

## COLLABORATIVE LAND USE PLANNING IN URBAN RENEWAL

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**Abstract:** Conflicting expectations of stakeholders in urban renewal applications may lead to spatial and functionally unsustainable applications. Therefore, urban renewal applications require collaborative planning with their multi-stakeholder and multi-dimensional structure (political, social, and economic). This study aims to create a collaborative land-use planning (CLUP) approach that minimizes the factors arising from the expectations of the stakeholders and that has an adverse effect on the success of the project. The study consists of two stages. In the first stage, the literature is reviewed to create a framework for the CLUP approach. Within this framework, spatial and functional goals are identified for an urban renewal site within the borders of Meram Municipality in the Konya province of Turkey. In the second stage, a survey is conducted with the participation of stakeholders to identify their spatial and functional demands (vision, land-use and building design). Finally, the fitting between the spatial and functional demands of the stakeholders and the spatial and functional goals identified within the framework of the CLUP approach is discussed. As a result of the survey, it was determined that the expectations of the stakeholders regarding the vision, land-use and building design participate and governance processes are incompatible with each other. The expectations of the stakeholders were evaluated within the framework of the CLUP approach, and recommendations were made for a sustainable vision and a pluralistic decision-making, while raising awareness for participation.

**Key Words:** *urban renewal, collaborative land use planning (CLUP), governance, participation.*

### Introduction

With their multi-stakeholder and complex structure, urban renewal projects involve uncertainties during implementation, and they require the taking of a series of actions to make economic, physical, social, and environmental arrangements (Yu and Kwon 2011). Arrangements such as ownership changes and building design may result in the failure of the project if they ignore this structure. A collaborative land-use planning (CLUP) is needed to comprehend this complex multi-stakeholder process and to take its implications into account in project implementation. Sustainable practices can be achieved by formulating goals to ensure spatial and functional justice in urban environments and to ensure planning that takes the stakeholder groups' spatial expectations into account within the framework of these goals.

To implement the CLUP in Turkey, first, a framework for sustainable land-use planning needs to be developed. This framework should balance spatial functionality, redevelopment of land, regulation of property and use rights, paying attention to the common good and the identification of spatial demands and potentials (Üstün 2009, Islam and Enilil 2010, Özden 2010, Buitelaar and Segeren 2011). The relevant literature includes studies on the creation of social, environmental, economic, and political frameworks in renewal projects (Yung et al. 2014), the development of a framework that includes the factors that affect the decision-making process in sustainable land-use planning (Wang et al. 2014), and the creation of a

practical framework to design a land-use scenario that features participatory processes (Pearson et al. 2010).

For land-use planning to be sustainable, practitioners should avoid decisions that contradict one another (Akten and Akten 2010). In this context, participatory practices should be adopted to prevent the uncertainties concerning the process of partnerships and to achieve coordination between the stakeholder groups. Therefore, a framework needs to be created in the CLUP approach regarding the ways to achieve and to sustain participation, the extent of participation, and the choice of a participation model that fits the ethnic, commercial and cultural characteristics of the project site. The relevant literature includes studies on the identification of factors that affect participation and the creation of a specific framework (Parés et al. 2012), together with the employment of participatory models with the purpose of examining social movements in sites with multiple ethnic groups and undergoing cultural transformation (Uysal 2012, Jung et al. 2015). In addition (Feuvre et al. 2016), examined the creation of dynamic structures and linkages for the stakeholders to facilitate partnerships in the process of participation.

A governance structure must be in place to find the common ground between the expectations voiced in the participatory process, in order to prevent conflict between the stakeholder groups and to achieve meaningful participation. In project implementations in Turkey, the concept and networks of governance are plagued by uncertainties with regard to horizontal coordination, power-sharing and the creation of pluralist decision-making processes (Tekeli 2006, Tallon 2010, Özden 2010, Tekeli 2012, Van Bortel 2012). Preventing these uncertainties and creating a conceptual framework for development are important in the context of governance. The relevant literature includes studies on the creation of a framework regarding governance models in project sites (Carvalho and Fidélis 2013, Faehnle and Tyrväinen 2013), conceptual and process aspects of governance in redevelopment and renewal sites (Roy 2015, Somoza Medina 2016), reviewing the literature on participatory approaches to innovation and city governance (Bifulco et al. 2017), and the role of governance in the urban, institutional and economic development of expanding and shrinking cities and metropolises (Großmann et al. 2013, Carpenter and Verhage 2014, Meegan 2015). As these studies show, sustainable land-use planning, functional governance and participation are subtitles of the CLUP approach in urban renewal projects. This study aims to formulate spatial and functional goals for a project site within the framework of the CLUP approach and to make planning recommendations concerning the stakeholder groups' spatial and functional expectations.

### **Methodology**

This study adopts a methodology that combines theoretical and empirical approaches (Laurian and Shaw 2009, Faehnle and Tyrväinen 2013). In the theoretical part (Fig. 1), a literature review is conducted to create the approach and the framework of CLUP. The CLUP approach was designed to cover inner city areas in general and all urban renewal sites. To implement the CLUP approach in a specific project site, an urban renewal project within the boundaries of Meram Municipality in Konya province was selected. In the empirical part of the study, the physical and social structure of the project site was examined using the spatial analysis. After conducting these analyses and evaluating the problems within the framework of the CLUP approach, spatial and functional goals were created with subtitles of sustainable land-use, governance, and participation.

