

AN INVESTIGATION ON THE SOCIAL SUSTAINABILITY OF A
NEIGHBOURHOOD UNIT: ERYAMAN STAGE III IN ANKARA

A THESIS SUBMITTED TO
THE GRADUATE SCHOOL OF NATURAL AND APPLIED SCIENCES
OF
MIDDLE EAST TECHNICAL UNIVERSITY



BY
DİDAR ÇAYIR

IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR
THE DEGREE OF MASTER OF ARCHITECTURE
IN
ARCHITECTURE

DECEMBER 2022

Approval of the thesis:

**AN INVESTIGATION ON THE SOCIAL SUSTAINABILITY OF A
NEIGHBOURHOOD UNIT: ERYAMAN STAGE III IN ANKARA**

submitted by **DİDAR ÇAYIR** in partial fulfillment of the requirements for the
degree of **Master of Science in Architecture, Middle East Technical University**
by,

Prof. Dr. Halil Kalıpçılar
Dean, Graduate School of **Natural and Applied Sciences**

Prof. Dr. F. Cânâ Bilsel
Head of the Department, **Architecture**

Prof. Dr. F. Cânâ Bilsel
Supervisor, **Architecture, METU**

Examining Committee Members:

Assist. Prof. Dr. Esin Kömez Dağlıoğlu
Architecture, METU

Prof. Dr. F. Cânâ Bilsel
Architecture, METU

Assist. Prof. Dr. Gizem Deniz Güneri Söğüt
Architecture, Atılım University

Date: 14.12.2022



I hereby declare that all information in this document has been obtained and presented in accordance with academic rules and ethical conduct. I also declare that, as required by these rules and conduct, I have fully cited and referenced all material and results that are not original to this work.

Name Last name : Didar Çayır

Signature :

ABSTRACT

AN INVESTIGATION ON THE SOCIAL SUSTAINABILITY OF A NEIGHBOURHOOD UNIT: ERYAMAN STAGE III IN ANKARA

Çayır, Didar
Master of Architecture, Architecture
Supervisor: Prof. Dr. F. Candaş Bilsel

December 2022, 119 pages

The concepts of sustainability and sustainable development have been evolving, since the 1970s, on three pillars; social sustainability, economic sustainability, and environmental sustainability that are interrelated. Sustainable urban development requires the consideration of a complex combination of various factors and components. Today, there are multiple theories and researches on the sustainable design of the urban form. In this context, the neighbourhood as being both a unit of urban form and defining a community, comes to the fore. The question of how sustainability can be achieved within neighbourhoods as units of urban settlements is the concern of this thesis. This study investigates the way the urban and architectural design can contribute to the social sustainability of a neighbourhood. The major concepts and criteria of social sustainability related with the urban form are investigated to evaluate a neighbourhood through the dimensions of accessibility, human participation and inclusiveness, quality of life, sense of safety, and sense of belonging. The selected case study area, Eryaman Stage III in Ankara Turkey, is studied through evaluation criteria based on the neighbourhood design and social sustainability literature. In this thesis, it is argued that an urban and

architectural design taking social life and organization of a housing neighbourhood into consideration can also be successful in terms of social sustainability. In that respect, the planning and design features, as well as open spaces and common amenities provided in Eryaman Stage III are studied with respect to their reflections on neighbourhood life through observation and interviews held with the inhabitants.

Keywords: Neighbourhood Unit, Sustainable Neighbourhood Design, Housing Design, Participation and Inclusiveness, Social Diversity



ÖZ

KOMŞULUK BİRİMİ ÜZERİNDEN SOSYAL SÜRDÜRÜLEBİLİRLİK KAVRAMININ ARAŞTIRILMASI: ERYAMAN III. KISIM

Çayır, Didar
Yüksek Lisans, Mimarlık
Tez Yöneticisi: Prof. Dr. F. Cânâ Bilsel

Aralık 2022, 119 sayfa

Sürdürülebilirlik 1970’lerden bu yana sürekli gelişen bir kavramdır. Sürdürülebilir gelişmenin üç ana başlığı olan çevresel sürdürülebilirlik, ekonomik sürdürülebilirlik ve toplumsal sürdürülebilirlik birbiri ile ilişki içerisinde var olmaktadır. Sürdürülebilir kentsel gelişme, çok sayıda etken ve bileşenin bir arada oluşturduğu karmaşık ilişkiler bütününe dikkate almayı gerektirmekte; günümüzde kentsel formun sürdürülebilir tasarımı üzerine araştırmalar yapılmaktadır. Bu bağlamda gerek kent formunun gerekse toplumun bir birimi olarak mahallenin ön plana çıktığı söylenebilir. Bu tezde kentsel yerleşimlerin birimleri olan mahallelerde sürdürülebilirlik konusu toplum ve çevre ilişkileri üzerinden incelenmekte; kentsel ve mimari tasarımın toplumsal sürdürülebilirliğe katkısı araştırılmaktadır. Bu kapsamda kentsel form ile sosyal sürdürülebilirlik ilişkisi erişilebilirlik, toplumsal katılım ve kapsayıcılık, yaşam kalitesi, güvenlik duygusu ve aidiyet kavramları üzerinden tartışılmaktadır. Ankara’da seçilen Eryaman III. Etap alanı, komşuluk birimi tasarımı ve sosyal sürdürülebilirlik araştırmalarından elde edilen bu kavramlar ve değerlendirme ölçütleri üzerinden değerlendirilmektedir. Bu tezde, toplum yaşamını dikkate alan kentsel ve mimari tasarım yaklaşımıyla sosyal

