governance; Istanbul

1 Urban Regeneration Incentives as a Collaboration Tool

Urban regeneration represents a complex domain wherein local governance entities navigate a myriad of multifaceted opportunities and challenges. Local governments must consider various aspects to ensure cities develop physically, socially, and economically while also prioritizing livability. As a result of its multidimensional nature, urban regeneration necessitates collaboration and coordination among various stakeholders. However, the term urban regeneration did not emerge immediately within the historical process. With the emergence of urban redevelopment concepts in the 1980s, there has been a concurrent shift towards a multi-actor framework. Particularly after the 1990s, the notion of urban regeneration has underscored collaborative processes among stakeholders. These processes aim to foster regeneration policies, practices, and strategies tailored to address the diverse needs of local communities (Roberts, Sykes and Granger, 2017; Wang et al., 2021).



Urban regeneration incentives are crucial for promoting collaboration among stakeholders and securing their support for regeneration efforts (Hanson and Rohlin, 2021). Urban regeneration incentives serve as catalysts for collaborative efforts, promoting synergistic engagement among stakeholders and driving the success of urban regeneration initiatives. However, the issue of how incentives are carried out and how they affect cooperation is an area that has generally not been researched in Türkiye. Therefore, this study provides an important opportunity to understand how Türkiye's urban regeneration incentives contribute to cooperation. The implications for the successful realization of urban regeneration initiatives that emerge from the case study revolve around the imperative of prioritizing transparency, nurturing participatory frameworks, ensuring comprehensive stakeholder involvement, steadfastly upholding principles of justice, and proactively addressing any conflicts. These insights, while contributing to existing scholarly perspectives, can serve as prescriptive benchmarks for the proficient management of urban regeneration and the cultivation of a broad-based societal endorsement. By untangling roles, deciphering initiatives, and examining conflict dynamics, the study may contribute to furthering collaboration and governance dynamics in urban regeneration schemes across and beyond Istanbul. For this reason, with collaboration being crucial for ensuring the applicability and sustainability of incentives provided by central and local governments, this study examines the effectiveness of formal urban regeneration incentives offered by local governments in promoting collaboration in the case of Zeytinburnu, Istanbul.

1.1 Spatially and Economically Targeted Incentives

The influence of globalization and neoliberal policies has prompted significant shifts in urban regeneration practices, with a notable transition from public to private sector involvement in regeneration initiatives (Türkün, Aslan and Kaya Erdoğan, 2014). During this process, regeneration projects have shifted from the public sector to the private sector; factors such as changes in housing values and commodification have played a central role in attracting national and international capital, particularly since the 2000s (Akman, Can and Yalçın, 2018). Urban regeneration incentives, which vary in names and objectives, are diversifying and being implemented across a wide spectrum. The present study undertakes an analysis of the multifaceted landscape of urban regeneration incentives, characterized by a plethora of terminologies and objectives. These incentives are methodically classified into two primary categories: those oriented at spatial targeted and those aimed at economic targeted (Figure 1). This broad variety of incentives aims to provide a comprehensive perspective on stakeholder structures and impact mechanisms.



Semra Niron, Imge Akcakaya Waite



Figure 1. Implementations of urban regeneration incentives around the world (Adapted from Bartosiewicz and Pielesiak, 2019; Chignier-Riboulon and Hall, 2013; Hanson and Rohlin, 2021; Lum, Sim and Malone-Lee, 2004; Slayton, 1960; Tang and Tang, 1999; Williams, 2006)

Spatially targeted incentives encompass measures aimed at promoting the regeneration of a specific region or area, revitalizing economic activities, attracting investments, or enhancing the quality of life in the area. These incentives typically focus on a targeted geographical region or a specific group of people residing within the designated area (Hanson and Rohlin, 2021). Various incentive methods such as (1) *Enterprise Zones*, (2) *Tax Increment Financing Districts (TIF)*, (3) *Business Improvement Districts*, (4) *Empowerment Zones*, and (5) *Main Street Programs* are implemented to provide support for urban regeneration projects across different geographic regions and countries. For instance, *enterprise zones* represent a policy approach employed both in the US and the UK. Initially introduced by individual states in the US and subsequently involving federal government participation, these zones aim to stimulate area-based economic urban regeneration through diverse incentives, including tax exemptions and investment credits. Particularly notable is the collaboration between local and federal authorities, as seen in Illinois, where *enterprise zones* benefit from incentives such as tax relief and expedited bureaucratic procedures (Illinois Department of Commerce, 2014). In the UK, *enterprise zones* offer businesses financial incentives alongside streamlined urban planning processes, thus not only bolstering urban regeneration efforts but also enhancing the efficacy of planning procedures (Ward, 2023). Another incentive, *TIFs* are seen to directly support urban regeneration projects in Chicago (Figure 2). In this context, *TIFs* provide a significant source for local development efforts and contribute to the realization of urban transformation. In summary, all spatially targeted urban regeneration incentives are closely associated with supporting urban regeneration