In the result of the study, the expectations of the stakeholder groups in the project site concerning the vision, land-use and the building design were identified using a survey. Civil society organizations (NGOs), the local administration and the residents were determined as stakeholder groups. Köse and Erkan (2014) argue that qualitative studies feature non-random samples and, as such, they do not require sampling a certain proportion of the population. Hence, for the purposes of this study, a limited number of participants who meet

the pre-defined criteria and who have the required characteristics is sufficient (Neuman 2000, Köse and Erkan 2014). Therefore, the survey for this study was conducted with 30 NGO members, 30 local administrators, and 30 prominent residents, such as shopkeepers and neighborhood heads. The survey contained questions on the participants' opinions concerning the vision, land-use planning and the building design in the project site, and the processes of governance and participation. These expectations were then evaluated considering the spatial and functional goals formulated using the CLUP framework, while planning recommendations were made.

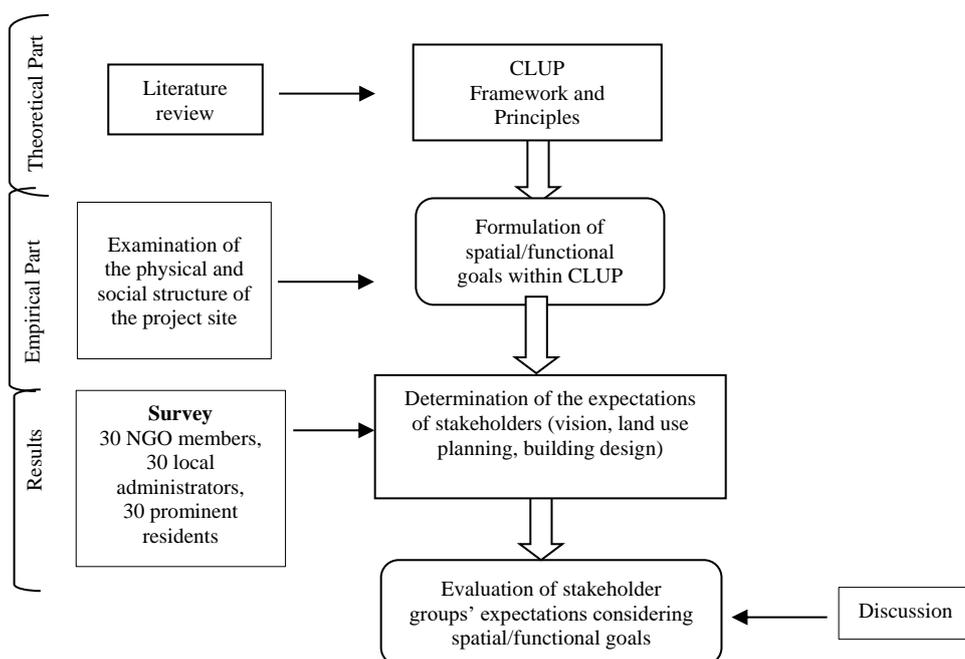


Fig. 1 – The methodology of the study within the CLUP framework

*Theoretical part: the CLUP approach in urban renewal*

Collaborative planning is a political process that allows the participants in multi-stakeholder planning to make common decisions (Innes and Booher 2000, Wondolleck and Yaffee 2000). Collaborative planning requires power-sharing, such as actors to share activities and to act together within a shared structure (Henning and Yein Ng 2009). Urban renewal projects also require collaborative planning with their multi-stakeholder and multi-dimensional structure (political, social, and economic). The CLUP approach to urban renewal means land use planning that results from meaningful participation practices within the framework of governance regarding specific sustainable land-use criteria (Fig. 2).

Within this framework, first, the principles and criteria of sustainable land use that would ensure spatial and functional quality and justice were identified. These include the conservation and redevelopment of land, spatial knots, spatial functionality, regulation of property and the use rights, the consideration of common good, and the spatial demands and potentials (Table 1). This framework prevents the dominant groups from shaping land-use planning in line with their particular interests.

Next, the concepts of governance and governance networks were used to express the optimum way in which stakeholder groups should be involved in the planning process.

These were discussed with reference to the principles and criteria of pluralism and integration. The concept of governance refers to the regulation and organization of administrative institutions (Muñoz-Gielen 2012). Governance networks, on the other hand, describe the way in which new combinations of stakeholders and power holders are formed (Muñoz-Gielen 2012). Governance networks are of crucial importance in striking a balance between the various actors in multi-actor projects such as urban renewal projects. Public administration in Turkey, typically, has a hierarchical structure with vertical coordination. In urban renewal projects, which involve social, environmental, and economic structure problems, as well as property and land use problems, the solution to these problems requires limiting the role of the administration and giving a bigger say to the other actors. This, in turn, can be achieved by creating a network structure that involves all stakeholders in a horizontal coordination (Fig. 3).