sürdürülebilirlik açısından başarılı konut çevreleri oluşturulabileceği savı, alan çalışması üzerinden irdelenmektedir. Seçilen alanda kentsel tasarım ve sosyal organizasyonun örtüşmesi sürdürülebilirlik açısından güçlü bir potansiyel oluşturmakta, ancak tasarımın arkasındaki niyetler zaman içinde dönüşebilmektedir. Bu çerçevede yapılan gözlemler ve mahalle sakinleriyle yapılan söyleşiler yoluyla, Eryaman III. Etap'ta kentsel ve mimari tasarım sonucu elde edilmiş olan konut çevresinde toplumsal sürdürülebilirliğin farklı boyutları, ortak açık alanlar ve sosyal donatı alanlarında mahalle yaşamı üzerinden değerlendirilmektedir.

Anahtar Kelimeler: Sürdürülebilir Mahalle Tasarımı, Komşuluk Birimi, Toplu Konut, Katılım ve Kapsayıcılık, Toplumsal Çeşitlilik



In memory of Ozancan Akkuş

ACKNOWLEDGMENTS

I would like to express sincere appreciation and deepest gratitude to my supervisor Prof. Dr. F. C  n   Bilse   for valuable guidance, contribution, encouragement, and criticism throughout the research.

I would also like to thank Assist. Prof. Dr. Esin K  mez Dađ  ođ   and Assist. Prof. Dr. Gizem Deniz G  neri S  đ  t for their valuable suggestions and comments.

I would like to thank my parents, Ay  e   ayır and A. Aydın   ayır for always encouraging me to achieve my goals and supporting me in every circumstance. Their endless love, trust, and guidance are priceless.

I would like to thank heartedly to my boyfriend Hasan Mutlu G  ne   who has been with me throughout the process of following my dreams and encouraged me in any situation to go further. The support he gave, immense patience, and unending love for me made many things more manageable.

I would like to thank to my dear friends Melis Bel, T. Tuđ  ba   zkan, Elif   zcan Van and Arzum Anduv Ođ  ra   for supporting and encouraging me with their best wishes.

I would like to thank to my friends B    ra     kl  , Aleyna Ate  , Sara Rraja and İlginay Akyol for their encouragement and understanding throughout the process.

I would also like to offer my thanks to ACE Architecture team for their understanding and encouragement throughout the process.

TABLE OF CONTENTS

ABSTRACT.....	v
ÖZ	vii
ACKNOWLEDGMENTS	x
TABLE OF CONTENTS.....	xi
LIST OF TABLES	xiv
LIST OF FIGURES	xv
CHAPTERS	
1 INTRODUCTION	1
1.1 Definition of the problem.....	1
1.2 The aims of the thesis.....	4
1.3 Organization of the thesis.....	6
2 SUSTAINABLE DEVELOPMENT.....	7
2.1 History of the sustainability concept.....	7
2.2 Three pillars of sustainability	12
2.3 Approaches on sustainability in urban design.....	15
3 NEIGHBOURHOODS	19
3.1 Neighbourhood concept in urban structure	19
3.2 Neighbourhood concept in Turkey ‘mahalle’ and its components.....	21
3.3 Major theories on neighbourhood design by Sharifi	24
3.3.1 Garden City	25

3.3.2	Neighbourhood unit.....	27
3.3.3	The Modern Movement.....	30
3.3.4	Neo-traditional movement.....	32
3.3.5	Eco urbanism.....	36
3.4	Approaches on neighbourhood design in Ankara.....	39
3.5	Sustainable neighbourhoods	46
3.5.1	Parameters for sustainable neighbourhoods	46
3.5.2	Critical factors to obtain socially sustainable neighbourhoods	50
4	CASE STUDY (ERYAMAN STAGE III).....	55
4.1	Introduction.....	55
4.2	Components of Eryaman Stage III.....	58
4.2.1	Residential units	58
4.2.2	Programming communal activities.....	62
4.2.3	Accessibility of the neighbourhood.....	65
4.2.4	Meeting points for social interaction.....	66
4.2.5	The social organization model.....	69
4.3	Inhabitants' perception of the surroundings	69
4.3.1	Accessibility	71
4.3.2	Human participation and inclusiveness	75
4.3.3	Quality of Life	76
4.3.4	Sense of safety.....	78
4.3.5	Sense of belonging	80
5	CONCLUSION	83
	REFERENCES	87

A.	Blank Semi-Structured Interview	92
	Blank Semi-Structured Interview	93
B.	Interviewee Profile	94
C.	Interviews	95



LIST OF TABLES

TABLES

Table 3.1 Principles that organize the neighbourhood unit.	29
Table 3.2 Most common aspirations of neighbourhoods.	48
Table 5.1 Interviewee Profile	94