Semra Niron, Imge Akcakaya Waite

by aligning with local needs, embracing strategies tailored to local requirements, fostering effective local participation, and focusing on sustainable development goals. The adaptability of these incentives to the regeneration needs in urban areas in a flexible and suitable manner is crucial for enhancing the success of urban regeneration efforts.

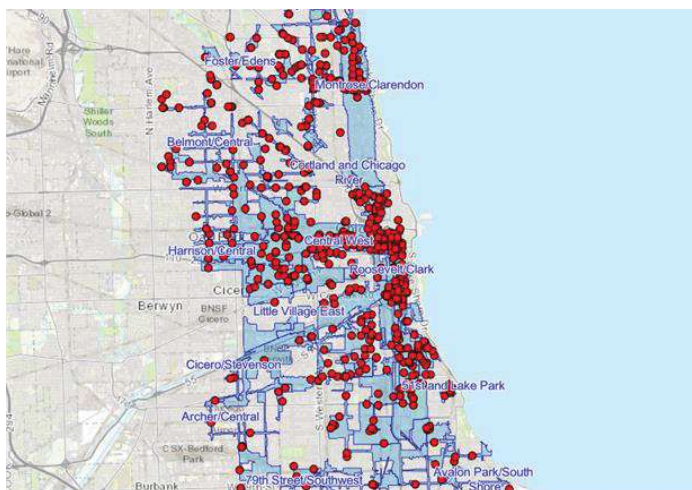


Figure 2. Geographic locations of tax increment financing districts and urban regeneration projects in Chicago (Adapted from Chicago TIF, 2023)

Economically targeted incentives in urban regeneration emphasize two key economic approaches globally: *just compensation* and *affordable loan*. In this context, these economic incentives can serve as effective strategic tools not only to facilitate physical regeneration in cities but also to address income inequalities and promote social justice by focusing on the goal of providing economic incentives. *Just compensation* generally refers to the situation of displacement arising from compulsory processes such as urban regeneration and expropriation by public authorities for public benefit purposes, which is typically described in the literature as the concept of "compensation" (Kelly, 2006). *Affordable loans*, also known as low-cost loans, are utilized by central banks to stimulate economic activity and facilitate the revitalization of vacant or dilapidated areas (Alexandre, 2008). For instance, in Italy, the European Investment Bank has provided over €12 billion in financing between 1995 and 2002, primarily to support urban transformation, construction and rehabilitation of public spaces, social housing projects, and urban infrastructure improvements (European Investment Bank, 2002).

Consequently, spatially targeted incentives target specific regions, while economically targeted incentives are provided by both central and local governments regardless of location. Slayton (1960) emphasizes the pivotal role of local governments in promoting urban regeneration,



particularly through economic incentives. He suggests that local governments can incentivize urban regeneration through aesthetic, zoning, and management strategies. Despite potential barriers posed by zoning regulations, flexible planning tools can mitigate limitations. Effective leadership and coordination by local governments are crucial for enhancing urban regeneration incentives.