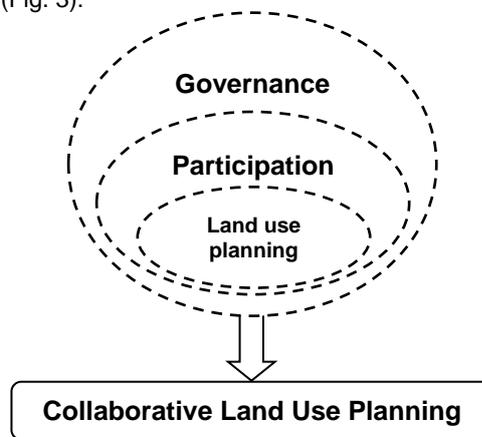


Fig. 2 – The framework of the CLUP approach

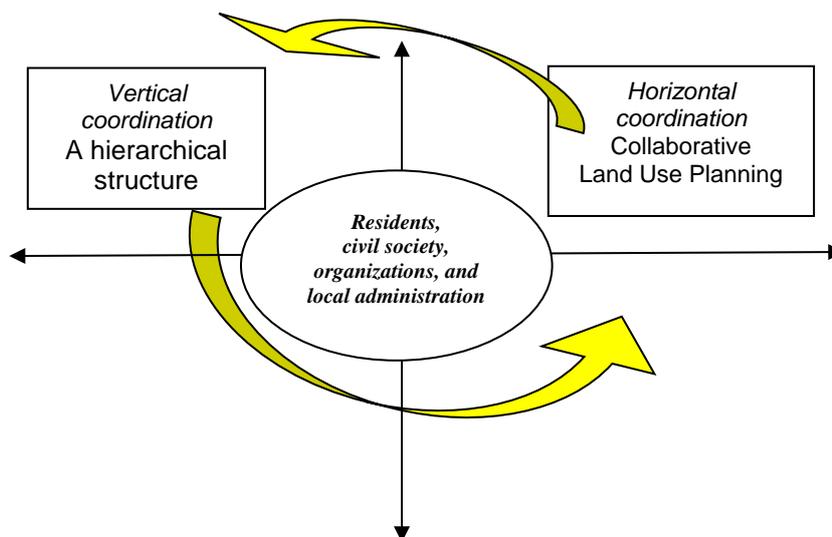


Fig. 3 – Transition from vertical coordination to horizontal coordination

The stakeholder participation is necessary and important in order to promote governance (Almirall and Wareham 2008). The public should be involved at all levels of the decision-

making process for a transparent, responsible, accountable, and sustainable governance (Almășan and Reinhardt 2009). For that reason, participation principles and evaluation criteria of CLUP for the assessment of stakeholders' expectations were identified. Participation-related issues were identified as collaboration, participation, and adaptation.

Table 1

**Principles of the CLUP approach**

CLUP APPROACH	Subtitle	Principles of CLUP approach	Evaluation Criteria in the CLUP approach	
		Conservation and redevelopment of land	Avoiding practices that limit the production of public spaces (such as the maximization of building volumes and high-density buildings) (Buitelaar and Segeren 2011, Muñoz-Gielen 2012). Prevention of illegal occupancy and provision of a strategy for dilapidation assessment (Wing Ho et al. 2012). Creation of active policies regarding urban land, transportation, and open public space reserves (Needham 1997, Cysek-Pawlak 2019). Identifying the basic principles (historical, cultural, rural, etc.) for national, regional, and local land policies and management (Zimmermann 2008, Clemente et al. 2016, Kozuch and Sienkiewicz-Małjurek 2016). Redevelopment of unused and idle construction areas (Barker 2006, Ferretti and Grosso 2019). Creation of scenarios to deal with potential risks and uncertainties.	Spatial and Functional Goals on the Basis of the CLUP Approach Regarding Project Site Characteristics and Encountered Problems
		Spatial knots	Adopting a holistic approach to the project, taking all its dimensions into consideration (Özdemir 2010). Preventing spatial and functional inequalities in the vicinity of the project site (Oatley 2000, Kuyucu 2013). Identifying obstructions in the physical environment (Bassett 2013). Identifying historical marks and authentic social values for tourist and social communities (Clemente et al. 2016, Ginting et al. 2019). Identifying elements of harmony and differentiation in the project site. Developing modern characteristics that fit the project site.	
		Spatial functionality	Making production-oriented investments with an eye to balanced sectoral growth (Göksu and Bal 2010; Islam and Enliil 2010), Classifying land and creating a land inventory (Zimmermann 2008), ensuring that land-use planning is compatible with urban development.	
		Regulation of property and use rights	Allocating property and use rights by taking the beneficiaries' preferences into consideration (Healey and Barrett 1990, Adams and May 1991, Buitelaar and Segeren 2011). Ensuring that the allocation of property and the usage rights contributes to positive urban design outcomes (Buitelaar and Segeren 2011).	
		Consideration of common good	Lowering costs via private-public partnerships and aiming to prioritize social housing (Van der Krabben and Needham 2008, Webster 2008, Muñoz-Gielen 2012). Giving priority to the problematic regions of the city in the use of public resources in order to alleviate spatial and social inequalities between regions (Göksu and Bal 2010).	
		Spatial demands and potentials	Preventing processes of displacement and of social exclusion (Özden 2010). Taking demands concerning the building density and the land-use into consideration (Bassett 2013). Examining the actual users of the site and the way it is used (Bassett 2013). Prioritizing the projects that reflect the increasingly diverse cultural profile of the city.	

	Subtitle	Principles of CLUP approach	Evaluation Criteria in the CLUP approach
	GOVERNANCE	Pluralism and integration	<p>Including stakeholder and neighborhood groups (residents, civil society organizations and local administration) in the decision-making process (Atkinson 2009, Boyle et al. 2018). Achieving integration between the different levels of institutional governance (national, regional and local) (Raitio 2012, Carvalho and Fidélis 2013).</p> <p>Achieving integration with various sectors (industry, services, etc.) that interact with the urban renewal project (Göksu and Bal 2010, Carvalho and Fidélis 2013).</p> <p>Integrating technical and local knowledge (Carvalho and Fidélis 2013, Faehnle and Tyrväinen 2013).</p> <p>Ensuring coordination between the agencies and organizations involved in the local administration (Turgut and Ceylan 2010, Muñoz-Gielen 2012).</p> <p>Creating decision-making processes that are pluralist and not majoritarian (Tekeli 2012).</p> <p>Creating strategic plans based on urban planning standards (Somoza Medina 2016).</p> <p>Consisting of the concept of smart governance with a digital platform for bridge communications between the public and the government (Sejati et al. 2020).</p>
	PARTICIPATION	Collaboration and participation	<p>Perception of participation as an instrument to legitimize planning programs (Parés et al. 2012, Van Bortel 2012, Carvalho and Fidélis 2013).</p> <p>Institutionalizing participation in local administration (Raitio 2012).</p> <p>Making all kinds of effort to ensure participation actions (survey, deep engagement, etc.) (Innes and Booher 2000, Parés et al. 2012, Glackin and Dionisio 2016, Boyle et al. 2018).</p> <p>Conducting social training activities on the content and significance of participation (Faehnle and Tyrväinen 2013).</p> <p>Conducting workshop activities on the content of stakeholders' interests and the equal allocation of resources (Li et al. 2020).</p> <p>Providing organizational training on the functionality of participation and cooperation (Faehnle and Tyrväinen 2013).</p> <p>Setting up decision-making mechanisms guided by cooperation and participation (Carvalho and Fidélis 2013, Faehnle and Tyrväinen 2013).</p> <p>Ensuring that the process and costs associated with the participation and cooperation are worth the effort made (Parés 2012, Faehnle and Tyrväinen 2013).</p> <p>Creating adaptation processes to improve the local communities' fluency in the language of politics within public agencies (Atkinson 2009).</p> <p>Establishing the trust between key stakeholders (Boyle and Mitchell 2020).</p> <p>Including digital domains (GIS), Web GIS, and Multicriteria Decision Analysis (MCDA) in the spatial planning process for further strengthening the role of participation (Alam et al. 2018, Jelokhani-Niaraki 2019, Omidipoor et al. 2019).</p>