LIST OF FIGURES

FIGURES

Figure 2.1. Sustainable Development Goals of UN.....	11
Figure 2.2. Triple Bottom Line Concept (Illustrated by the author).....	13
Figure 3.1. The evolving agenda and key figures of the studied movements by Sharifi.....	25
Figure 3.2. Organization of a typical ward in Garden City by Howard.....	26
Figure 3.3. Neighbourhood Unit by Perry.	28
Figure 3.4. Sketches for the Broadacre City project by Frank Lloyd Wright.....	32
Figure 3.5. Duany Plater- Zyberk’s version of Neighbourhood Unit.	35
Figure 3.6. Main features of different movements by Sharifi.....	38
Figure 3.7. Degree of incorporation of sustainability related criteria in the studied movements by Sharifi.	38
Figure 3.8. 1924 Lörcher Plan and 1925 Yenişehir	40
Figure 3.9. 1928 Hermann Jansen Plan of Ankara	41
Figure 3.10. Ankara Amele Mahallesi	42
Figure 3.11. Uybadin-Yücel Plan of the Ankara	44
Figure 3.12. Ankara Master Plan 1990.	45
Figure 4.1. Settlement Plan of the Eryaman Stage III that demonstrates the housing blocks, boundaries, denotation of the places and approach on accessibility. (Photo was taken by the author from the board in the neighbourhood.)	57
Figure 4.2. Organization of the T-shaped, L-shaped, and I-shaped housing blocks. (Drawn by the author)	60
Figure 4.3. The Courtyard in between housing blocks. Photo was taken in 2022. (Author’s personal archive)	61
Figure 4.4. Houses that have access to garden. Photos were taken in 2022. (Author’s personal archive)	61
Figure 4.5. Variation of housing typologies. Photos were taken in 2022. (Author’s personal archive)	62

Figure 4.6. Institutional Buildings and their placement in the neighbourhood. (Photos were taken in 2022 and the visual is illustrated by the author.)	64
Figure 4.7. Integration of green spaces with the residential units. (Drawn by the author).....	67
Figure 4.8. Human interaction on the planned open spaces. Photos were taken in 2022.	68
Figure 4.9. Accessibility relations in the neighbourhood. (Drawn by the author.) .	72



CHAPTER 1

INTRODUCTION

1.1 Definition of the problem

Turkey's major cities have faced multiple problems due to their ever increasing population and migration. In order to cope with the housing shortage, an urban development strategy based on mass housing has been put into implementation since the 1980s.¹ New types of residential settlements that could adapt to various lifestyles are implemented to meet the need for housing. However, it is criticized that the existing life patterns of the inhabitants may be forced to change by the standardization in housing. The architectural quality of the housing areas should serve the people who live there by facilitating individuals' daily life, habits, and life patterns. At least, the possible scenarios of various life aspects needed to be considered for design to serve different modes of life in consideration of both the current and the future needs of the inhabitants.

In Ankara, the recent approaches of urban transformation and renewal have been resulted in the vertical apartment blocks that diminished the neighbourhood characteristics of a housing area. Providing efficient housing may not be only related to physical form of design but it should aim to enhance social interaction, sense of belonging to a place, sense of identity, and contribution to shared activities. Although urban transformation has multiple ways of implementation in the field, in the case of

¹ Uğur Tanyeli. 1950'lerden Bu Yana Mimari Paradigmaların Değişimi ve 'Reel' Mimarlık, 1997.

Ankara, the state is the primary agency that determines the urban transformation processes.² Squatter areas, historical places, and reserve areas in the city are the main project areas where the state agencies implement urban transformation projects in Ankara. While these implementations should consider the local needs and the existing life patterns in the associated areas, it is generally observed that they are not constituted to do so. Generally, the aim is to reduce building costs and produce similar forms of living for each inhabitant, which does not concern the experience on the living environment and social patterns that each society have .

TOKİ³ is the principal state agency that interferes with architecture and urban planning in Turkey with its large scale implementations. It is considered that this organization's aim is bounded by the economic and political conditions. Also, it is criticized that mass housing implementations of TOKİ disregard the social dimension of these projects. Although TOKİ can be considered as the leading actor in the present urban environment in Turkey, the majority of the housing projects today share common approaches towards housing issue. Transformation projects in today's Ankara mostly turned into gated community projects, isolated from their surroundings. It is arguable that new housing projects were built in various neighbourhoods but with the same housing model, in disrespect of their location. Creating similar life standards with gated walls that separate them from the city produced housing areas without identity. Furthermore, the inhabitants face with the housing standarts that they are used to have everywhere. Therefore, it could be stated that urban development needs to consider the human actors without forcing them to change their lifestyles. Another arguable consequence of the urban development approaches is the clear separation of the public life of the city and the private spheres of the houses.

² Merve Okkalı.” The residential neighbourhood as a spatial habitus: the lived space of Yenimahalle, Ankara.” Master’s Thesis, METU, 2019

³ TOKİ: Housing Development Administration of Turkey which is established in 1984.