1.2 Local Context: Türkiye and Zeytinburnu

With the rapid urbanization process in Türkiye, there has been a need for urban regeneration to cope with issues such as migration, illegal and unhealthy construction, urban decay in city centers, and earthquakes (Özden, 2016). In contrast to the international context, Türkiye's initial experience with urban regeneration took place in *gecekondu*¹ areas. (Uzun, 2006). Following efforts to upgrade *gecekondu* areas in major cities, there has been a frequent occurrence of initiatives aimed at identifying risky areas and reconstructing them through state and public-private partnerships. Since the implementation of the Gecekondu Law (No. 775) in 1966, efforts have been made to establish a legal framework for urban regeneration and incentive policies. Today the legal framework for urban regeneration and incentive policies is primarily established by Law No. 6306, enacted in 2012, titled "Law on Regeneration of Areas under Disaster Risk". This law, aimed at areas prone to earthquakes and disasters, grants authority to the Housing Development Administration of the Republic of Türkiye (TOKİ) and Republic of Türkiye Ministry of Environment, Urbanization, and Climate Change (TMUCC) for its implementation. It also defines the institutions responsible for identifying risky structures, evaluating objections, and conducting demolition processes. The qualifications of engineers appointed to assess risky structures and the oversight processes are elaborately outlined. Procedures and conditions for identifying reserved housing areas and risky zones are also specified. The required information and documents for identifying reserved housing areas, as well as the documents and processes for identifying risky zones, are detailed within this law. Incentives are provided to support urban regeneration projects and to persuade stakeholders to participate and collaborate in urban regeneration. While local governments primarily focus on services that affect and improve the daily lives of local residents, central governments provide services on a national scale targeting the entire population. The situation regarding urban regeneration incentives in Türkiye is similar.

At the national level, various incentives are provided and continuously improved within the framework of Law No. 6306 and its implementation regulations. Among the economic-targeted incentives primarily include rental assistance and interest support. Additionally, the "Half is Offered by Us" incentive, established in 2023, is gradually finding implementation opportunities. Temporary housing or workplace allocation and rental assistance are provided to the owners of structures vacated through agreement or to occupants residing in these structures, whether they are owners, tenants, or holders of limited real rights. For rental assistance, a one-time payment of a specified amount is made to owners monthly, and to tenants and holders of limited real rights once (Akman, Can and Yalçın, 2018). Rental assistance fees are updated every year (Table 1).

¹ The term "*gecekondu*" refers to illegally constructed housing units, typically built without permission and in a haphazard manner, often found in rural areas of Turkey.



Table 1. Rental assistance amounts by province in Turkey, 2023 (TMEUCC, 2023b)

City Name	Owner (Monthly)	Tenant (One-time)	Holder of Limited Real Rights (One-time)
1. İstanbul	3.500 ₺	7.000 ₺	17.500 ₺
2. Ankara, Antalya, Bursa, İzmir	3.000 ₺	6.000 ₺	15.000 ₺
3. Adana, Aydın, Balıkesir, Denizli, Diyarbakır, Erzurum, Eskişehir, Gaziantep, Hatay, Kahramanmaraş, Kayseri, Kocaeli, Konya, Malatya, Manisa, Mardin, Mersin, Muğla, Ordu, Sakarya, Samsun, Şanlıurfa, Tekirdağ, Trabzon, Van	2.500 ₺	5.000 ₺	12.500 ₺
4. Other cities	2.000 ₺	4.000 ₺	10.000 ₺

Interest support is provided for loans obtained by owners from banks for regeneration projects, to be covered from the special account for regeneration projects. Citizens have the right to benefit from only one of rental assistance and interest support programs. Following the earthquakes in Kahramanmaraş on February 4, 2023, there have been updates in the support amounts to accelerate urban regeneration efforts. In 2022, the credit limit was increased from 600,000 ₺ to 1,250,000 ₺. Additionally, it has been announced that interest support will be provided for a total of 48 months, including a 12-month grace period for repayment (TMEUCC, 2023a). And also, the protocol will be signed for the buildings deemed suitable by the ministry upon application from property owners for the support of "Half is Offered by Us" initiative, and the project phase and permit acquisition processes will commence. During these stages, property owners will be provided with a relocation assistance of 10,500 ₺ and a monthly rental support of 5,250 ₺, as stated. It is also indicated that the housing to be built within the scope of this project is expected to be completed within two years, among other conditions (TMEUCC, 2023a).

Spatially targeted urban regeneration incentives are provided through the designation of two areas defined by the law: risky areas and reserved areas. The declaration of these areas is authorized by TOKİ, TMEUCC, and other relevant administrations (both central and local governments). Risk areas and reserve building areas, greater financial incentive is provided compared to other areas. For instance, while rental support extends for 18 months for risky structures, it spans 48 months for property owners in both risky and reserve building zones. Additionally, there are various advantages such as the preparation of area-specific urban regeneration projects, acceleration of bureaucratic processes, and utilization of tax incentives.