Source: *Bozdağ (2015)*

*Empirical part: the CLUP approach in urban renewal – the case of Konya*

In line with the purposes of the study, a project site at the pre-implementation stage, within the borders of Meram Municipality in Konya province, was selected (Fig. 4). The project site was examined in terms of existing plans, characteristics of its physical and social structure, and the problems encountered.

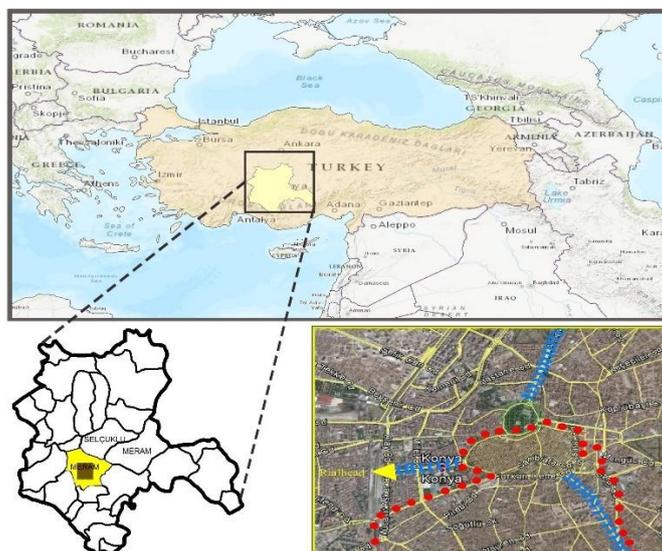


Fig. 4 – General view of Konya and the application area  
Source: Landsat (2015)

#### *Examination of the plans of the project site (1923-2015)*

All plans for the project site from 1923 to present were examined (Fig. 5). The 1923 Konya city plan shows an urban fabric that is not dispersed. No significant changes are detectable in the 1933 and 1945 city plans, whereas the 1954 city plan shows the emergence of new residential areas. This can be attributed to the acceleration of urban development and the population increase. The 1967 city plan marks the beginning of urban sprawl. The Environmental Plan approved in 1983 and the Master Development Plan approved in 1999 show an extension of the city northward, with the effect of the rail system. In the 2000s, a Master Development Plan for Conservation was drawn up. This was the first holistic plan covering all inner-city areas. Konya had suffered from a lack of holistic planning from 1967 to the 2000s.

The study area is located in the oldest settlement in the city centre, remaining in the 1923 plan area. For this reason, the study area is highly in need of urban renewal.

#### *Examination of the physical structure*

Current maps and data obtained from the local administration were updated in the field (Fig. 6). There are registered different monumental buildings in the project area, as well as historical city walls. Some of these buildings have undergone restoration and they have been made functional again. However, there are still buildings that are not functional and historical structures that need to be unearthed. An examination of building uses showed that derelict buildings and buildings that lost their functionality are located to the south of the project site. In the project site, most buildings are moderately sound because the average age of the buildings is 30 years. In addition, the site was designated as a “Disaster Risk Area” by the Ministry of Environment and Urban Planning because of its buildings’ characteristics.

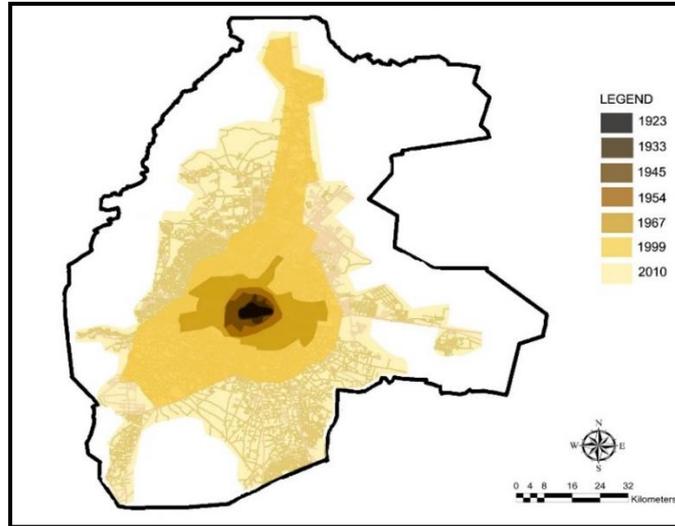


Fig. 5 – The project site spatial development according to all plans from 1923 to the present  
Source: Bozdağ (2015)