The separation between the city and today's housing environments may have negative impacts on the quality of life. The public spaces and various functional spaces of the city are needed to be in harmonious relationship with the life of humans. Although fenced housing projects are considered more secure in the lived space, their relationship with the urban space is debatable. Enhancing the quality of life within the urban environment needs to be taken into consideration while designing housing projects. Moreover, it can be told that the diversity of public spaces may be designed to serve patterns of associations rather than isolating housing from publicity. The design should consider the basic needs of the inhabitants all together such as shopping, education, sport, accomodation and socializing. This way, the design contributes to the social relations in the neighbourhood environment. Moreover, as mentioned, the isolation on housing from the public spaces with walls or fences, like today's gated communities, increases the car dependency in cities. The walkability to the facilities nearby became almost impossible, both because of the walls created and the distance that they have to the markets, shops etc. It can be said that the residential environments mentioned above create social, physical and ecological problems in the city life. Cities should be a collection of enriched interactions in between spaces and human beings with a complex interaction map, not a collection of separated functional zones.

These concepts that the urban form is associated with can be related with the sustainability concept since its pillars of economic, environment and social directly affect the urban forms of livability. The concept of sustainability which has been evolving in many directions since the 1970s has a significant place while evaluating the neighbourhoods as units of urban structure. Similar to the studies on sustainability which are dynamic and evolving, the neighbourhood units are also changing at any time, at any location, and in any context. Stating an urban tissue as a neighbourhood may associate various meanings for any individual, spatial ingredient that a neighbourhood provides to its residents may introduce unusual components to the existing urban life. Interaction of the residents with each other and with the neighbourhood itself is the essential parts of the definition of a

neighbourhood concept. Without any type of interaction, from the smallest part of the society to the urban form, the sustainability of these terms will be endangerment. Considering neighbourhoods from a sustainability perspective is crucial since they are units of a settlement at large, while they are handable to upgrade when necessary.

1.2 The aims of the thesis

This study will start as a literature review of the studies on the concept of sustainability and its evolution in the recent decades. It aims to understand the sustainability concept starting from its origins to the current approaches. Furthermore, sustainability as a significant factor in urban development will be investigated. As the smallest and significant component of the urban form, the neighbourhoods will be the focus of the study. In order to do that, Eryaman Stage III will be studied, which might be argued as a designed environment that differentiates itself from many housing settlements on today's cities. This neighbourhood is developed as a part of the urban design by TOKİ. However, unlike the other implementations made by TOKİ, the design of the physical environment has unique features that aim to enhance the social life of the neighbourhood. The neighbourhood has been planned by taking into consideration the public and social spaces that a neighbourhood unit might be needed such as a kindergarten, a marketplace, a bazaar etc. within reachable location to each housing unit and in the heart of the neighbourhood. Superimposition of urban design and social design can be considered as a vital indicator on creating sustainable neighbourhoods. Eryaman Stage III is a significant housing environment as it was designed to serve its residents. Designing for seeking out and mirror society's needs and preferences is considered as a democratic model which comes to the fore lately in architecture and urban design. The social integration and sense of community can be discussed as significant outcomes of a well designed society. Therefore, it is advocated that Eryaman Stage III is a good example with regard to its social organization that

sustains itself. The neighbourhood was constituted with a social governance model; each housing group has its own representatives which represent the inhabitants in a council gathered by the *muhtar* (the elected person who is in charge of the neighbourhood). This model provides inclusiveness of humans and it can be seen that the model provides people with the opportunity to be heard easily and to become a part of the governance. With its self-management ideas, provided facilities and variety in social groups that live inside the neighbourhood, Eryaman Stage III may be argued as a significant part of the urban life to examine its features through sustainability perspective. Furthermore, it differentiates itself from today's approach on urban development processes mentioned before. In this respect, in the thesis, theories and designs on urban development through sustainability history will be elaborated to discover the approaches toward neighbourhoods. Sustainability concept will be investigated in relation with the urban form. Moreover, the principles of sustainable environments will be discussed through neighbourhoods. It is believed that neighbourhoods are significant components of the urban life that may reflect the human perspective and daily life patterns to discuss sustainability issue. There are some questions that this study will try to evaluate:

Is it possible to set some parameters for neighbourhoods to be sustainable?

How are neighbourhoods evolving in terms of sustaining themselves?

What should a neighborhood include to become sustainable?

How designed environments affect the lives of the inhabitants?

How Eryaman Stage III is designed and how it is sustaining itself today?

1.3 Organization of the thesis

This thesis starts with a literature review of the sustainability concept. The pillars of sustainability, their definitions, and their articulation throughout the history will be explored to understand their evolution and reflections to the design history. Furthermore, the comments, interpretations, and applications of sustainability principles will be gathered. Sharifii's work on sustainable neighbourhood development will be referred to in particular, because it is believed that the collection made by him about the neighbourhood design explains the approaches briefly with the six main development on neighbourhood design. Also, the reflections of sustainability in the urban form will be discussed through collected data to form a path in investigating neighborhoods since they are parts of the urban design. At the end, the selected case study, Eryaman Stage III will be analyzed in terms of sustainability principles as a neighbourhood in Ankara, Turkey. The neighbourhood will be studied referring to the architectural design and urban planning ideas that helped to enrich the qualities that sustain the urban life. Also, the role of its democratic social organization model in the social integration within the neighbourhood will be discussed. The design intentions and their reflections on the neighbourhood in Eryaman Stage III will be elaborated in terms of sustainable urban development. Neighbourhood characteristics and sustainability principles on the selected site will be connected together to search for designing sustainable urban form. The design intentions in Eryaman Stage III will be elaborated, its existing features today and their sustainability will be questioned. To do that, interviews with the residents, administrator of the units and *muhtar* had been made that aims to guide the process on following its development on today. The thesis benefits from the existing researches on the area, while it distinguishes itself from them by introducing the sustainability perspective with regard to the neighbourhood unit design of the settlement.