At the local level, urban regeneration processes are regulated and delegated authority to local governments through laws such as Law No. 5393 on Municipalities and Law No. 5216 on Metropolitan Municipalities. These legal frameworks govern urban regeneration processes, granting powers to local administrations. These legislative enactments confer upon municipalities and metropolitan municipalities the authority to strategize, execute, and oversee urban regeneration initiatives. Concurrently, they impose upon local administrations responsibilities such as promoting citizen engagement, facilitating the rehabilitation of high-risk areas, and ensuring environmental sustainability. Incentives extended by local authorities are disseminated through zoning ordinances and regulatory frameworks established by district municipalities. However, the nature and scope of these incentives are contingent upon the unique requirements and dynamics of each province, district, and locality.

The selection of Istanbul's Zeytinburnu district as the focal point of this study is underscored by the intricate interplay between the distinctive needs and dynamics inherent to various provinces, districts, and localities. Since the enactment of Law No. 6306, which marked a pivotal juncture in urban regeneration legislation, Istanbul has emerged as a focal point for such endeavors in Türkiye, given its substantial identification of 70 high-risk areas, 152 reserved building areas, and around 84.000 structurally compromised buildings (Istanbul Planning Agency, 2023). Consequently, Istanbul assumes a central role in driving urban regeneration practices nationwide. Within this context, Zeytinburnu stands out as a significant player within the Istanbul metropolitan area and across Türkiye. Its designation as the pilot area for the EU-supported Matra REGIMA project, aimed at enhancing institutional and community capacity for urban regeneration, underscores its extensive two-decade-long experience with regeneration initiatives and associated incentives (Ozcevik, Beygo, and Akcakaya, 2010). Moreover, ongoing efforts by the Zeytinburnu Municipality focused on incentivizing urban regeneration highlight its proactive stance in addressing these critical issues.

Urban regeneration incentives in Türkiye are not fully aligned with principles of collaborative planning. The relevant legislation lacks provisions for public and stakeholder participation, particularly Law No. 6306, which allows the progress of the process based on the approval of a majority of property owners rather than unanimous consent. This may pave the way for the displacement of unwilling property owners. Additionally, the implementation regulation of incentives lacks a system through which property owners can monitor and evaluate the process, including identifying the responsible authority and determining the amount of compensation. For instance, the notification period for property owners to vacate their structures after a decision on risky buildings is issued does not commence until all property owners receive the notification. Property owners must personally inquire at the relevant authority or institution to learn about this period. Transparent monitoring platforms are absent. Consequently, ineffective participation of stakeholders, inadequate monitoring and evaluation mechanisms are observed. Prioritizing effective stakeholder collaboration, transparent communication, sustainability, and consideration of long-term impacts are crucial steps to ensure the future success of urban regeneration incentives.



2 Case Study Design and Methodology

The Zeytinburnu district serves as a pivotal case study, exemplifying significant urban regeneration incentives provided by both central and local authorities over an extended period, alongside witnessing ongoing developments. This case study aims to assess the urban regeneration incentives within the context of cooperation, actor relations, and conflict dynamics prevalent in Zeytinburnu. The case study comprised two stages. The first stage involved the design of the in-depth interview method, which included determining the sample, preparing specific interview guides for stakeholder groups, inquiring about interviewer preferences, conducting interviews, and transcribing them. The second stage focused on the analysis of the interviews, encompassing coding of the discussions and conducting content analysis of the coded data.

Constructing the in-depth interview method: The selection of interviewees was based on purposive or judgment sampling and snowball sampling methods to ensure the comprehensive coverage of the research and the inclusion of diverse perspectives. These methods were combined to maximize the breadth of viewpoints and enhance inclusivity. Participants for in-depth interviews were chosen according to their sectoral affiliations and specific objectives. Local government officials involved in the production, implementation, and approval processes were interviewed. Private sector representatives were selected from architectural, engineering, and contracting firms actively engaged in urban regeneration projects in 2023. NGO stakeholders included representatives from relevant professional associations, local grassroots organizations, and foundation representatives actively involved in urban regeneration efforts at the provincial level. Local community representatives comprised individuals seeking information from urban regeneration offices, operating under association umbrellas, actively participating in urban regeneration activities, and those willing to share opinions despite not directly benefiting from incentives. The interviews aimed to uncover relational dynamics beyond desk-based research, diversify participant profiles, and enrich the study's depth. It employs qualitative research over 37 interviews with key stakeholders, including representatives from the local and central governments, civil society organizations, private sector entities, and the local community (Figure 3).