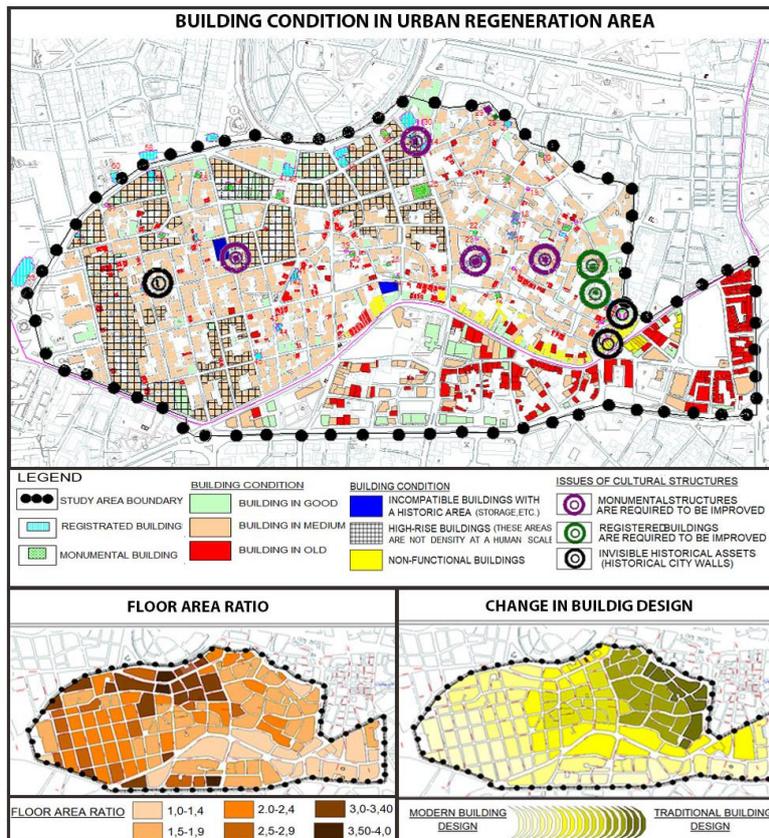
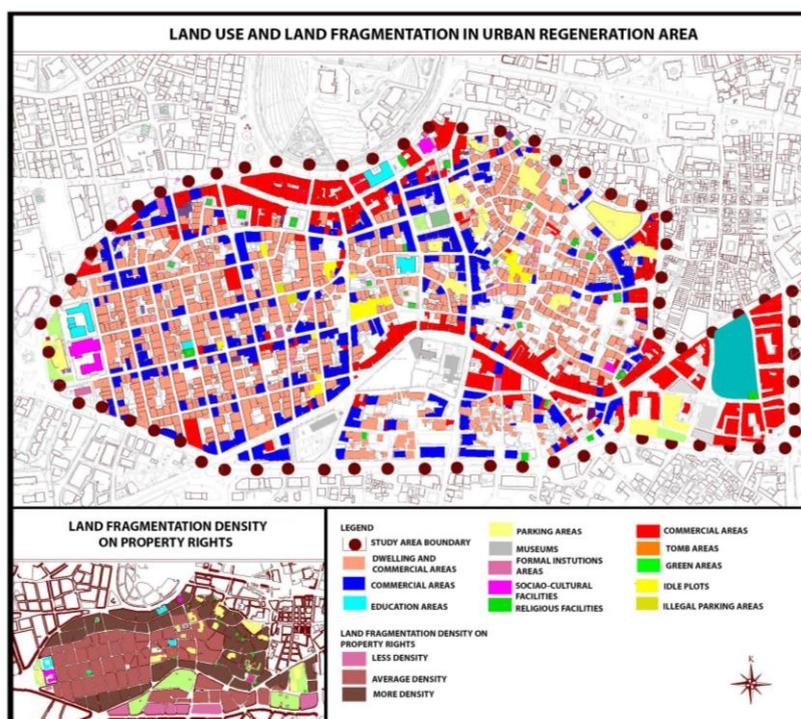


Fig. 6 – Examination of the physical structure

The northern and western parts of the project site have higher floor area ratios and buildings that are not at a human scale. An examination of variation in the building design shows that the buildings with a traditional design, in harmony with the historical structure, are more numerous in the eastern part of the site. The project site is located in a 4th degree earthquake zone, and the geotechnical analysis shows that the bearing capacity of the ground is very low. Most buildings in the site are tall, and the building loads are not uniformly distributed across the ground. Heavy and static buildings and mass housing projects should therefore be avoided in the favor of a moderate density development.

*Examination of land-use patterns and of property structure*

The project area is located in the oldest central business district of the city. Commercial areas in the northern parts of the project site have a modern character, whereas commercial areas in the eastern and southern parts of the site are more traditional. The project site also features landmarks such as a historical mosque, tombs, archaeological museums, theaters, and churches (Fig. 7).



**Fig. 7 – Examination of land-use patterns and of property structure**

It was found that most of the properties in the project area were owned privately or by foundations. To analyze the fragmented ownerships, samples were taken from a few blocks. A map was created by generalizing from these findings. Fragmented ownership was found to be more common in axes where commercial activities, traditional commerce and residential buildings are concentrated. Fragmented ownership in this area is mainly a result of ongoing conflicts over estates, as this is one of the oldest residential areas of the city. Urban renewal is imperative for a solution to the problems in the project site and for the renewal of property rights.

### Examination of visual-environmental assets

The following internationally prominent landmarks are located in the vicinity of the project site: Mevlana Museum, devoted to Rumi, one of the biggest symbols of sufi Islam; Alaeddin Hill, a natural and historical conservation site featuring the relics of the Seljuk Emperor Alaeddin; St. Paulus Church, with French Gothic architectural characteristics; and the Ince Minaret Museum, an archaeological museum dating from the Seljuk era with the distinction of being the second oldest archeological museum in Turkey. The linkage-corridors between these elements and the effects of proximity were noted (Fig. 8).