CHAPTER 2

SUSTAINABLE DEVELOPMENT

Stockholm is the first place where the sustainability concept was introduced by the United Nations in 1972. Sustainability began its journey as a universal concept that may be considered as a common concern of all communities. The fundamental intent of the conference was to spread awareness of the depletion of resources. Therefore, the report that was produced in Stockholm pointed out “the need for a common outlook and for common principles to inspire and guide the peoples of the world in the preservation and enhancement of the human environment”.⁴

2.1 History of the sustainability concept

Sustainable development has multiple dimensions, such as environmental, social, and economic. Although one topic out of three prevailed in various periods of time in the history of sustainable development, they are interrelated with each other. It is stated that the term sustainable development was firstly introduced in the field of forestry.⁵ Also, Klarin argues that sustainable development is mainly considered from an ecological perspective, after it spread to social and economic aspects of the study in its history.⁶ The sustainability approach had started its journey in the 1960s;

⁴ United Nations, Report of the United Nations Conference on the Human Environment. 1973, p.3.

⁵ Črnjar & Črnjar, 2009, as cited in Tomislav Klarin, The Concept of Sustainable Development: From its Beginning to the Contemporary Issues, 2018, p.70

⁶ Tomislav Klarin. The Concept of Sustainable Development: From its Beginning to the Contemporary Issues, 2018, p.70

however, it gained its popularity in 1987 with *Our Common Future: Brundtland Report* prepared by the World Commission on Environment and Development (WCED), with Gro Harlem Brundtland, who is a former Prime Minister of Norway and the Chair of the WCED. The report defined 'sustainable development' as "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".⁷

Economic growth purposes aligned with the industrialization popularity in the world in the 20th century resulted in environmental consequences was realized and discussed after the 1970s. Energy consumption with the exploitation of natural resources has led to the deliberation of the needs of future generations and an urge to defining a long-term use of natural resources.⁸ Various ecological problems that economic growth brought have come into light and discussed by many groups in the world. An independent global organization called *Roman Club* consists of a group of scientists who have published two reports -Limits of Growth in 1972 and Mankind at the Turning Point in 1974-on the results of their research and advocated that the world's behavior to the planet has to change. The Roman club stated that excessive industrialization and economic development would soon cross the ecological boundaries.⁹ The concept of sustainable development is also encouraged by many institutions and organizations, among which the most known is United Nations (UN). United Nations has been actively organizing numerous conferences, publishing many reports and other publications, and making a move on sustainable development to achieve the goals set in regular periods of time. The main goals of sustainable development by the United Nations are maintaining peace, security in the world, promoting sustainable development, protecting human rights and fundamental

⁷ World Commission on Environment and Development. *Our Common Future: Brundtland Report*, 1987, p.41.

⁸ Tomislav Klarin. *The Concept of Sustainable Development: From its Beginning to the Contemporary Issues*, 2018, p.70

⁹ Ibid. p.71.

freedoms, promoting international law, suppressing poverty, and promoting mutual tolerance and cooperation.¹⁰

Klarin demonstrates that three key events set the fundamentals and principles of sustainable development.¹¹ The first period includes the economic theories and followed by the recognition of the boundaries of development and environmental requirements by some theorists through the activities of the Roman Club followed by the First United Nations Conference on the Human Environment held in Stockholm in 1972. Although it did not fully associate environmental problems with development, this conference was an introductory part of the concept of sustainable development, and it underlines the environmental problems by proposing changes in economic development policies.¹² After the Stockholm conference represented the second period of sustainable development, issues such as development and environment, development without destruction, and development in accordance with the environment started to be used in many publications. Meanwhile, the term eco-development was firstly described in the edition of the United Nations Environment Programme (UNEP) published in 1978. As Klarin states, the concept of sustainable development was introduced in its true sense in the published report *Our Common Future*, better known as the Brundtland Report, in 1987 by WCED.¹³ This report clarified the existing conditions of the world such as population growth, poverty, politics, socio-economic development and order, environmental degradation, wars, and so forth, and elaborated the concept of sustainable development. The Brundtland report highlighted the beginning of a new global socio-economic policy in which the concept of sustainable development has become a catchphrase in environmental management and other areas of human activities.¹⁴ The third period is considered

¹⁰ Ibid. p.71.

¹¹ Ibid. p.73.

¹² Ibid.

¹³ Ibid. p.74.