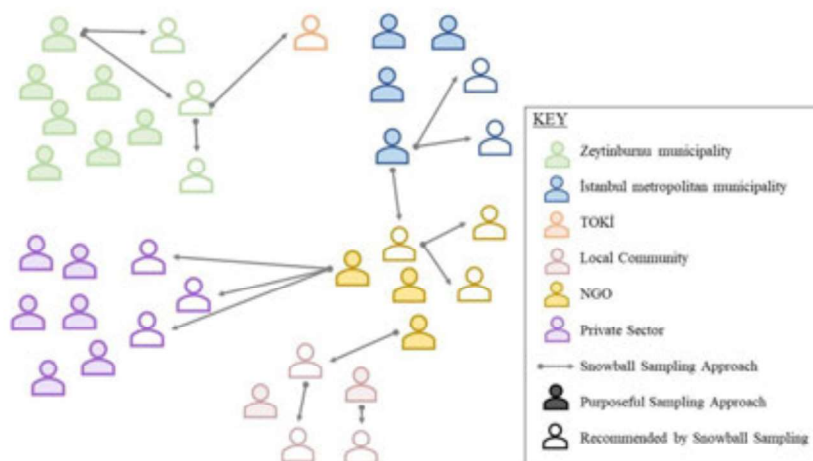


Figure 3. Stakeholders interviewed and sampling methodologies

In terms of interview preparation, informed consent forms and relevant questionnaires were emailed to participants upon accepting the interview invitation to ensure their comprehensive understanding of the research. Interviews were conducted through face-to-face meetings (65%), teleconferences (5%), and video calls (30%) according to participant preferences. Audio and video recordings were obtained with consent, while notes were taken for those declining recording during the interview, totaling 13 participants. Transcribing recorded audio files by the researcher aimed to enhance data familiarity. Transcription facilitated the conversion of interview content into text format for easier comprehension and analysis.

Analyzing the in-depth interviews: The interview data has been systematically coded under specific themes to facilitate structured analysis and determine the frequency of relevant criteria quantitatively. Hypothesis coding method has been preferred for coding. This method enables the analysis of the developed code list by the researcher within a hypothesis framework (Saldana, 2016). Additionally, sub-codes identified during the coding process have been added to the codebook. For the coding process, Google Sheets and MAXQDA software were utilized. The interviews were meticulously examined through content analysis method. As Neuendorf (2017) suggests, this analysis involved a detailed examination and interpretation of the data obtained from the interviews. The aim of this analysis was to identify elements such as conflict and interrelations among actors in the urban regeneration incentive process in the Zeytinburnu district, aiming to better understand the shortcomings in this process.

3 Results and Discussion

3.1 Actors and their Involvement in the Process

The Zeytinburnu district is an important example where various stakeholders are involved in the implementation process of urban regeneration incentives. According to representatives of both central and local governments, the participation of local stakeholders varies in this process. For instance, a representative from TOKİ, who played an active role in the risky area project in the Beştelsiz Neighborhood, stated that they are only one actor in the urban regeneration process, while it has been observed that the Istanbul Metropolitan Municipality (IMM) develops university and international collaborations and involves NGOs in the process. However, it is noted that the Zeytinburnu Municipality does not have established relationships with these actors and that its own units are more involved in the process. This indicates differences in participation processes among local governments and different implementations of collaborative planning criteria. The participation of the local community in the urban regeneration process in the district is also crucial. However, what has been emphasized in the interviews is that the local community only has the opportunity to provide feedback and is not adequately involved in the production process. On the other hand, the Zeytinburnu Municipality officials have made efforts to ensure the active participation of the local community in some important decision-making processes. For example, with some decisions taken by the Zeytinburnu Municipal Council, efforts have been made to protect the property rights of neighborhood residents and alleviate potential conflicts concerning. Another important actor is civil society organizations. However, it is observed that, apart from the local association operating in Zeytinburnu, NGOs are not adequately involved in the process. This indicates the ineffectiveness of civil society organizations in the urban regeneration process. Finally, the participation of the private sector in the process should also be evaluated. The private sector is generally involved in the implementation phase of the urban regeneration process. However, it has been emphasized in the interviews that the private sector should take a more active role as part of the feedback and implementation stages of the process. This indicates the need to develop more effective communication and collaboration mechanisms to encourage greater participation of the private sector in the process.