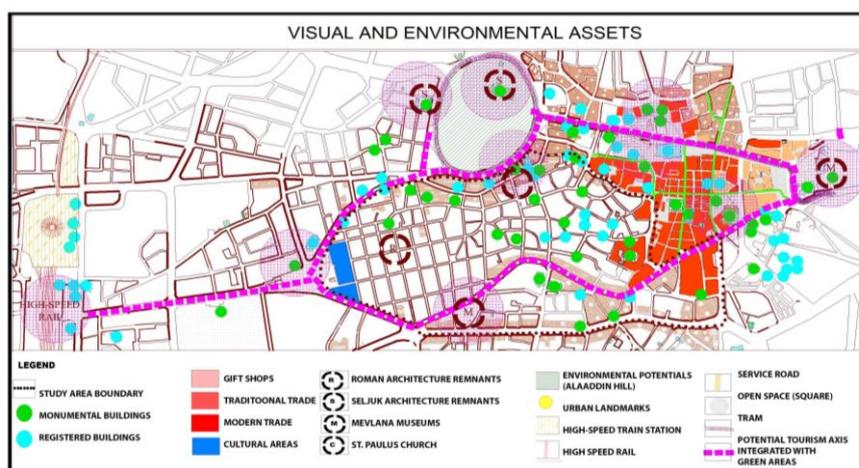


Fig. 8 – Examination of visual-environmental assets

### Examination of the social structure

The deteriorating urban fabric of the project site led the former residents to leave the area and to rent their buildings out for low prices. With its low rents, the area has drawn the interest of recent migrants to the city, who were searching for jobs and for dwelling places. Most tenants are migrants from other provinces or from other districts of Konya, as well as Tatars. In recent years, Syrian migrants have also taken their place among the tenants in this area (Fig. 9). With a tenant ratio of 94%, this area is dominated by tenants and occupiers. With security problems, high crime rates, and difficult living conditions, the project site is an area of decay with a sharp social stratification.

From the perspective of property owners, renewal would prevent illegal use by the occupiers. In addition, the owners would benefit from the physical renovation and increase in value that the urban renewal project would bring (Bozdağ et al. 2018). On the other hand, the current residents in the project site would lose their dwelling places and access to jobs. Social housing and employment opportunities should be offered to current residents to prevent them from being victims of social exclusion. One of the motivations for the inclusion of a large number of residents among the stakeholders interviewed for this study was to learn about their spatial and functional expectations.

### Formulation of spatial and functional goals using the CLUP approach

The current plans and the physical and social structure of the project site were examined in the previous sections. This section formulates the spatial and functional goals based on these examinations and within the framework of the CLUP approach (subtitles, principles and criteria) (Table 2). This was done to demonstrate the implementation of the approach –

which is of a general nature and applicable to all urban renewal projects – by using the specific project site selected.



Fig. 9 – The social structure view of the project area  
Source: Bozdağ (July 2017)

Table 2

**Formulation of spatial and functional goals regarding the project site using the CLUP framework**

	Subtitles	Principles of CLUP approach	Goals based on the CLUP approach regarding the project site characteristics and the encountered problems
	(CLUP) Approach	SUSTAINABLE LAND-USE PLANNING	<p>Conservation and redevelopment of land</p> <p>Spatial knots</p> <p>Spatial functionality</p>

(CLUP) Approach	Subtitles	Principles of CLUP approach	Goals based on the CLUP approach regarding the project site characteristics and the encountered problems
		Regulation of property and use rights	
Consideration of common good			Directing the revenues from renewal to the production of social housing for the current residents of the project site (tenants and occupiers) and for the creation of other housing and employment opportunities.
Spatial demands and potentials			Taking demands for housing and employment opportunities into consideration to prevent social exclusion following the implementation of the renewal project. Analyzing local knowledge concerning the cultural profile of the residents and of property owners in the project site, as well as their land use patterns.
GOVERNANCE	Pluralism and integration		Creating pluralist decision-making processes.
PARTICIPATION	Collaboration and participation		Raising awareness on the concept of urban renewal and its implementation.

Source: Bozdağ (2015)

## Results

### Evaluation of stakeholder groups' expectations considering the spatial and functional goals

As it was previously explained, a survey was conducted with stakeholder groups and data were collected about their opinions on the vision, land-use, and building design in the project site, as well as their expectations concerning participation and governance (Fig. 10).

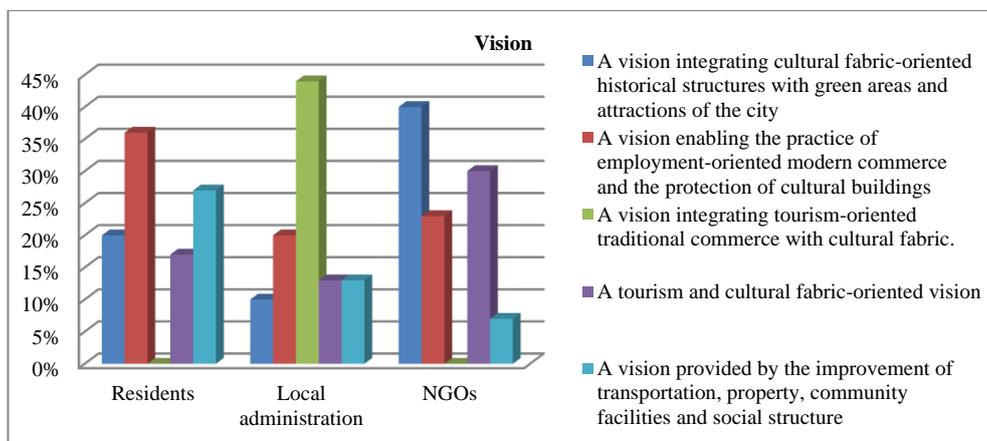


Fig. 10 – Expectations of stakeholder groups concerning with the vision

Concerning the vision for the project site, the residents' expectations focused on the creation of employment opportunities, the local administration's expectations focused on the holistic development of tourism and traditional commerce together with the cultural fabric, and the NGOs' expectations focused on the integration with cultural and historical riches and green spaces.