¹⁴ Desta Mebratu. *Sustainability and Sustainable Development: Historical and conceptual review*. 1998. p.502.

with several important events and called after the Brundtland report. On the twentieth anniversary of the conference in Stockholm, the UN conference on environment and development called the *Earth Summit* or the *Rio Conference* was held in Rio de Janeiro in 1992. *The Rio Declaration on Environment and Development* had 27 principles of sustainable development on the rights and responsibilities of the United Nations. The principles emphasize that humans are at the center of concern for sustainable development. It is declared that people have the right to development and the obligation to preserve the environment and since it is a public and common good. In addition, it highlights the need for cooperation and understanding between the public and private sectors and the civil society.¹⁵ In 1996 United Nations came together to discuss sustainable development in Istanbul. This conference, named Habitat II, has two main concerns, which are two adequate "housing for all" and "viable human settlements in a changing world of full urbanization".¹⁶ Population growth and urban growth were the main concerns of this conference. Also, rather than economic and ecological concerns of sustainable development, the quality of human life is discussed. Faced with the severe problems caused by the global warming, United Nations held the *Climate Change Conference* in Kyoto, Japan, in 1997, and a protocol was signed in between countries to reduce CO₂ and other greenhouse gas emissions. The protocol started to be applied in 2005. The protocol only applied to the countries which can adopt policies and measures on mitigation and report their results regularly. Also, it only binds developed countries since they share a massive involvement in the current high levels of greenhouse gas emissions in the atmosphere.¹⁷

The recent attempt on sustainable development is United Nations 2030 Agenda which was adopted by all member states in 2015. UN aims to provide 17 goals to be

¹⁵ Tomislav Klarin. *The Concept of Sustainable Development: From its Beginning to the Contemporary Issues*, 2018, p.75

¹⁶ United Nations. What is Kyoto Protocol? Retrieved in June 24, 2021. para.1.

¹⁷ Ibid. para.2.

achieved in 2030 (Figure 2.1), and these goals aim to be a 'blueprint for achieving a better and more sustainable future for all'. Klarin states that previous goals were reformulated and reinstated in Agenda 2030 compared to Millennium Development Goals in 2000, because they were partially realized.¹⁸ According to the changing situation on earth, some goals were added, and some were reconsidered.



Figure 2.1. Sustainable Development Goals of UN

¹⁸ Tomislav Klarin. The Concept of Sustainable Development: From its Beginning to the Contemporary Issues, 2018, p.86.

2.2 Three pillars of sustainability

Throughout its history, the concept of sustainable development has been based on the above-mentioned three pillars settled in balance: ecological, social, and economic dimensions of sustainability. The balance between these pillars is emphasized in accordance the ‘Triple bottom line concept’ set by John Elkington in 1994.¹⁹ The triple bottom line is firstly emphasized as a business concept that postulates firms to stabilize their social and environmental impact. Many theoreticians argued that each three principles should be sustainable separately to achieve complete sustainability. (Figure 2.2). The correlation of the three fundamental pillars is crucial; also, each should respect the other on achieving its goals. To conclude, the triple bottom line concept set by John Elkington emphasizes the interaction and relation in between three dimensions that each should respect the other. To achieve a sustainable development, each pillar must be in mutual balance.

¹⁹ Ibid. p.85



Figure 2.2. Triple Bottom Line Concept (Illustrated by the author)

Economic Sustainability

Economic sustainability concerns long term economic growth approaches without a negative impact on the community. Elkington articulates this concept in his book *Cannibals with Forks: the Triple Bottom Line of 21st Century Business*, written in 1997 as a criticism on the sustainable capitalism that functions as profit-making progress financially by the firms. Furthermore, Elkington emphasizes that people and planet issues should be interrelated with economic concerns.²⁰

²⁰ Elkington, John; Rowlands, Ian H. (1999). *Cannibals with forks: the triple bottom line of the 21st century business*.

Environmental Sustainability

Environmental sustainability is about preserving the resources of our physical environment and providing possibilities for the future usage. Long term tactics that aim to sustain natural resources of a living environment such as soil, water, etc., and reduce the impact on the natural environment are the main concerns in environmental sustainability.

Social Sustainability

As mentioned before, social sustainability is the last pillar that is considered in the sustainability issue. The realization of the social aspect of cities is considered after the results on communities towards living environments. Social sustainability concerns basic human needs to be fulfilled such as security, education, health, and peace etc. Also, it is considered that social interaction and diversity is respected. However, the approaches on urban design and development attempts resulted in social segregation, inequality and such which should be considered while designing the urban environment. After the realization on social sustainability, some theoreticians produced requirements and developed concepts to recognize social sustainability. McKenzie recommends that it is problematic to propose a single definition of social sustainability, and various approaches should be identified related to human perspective. For him, social sustainability is a chance to increase the quality of life and is a process that enables them to achieve this.²¹ Partridge emphasizes that rather proposing a single definition on social sustainability or producing a checklist, a literature review will be helpful to reveal common themes

²¹ McKenzie. Social Sustainability: Towards Some Definitions. 2004, p.9.

which are “quality of life, equality, inclusion, access, future orientation and participatory processes”.²²

2.3 Approaches on sustainability in urban design

Cities responded to the rapid urban growth in the last century by fulfilling their populations’ upward demands. This urban growth accommodated a new population, and it caused further concomitant problems, particularly in urban peripheries, where the problem of sprawled settlement has emerged.²³ Main features of a developed urban form like increased segregation, polarization, and ghettoization as social patterns of urbanization have now been accepted as negative indicators of sustainability.²⁴ As societies become more industrialized, urban, and modern, the importance of community diminishes, less intimate social relations take place, and shorter periods are spent in such communities.²⁵ The urban form has the potential of enhancing sustainable development in terms of the three pillars of sustainability. Klarin defines these three pillars as:

1. ecological sustainability: maintaining the quality or the environment needed for economic activities and quality of life (environmental protection, reduced emissions of pollutants, rational use of resources, etc.