In order to determine the level of participation in urban regeneration incentives according to the perspectives of stakeholder groups, participation steps were determined based on the IAP2 spectrum (Figure 4)². While the IMM plays a role at the level of involvement and collaboration, the Zeytinburnu Municipality is positioned more between involvement and consultation stages. According to NGOs, the private sector, and the local community, the urban regeneration incentive process does not go beyond informing and consulting.

² IAP2 is an organization that provides guidance on the Public Participation Spectrum, which defines the role of the public in community engagement programs and suggests different levels of participation based on goals, time frames, resources, and levels of concern in decision-making processes (International Association for Public Participation Australasia, 2016).

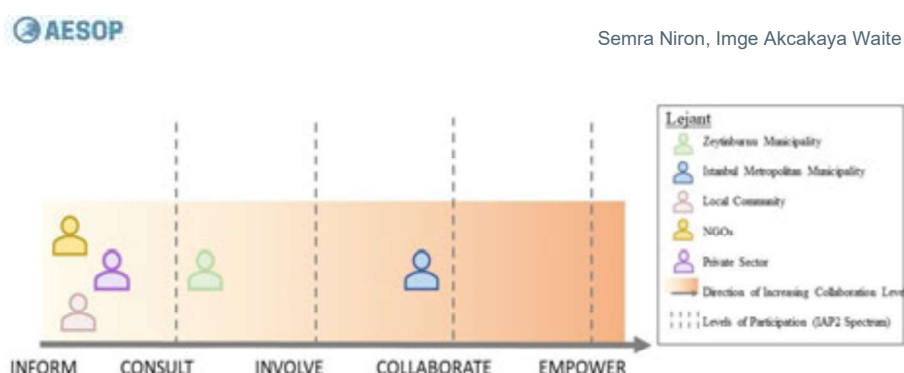


Figure 4. According to the perspective of stakeholder groups, the position of stakeholders in the participation steps based on the IAP2 spectrum in urban regeneration incentives

According to an urban planner from the İstanbul Yenileniyor Platform³ the process involves informing the citizens, consulting, and decision-making stages at the beginning, but during the collaboration phase, apartment owners expressing negative views are not offered the option of being bought out by other property owners. This situation does not fully align with the IAP2 collaboration understanding, indicating the difficulty of achieving 100% consensus and highlighting the discrepancy between academic ideals and practical implementation. A similar situation exists for the Zeytinburnu Municipality. Local governments evaluate the collaboration and consultation stages with the public as an agreement stage in urban regeneration projects, considering it as an agreement on what they will receive in exchange for their apartments. However, it has been observed that there is a consensus system without active mutual communication and collaboration in this process.

Participation methods that support the collaboration process and encourage creative thinking are generally implemented through meeting methods at both central and local government levels. The IMM employs various implementation methods, including surveys, focus group studies, and workshops, to encourage participation. In this process, local urban regeneration offices and relevant local municipal directorates also play an active role as actors. In particular, subsidiary companies play an important role in obtaining field opinions and conducting transparent discussions. However, it is emphasized that the approach of senior-level officials and political authorities in the management is important. It is stated that the perspective of the management is critical in the formation and design of participation methods. Although in-depth discussions with central government representatives have not been conducted in large numbers, the methods used by the central government and their involvement are described as certain meetings and workshops. In conclusion, the participation methods described by the participants play an effective role in the implementation phase of urban regeneration and incentives. These methods include the opinions and contributions of stakeholders during the implementation of incentive policies, thus ensuring effective implementation of the feedback mechanism.

³ İstanbul Yenileniyor Platform is a coordinated initiative led by subsidiary companies (i.e. İmar A.Ş., KİPTAŞ, and İŞAT) under the umbrella of the IMM.