Each stakeholder group thus voiced different expectations. However, these expectations are compatible with the principles of spatial functionality and spatial knots, which are part of the spatial and functional goals formulated using the CLUP approach. A vision statement that takes the stakeholder groups' expectations into account within the framework of the CLUP approach could be the following:

*“A history, tourism, commerce and urban services-oriented renewal that conserves and develops visible and invisible historical, cultural and environmental assets on the Mevlana Museum-Project site-Alaeddin Hill-high-speed train route, it creates employment opportunities, and it improves the physical and social structure and the urban fabric of the city in a holistic manner together with the rest of the city”.*

The stakeholders' expectations concerning land-use, building density, and building design in the project site were also examined (Fig. 11).

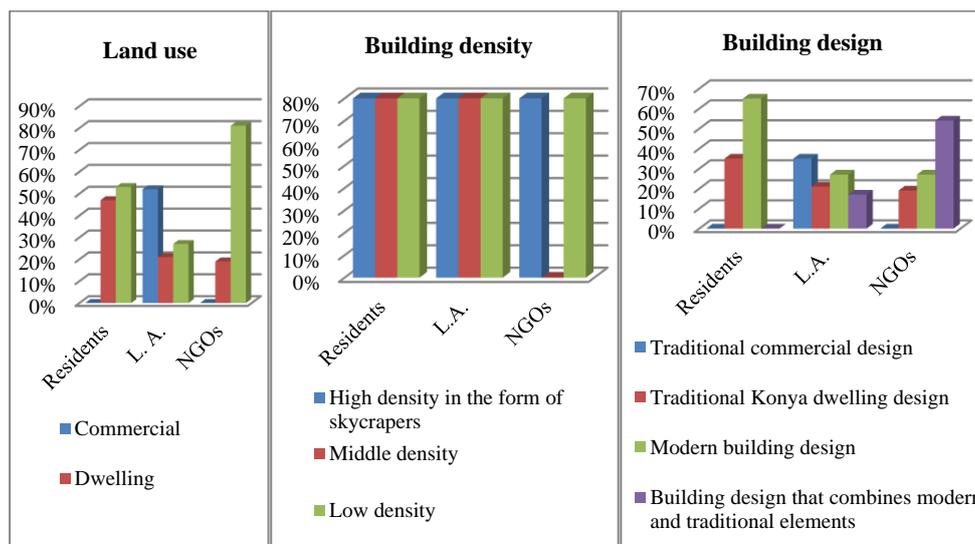


Fig. 11 – Expectations of stakeholder groups concerning with land-use, building density and building design

Most of the residents expect a residential and commercial land use with a high density in the form of skyscrapers and of modern building design. The local administration expects a commercial land use with a low density in the form of traditional building design. NGOs expect a commercial and residential land use with a low-density building design that combines modern and traditional elements.

#### Evaluation of stakeholder groups' expectations on the participation and governance process

Stakeholder groups' opinions about the processes of participation and governance were collected. The problems encountered in the relationships between the stakeholder groups and the problems that would need to be resolved if this process is to be created are shown

in Table 3. Each stakeholder group encounters different problems in its relations with the other groups concerning participation and governance processes.

Table 3

#### Relationships between stakeholder groups

	Residents	NGOs
Local administration	Lack of a common language (political language) Lack of desire for compromise Conflict of interests Expectations from bureaucratic processes Financial and time-related costs associated with acting together Speculations Lack of local knowledge	Ideologies influencing opinions Utopian ideas Negative attitudes Conflict of interests Lack of incentives to compromise
Residents	Hearsay Lack of unity, failure to present a united front Conflict of interests	Conflict of interests Lack of a common language (academic language, institutional language)

#### Discussion

According to the results obtained in the empirical part of the study, the land-use and building design together with the participation and governance processes were discussed and suggestions were developed.

##### *Creating to a sustainable land-use and building design process*

Each group voiced different expectations concerning land-use and building design. In addition, some of these expectations conflict with the spatial goals formulated using the CLUP approach. Some of the expectations feature high-density building designs in the form of skyscrapers. However, geological studies and the bearing capacity of the ground show that low floor area ratios are required. If the goal is to create differentiation within the project site by making use of the contrast between skyscrapers and traditional buildings, the static strength of the buildings should be improved. This, in turn, would increase the building cost.

Expectations concerning land-use exclusively focus on commercial uses. Land-use should allow a balanced sectoral development. The exclusive commercial use might have a negative effect on the success of the project in terms of security and usage during both day and night.

Modern and traditional elements should be combined in building design. The project site is located on the route of a modern, bazaar and daily commerce, so sectoral development should be planned to allow a neat transition. Both modern and traditional building designs should reflect the different potentials of the site in line with the cultural profile and land-use patterns of the residents.

A land-use and building design principle that takes the stakeholder groups' expectations into account within the framework of the CLUP approach could be as follows:

*"A low-density building design that combines the traditional residential use and the commercial use in the form of bazaars with modern residential and commercial uses, and it features both modern and traditional buildings in harmony with each another".*

*Creating pluralist decision-making processes*

Stakeholder relationships are not compatible with the framework of spatial-functionality goals (pluralism, integration, collaboration, and participation) formulated using the CLUP approach. Within the framework of goals formulated using the CLUP approach, the following recommendations are made to solve these problems.