²² Partridge. Social Sustainability’: A Useful Theoretical Framework? 2005, p.10.

²³ S. Manesh, M. Tadi, F. Zanni. Integrated Sustainable Urban Design: Neighbourhood Design Proceeded by Sustainable Urban Morphology Emergence, 2012, p.632.

²⁴ Nerkis Kural. Parameters of Sustainability in Urban Residential Areas: A critique of Temelli, 2009, p.60.

²⁵ Brindley, 2003 as cited in Nerkis Kural. Parameters of Sustainability in Urban Residential Areas: A critique of Temelli, 2009, p.60.

2. social sustainability: preservation of society and cultural identity, respect of cultural diversity, race and religion, preservation of social values, rules and norms, protection of human rights and equality, etc.
3. economic sustainability: maintaining the natural, social, and human capital needed to achieve income and living standards.²⁶

Sustainability is an exciting prospect for all cities to go further since it may affect the economic, social, and ecological features of an urban form. However, it is not an easy task to achieve, and it requires a considerable contribution from every component of cities. Defining indicators, setting goals, and expecting a change in sustainability may need considerable time, resources, and assistance. Although achieving a totally unique sustainable city seems unrealistic, its path and process may contribute a lot. Peter Newman and Jeffrey Kenworthy state that integrated planning and community participation should be the two main approaches in sustainability plans.²⁷ The authors believe that a sustainable city should learn how to merge its physical/environmental planning with its economic planning. They might have been controversial with each other on sustainability issue, however it is essential to recognize the costs to the environment are real. In order to manage the economic goals, environmental concerns should not be disrespected. Expensive environmental protection options and an affordable option of trying to ignore ecological impacts are not two different choices to be made. Improving the human environment should be closely associated with improving a city's use of natural resources and reducing waste. Newman and Kenworthy elaborate this statement with an example from Roberts; removing the traffic from commercial and shopping areas becomes safer and friendlier for children, the elderly, and those with disabilities. It does not only help to reduce fuel use and improve the air quality, noise, and traffic

²⁶ Tomislav Klarin. *The Concept of Sustainable Development: From its Beginning to the Contemporary Issues*, 2018, p.85.

²⁷ Peter Newman, Jeffrey Kenworthy. *Sustainability and Cities: Overcoming Automobile Dependence*, 1999, p.21.

disturbance, but it also improves local businesses. Health of human can also be improved because of the opportunities that non-traffic roads bring, for instance walking and cycling may increase.²⁸ Improving health is obviously part of the sustainability agenda, and it may also contribute to environmental concerns of the city. These types of connections in between the goals of sustainability are necessary in the process of achieving. Both actions and the consequences of them needed to be considered so that they do not oppose other.

The concept of sustainable development had various interpretations, and some organizations set some requirements for urban forms to be sustainable. Although there are some principles about achieving a sustainable urban form, there is no unique solution for sustainable neighbourhoods. The existing situation demands of the inhabitants, and the challenges keep changing at any time, at any location, and in any context. To act in accordance with sustainable development literature, the context of a neighbourhood should be reconsidered.

²⁸ Ibid. p.22

CHAPTER 3

NEIGHBOURHOODS

3.1 Neighbourhood concept in urban structure

The neighbourhood can be considered as a basic planning unit of the urban form. The concept of neighbourhood has gone through various processes and the meanings that it gained implemented different forms of neighbourhoods at times. The basic definition of the neighbourhood is ‘the area of a town that surrounds someone’s home or people who live in this area.’ Neighbourhoods can be considered as residential areas that share common areas, common facilities, and shared risks and residents with social interaction and social networks.²⁹ The vital consciousness that every inhabitant in a neighbourhood needs to have been ‘sharing the same place’ which is a key to empowering social connections. Barton, Grant, and Guise described neighbourhood as:

"neighbourhood is the unique scale in human habitation (which) makes them small enough to reflect the personal; lifestyles, social networks and quality of life, yet they are also of sufficient size for their nature to affect the environmental impacts and economic function of districts, towns, and cities".³⁰

²⁹ Melda Açmaz Özden. Planning for Sustainable Communities in Suburban Residential Neighbourhood: The Case of Ümitköy, 2013, p.21

³⁰ H. Barton, M. Grant, R. Guise. Shaping Neighbourhoods: for Local Health and Global Sustainability (2nd ed.), 2010, p.5)

While defining what a neighbourhood is, the 'community' concept, comes into light. They may have a relationship; however, the basic component that a neighbourhood has as different is the location. Community may refer to a social group that has shared values, services and resources, neighbourhood is limited with the location.³¹ On the other hand, neighbourhoods are not isolated settlements that are not influenced by cities, inhabitants are dependent on the city or town region.³² Any network of interaction and service such as public transport, markets and such create a web of connectivity between the city and the neighbourhood. Neighbourhoods should not be considered apart from the urban life. Baron, Grant and Gruise suggest that neighbourhoods have much influence on the environmental impacts and economic growth of towns and cities. Even they look like small components of the city, they are strong enough to reflect personal lifestyles, social networks, and quality of life.³³ They are interrelated with the urban life as a part of the city and their edges may not be strict, although some may be separated by strict boundaries like rivers, railways, main roads etc. that stand in between different settlements. Four main issues are listed while defining localities:

"Administratively: by ward or parish boundaries

Aesthetically: by distinctive character or age of development

Socially: by perceptions of local residents, often associated with a named area

*Functionally: by catchment areas for local services"*³⁴

Although there is a division between localities, either by social or other, the edges need to be fuzzy. Since they exist as various parts of the urban structure, their

³¹ Berk, 2005, as cited in Melda Açmaz Özden. Planning for Sustainable Communities in Suburban Residential Neighbourhood: The Case of Ümitköy, 2013, p.21

³² H. Barton, M. Grant, R. Guise. Shaping Neighbourhoods: for Local Health and Global Sustainability (3rd ed.), 2020 p.6.