3.2 Mediation and conflict resolution measures

The measures for mediation and dispute resolution in the district play a significant role in preventing potential conflicts of interest among various stakeholder groups. However, according to the discussions, there are different perceptions regarding the effectiveness and utilization of these mechanisms. The local residents perceive mediation and intervention during the process as inadequate. On the other hand, other stakeholders refer to various actors, stating that specific technical practices play a preventive role in conflict resolution. In this context, the transfer of knowledge and experience throughout the process is seen as a critical step for subsequent projects. While the local residents and the private sector express that such a process is not being conducted, it is indicated that consultations are held among central government institutions to share information. Additionally, civil society organizations actively participate in the process through their own educational programs and meetings.

According to representatives of the IMM, efforts are made to balance the level of information through education and capacity-building initiatives, as well as through sub-institutions such as the Istanbul Planning Agency (IPA) and the Urban Regeneration Office. Measures such as mobile applications on earthquake awareness and disaster preparedness training are also taken. During reconciliation processes, the importance of empathizing with citizens and conveying accurate information is emphasized. Members of the Zeytinburnu Municipality conduct various internal activities to balance the level of information, including technical staff training, education and information sessions for stakeholders, and informative work such as the Urban Planning Commission. In this way, they contribute to strengthening communication among stakeholders and resolving conflicts.

4 Conclusions

The findings from the discussions reveal significant challenges in ensuring effective stakeholder participation and meeting stakeholders' expectations at various stages of the urban regeneration process. The IMM's approach of involving stakeholders to a greater extent and fostering collaboration allows for the representation of various stakeholder groups and consideration of their views, demonstrating a participatory approach. However, the positioning of the Zeytinburnu Municipality more in the consultation phase indicates limited active participation of local stakeholders, with the process generally not surpassing the stages of informing and consulting. These findings underscore the need to strengthen stakeholder participation in the urban regeneration process and to manage it in a more equitable and inclusive manner. Particularly, the use of more diversified communication tools to ensure effective participation of local residents and adopting more inclusive methods to increase the participation of vulnerable groups are crucial. Additionally, more effective mechanisms should be developed to involve stakeholders more actively at different stages of the process and to consider their feedback. In this way, the urban regeneration process can be managed in a more sustainable and socially acceptable manner.



The involvement of various stakeholders in the urban regeneration process, particularly in the Zeytinburnu district, highlights the complexity and importance of collaborative efforts in urban development initiatives. The varying levels of participation observed among different stakeholder groups underscore the need for tailored approaches and strategies to ensure inclusive decision making and effective implementation. Despite efforts by both central and local governments to engage stakeholders, there are evident disparities in the extent of participation and the effectiveness of mediation and conflict resolution measures. While some stakeholders perceive these measures as inadequate, others recognize the role of technical practices and collaborative efforts in mitigating conflicts of interest. To enhance the effectiveness of participation and conflict resolution mechanisms, there is a clear need for improved communication, capacity building initiatives, and stronger partnerships between stakeholders. Additionally, ensuring transparency, empathy, and active engagement with local communities are essential for fostering trust and promoting meaningful dialogue throughout the urban regeneration process.

Overall, addressing the challenges and complexities associated with urban regeneration requires a holistic and inclusive approach that prioritizes the voices and concerns of all stakeholders. By fostering collaboration, enhancing communication channels, and implementing effective conflict resolution measures, urban development initiatives can achieve greater success and create more sustainable and inclusive communities. Various concrete steps can be taken to enhance stakeholder engagement. Firstly, organizing neighborhood meetings and online surveys can facilitate direct input from the local community. These gatherings and surveys can enable a better understanding of the residents' needs and concerns, fostering more effective participation in the decision-making process. Additionally, practical approaches to mediation and conflict resolution should be adopted. For instance, establishing neighborhood mediation services can ensure fair and effective resolution of disputes among neighbors, promoting a culture of mutual understanding and collaboration. Furthermore, the feasibility and cost-effectiveness of proposed solutions should be taken into account. The time and resources required for initiatives such as establishing new communication channels or providing neighborhood mediation services need to be clearly determined. Most importantly, local authorities should construct a collaborative framework as the dominant authority to support this process effectively.

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