Pluralist decision-making processes may result in lots of red-tape, high financial and labor costs, together with speculation. Dialogue between groups may create difficulties in the process because of the lack of understanding and the confusion that results. Therefore, representatives should be elected to create a pluralist approach and to help solving these problems. The members of professional chambers, neighborhood heads or well-known shopkeepers could serve as representatives. These representatives can help prevent the conflicts inside their groups, achieve coordination between stakeholders, use a common language to find common ground, and prevent the waste of financial resources and time.

Public administration in Turkey has a hierarchical structure. This structure results in the exclusion of the actors providing horizontal coordination. This situation, in turn, results in the prioritization of bureaucratic agencies' expectations within the projects and the adoption of ideological positions by other actors towards the project. To deal with this problem, a governance system that manages and supervises, but it avoids interfering in horizontal coordination, should be established for the project.

*Raising awareness about the concept of urban renewal and its implementation*

The local administration can help prevent speculation and hearsay and alleviate the lack of knowledge by holding events and meetings with their counterparts (representatives of other groups) or by visiting them. Using participatory methods (survey, interview, etc.) to identify the problems, expectations, and local characteristics of the project site can help achieve a non-utopian, sustainable, and problem-solving oriented project.

The local administration can prevent the conflicts of interests and negative attitudes by ensuring the active participation of other actors in one part or stage of the project process. The legislation that would make it mandatory to participate in the process could prevent the lack of desire to compromise.

*The scientific importance of the research and  
the contribution of the results to the theoretical development of the field*

Studies on obtaining a collaborative approach in urban renewal are increasing in the international literature. There are studies in rural, urban, and historical areas within the framework of collaborative approach. Clemente et al. (2016), in order to develop the social, economic, environmental and cultural structure of Naples historic city center, defined a collaborative urban renewal approach with the citizens, stakeholders and decision-makers. Glackin and Dionisio (2016) examined with two applications that the deep engagement in urban renewal will increase the success of the urban renewal process in revealing the local knowledge and socio-cultural diversity and in integrating it into urban design and planning. Allam (2019) developed suggestions to re-create the urban fabric by providing focus group studies with public, private and foreign institutions to become a smart city of Port Louis. Ferretti and Grosso (2019) developed a collaborative approach among the stakeholders with the help of decision-making tools to create alternative strategies by determining the local needs in the process of creating a new function in an abandoned urban area. Jiang et al. (2020) examined the sharing of interests among the key stakeholders and the mechanisms behind the process in the urban transformation process in a village in China. Yung and Sun (2020) examined the roles, coalitions, interests of different actors and the use of power in the urban transformation implementation process in historic urban centers and they analyzed the complex and unbalanced power relations. Li et al. (2020) put forward a model

of collaborative workshops, aiming to ensure the equal distribution of resources by addressing the interests of the stakeholders in the town of Shenjing in Guangzhou, China. Unlike the application studies, in Boyle et al. (2018), neighborhood sustainability was evaluated in urban renewal and it was emphasized that a sustainable urban renewal process should be based on urban governance principles, participatory actions and market dynamics.

In all these studies, there is a search to obtain common spatial strategies by taking the opinions of the participants who play a role in urban renewal. The CLUP analysis is presented in this study as a model that accepts the sustainable land use, governance, and participation topics as basic components in the urban renewal process, similar to the literature.

The CLUP approach provides that the contrary expectations of the stakeholders in renewal applications are evaluated and limited within the framework of sustainable land use principles. Thus, this approach is important in increasing the success of the application results.

The contribution of the empirical part results in the theoretical development of the field while it examines the expectations of the stakeholders for a specific field. In addition, these expectations were evaluated within the framework of goals determined by the theoretical approach. Accordingly, when the implementation results are examined, it is seen that the expectations of the inhabitants (vision, land use, building design) are against the topics of sustainable land use planning.

This study makes an important contribution in terms of the evaluation of stakeholder groups' spatial and functional expectations, which affects the spatial and functional sustainability within the framework of the CLUP. This study can also serve as a guide for conducting the holistic examination of a project site by using the CLUP approach while formulating spatial and functional goals.

### **Conclusions**

This study developed the CLUP approach, which provides a framework for formulating spatial and functional goals that help achieve spatial and functional justice and quality. Stakeholder groups' demands were evaluated within the framework of this approach. The CLUP approach, as its application to the selected project site demonstrates and it introduces several novelties in urban design that could serve as a guide for other urban renewal projects. CLUP is a pioneering approach because it considers all aspects of the project process. It allows practitioners to take all aspects of the project site into consideration, including, but not limited to, the social, economic, and environmental aspects. It provides a framework for formulating spatial and functional goals concerning the problems and potentials of the project site. The CLUP approach also provides a framework for constraining the shifting expectations of stakeholder groups concerning the land-use within the boundaries of pre-defined criteria. In the sample project examined, stakeholder groups demanded high-density buildings. However, the CLUP approach showed that in this case low-density buildings should be preferred. The CLUP approach thus limits the expectations that conflict with the principle of sustainable land-use.

Urban renewal projects in Turkey are usually seen as processes of ownership renewal, so that spatial and functional goals are formulated with this aspect in mind. The CLUP approach, however, allows for the spatial demands and principles of urban design to be taken into consideration, as well as ownership renewal. In the sample project examined, some of the stakeholder groups demanded only modern building designs. However, the CLUP approach showed that building designs that combine traditional and modern elements should be preferred. Therefore, expectations regarding this aspect of the project were

limited because they conflicted with the principle of sustainable land-use. Another pioneering quality of this approach is that it allows horizontal coordination for monitoring and tracking the project while achieving harmony between the local administration and the other stakeholders. This approach also facilitates participatory practices that improve cooperation and access to empirical knowledge. The next step for the CLUP approach should be the development of national, regional and local frameworks, and its adaptation to the conditions of different urban renewal sites.

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