³³ Ibid. p.7.

³⁴ H. Barton, M. Grant, R. Guise. Shaping Neighbourhoods: for Local Health and Global Sustainability (2nd ed.), 2010, p.43)

connection in between themselves is needed to have an impact on the urban form. So, some questions come to mind;

- How should a neighbourhood serve its inhabitants and strengthen both the community life and surrounding area?
- Is it possible to generate some requirements to create sustainable urban neighbourhoods?
- Does existing goals, requirements, challenges etc. are suitable for all people from various backgrounds, ages etc.?

These questions will be studied through various approaches and already existing manuals generated in time to perform as indicators of sustainable development. While understanding and criticizing the existing literature, the investigation will continue trying to find answers to these questions. The study will try to collect, reorganize, and reinterpret the ingredients of a neighbourhood as a unit of sustainable urban form.

3.2 Neighbourhood concept in Turkey ‘mahalle’ and its components

A neighbourhood which is “mahalle” in Turkish can be defined as a localized community within a larger urban structure. Its definition is rather than emphasizing an area with physical boundaries, and it also contributes to a group of people with interaction. Social connections formed by residents are also interrelated with the spatial qualities, which may enhance the neighbourhood concept in Turkey. A neighbourhood has a similar definition etymologically. It is referred to as a partition of urban structure, which is shaped by cultural values that are lived. The important feature of mahalle is that it is an organism that physical and social components

cannot be considered as being separate.³⁵ As mentioned, the *mahalle* has a strong connection with life, therefore, the meanings that this word evoke comes with various substances such as belonging, security, socializing, and solidarity.

The neighbourhoods –*mahalle*– in the Ottoman era can be considered as the fundamental organisms of cities. The formation of *mahalle* from the Ottoman Empire to the Republic of Turkey has faced various changes due to migration, urbanization and such. Although the notion of forming a group of people with shared spaces and values did not change by the inhabitants, urban design approaches are criticized to over emphasize these components of the surrounding area today. Looking back at the *mahalle* concept from its origins will be helpful while evaluating today's neighbourhoods. Cerasi mentioned that traditional neighbourhoods in the Ottoman context had a mosque in the middle of the *mahalle* surrounded by physical and social mechanisms like a bazaar, a school, a Turkish bath, a fountain, and kahvehane.³⁶ It is visible that a *mahalle* is a combination of social facilities with the housing units. Also, the context and the living patterns of the group of people are considered so that common and shared activity spaces like baths or mosques contribute to human relations. From that point, it can be said that the *mahalle* (neighbourhood) in Turkish context has similarities with Clarence Perry's definition of a neighbourhood unit (which will be elaborated later in this thesis) by its four spatial components; *the elementary school, small parks and playgrounds, local shops and residential environment*. Another component of a *mahalle* in the Ottoman period is its blind alleys and winding roads. Turan and Ayataç interpreted that dead ends and devious roads are signs of an organic structure of *mahalle* that does not dominate in nature but allows it to flow in physical structure inside the *mahalle* without any intervention. It is controversial to interpret this relationship with nature; rather, it constitutes an

³⁵ Selin Turan, Hatice Ayataç. Günümüzde Mahalle Kültürünü Sürdürebilmek ve Yeni Bir Kavram Arayışı Olarak “Sosyal Dayanıklı Mahalle”: Kurtuluş- Feriköy Örneği. 2020, p.197.

³⁶ M. Cerasi. Osmanlı Kenti: Osmanlı İmparatorluğu'nda 18. Ve 19. Yüzyıllarda Kent Uygarlığı ve Mimarisi. 1999,p..

entity or becomes natural by the impossible techniques of that time. It can be said that dead ends may contribute to communal living in a certain way. By meaning that, some semi-private spaces, like blind alleys, may be a controlled way of interaction between a neighborhood's public and private spaces.

What is crucial about *mahalle* is that it exists with communal living. In that respect, open spaces come to the fore. Streets and shared spaces which are available to all residents can be considered as an opportunity to enhance social interactions and unite people from various ethnic, religions, and classes. Traditional neighbourhoods include spaces to serve the needs of the inhabitants, like shops, mosques, and weekly bazaars. These spaces can be significant enhancers of the social connections since they exist in the natural life patterns of the inhabitants by serving their daily needs. Various activities were held in the neighborhood's public spaces such as celebrations. National days and weddings are some of the most united activities that enhance the interaction of each inhabitant. The common backgrounds or shared emotions were celebrated on the streets of a neighbourhood. These activities came with other exchanges between houses. For instance, delivering desserts or food to each other's doors in common celebration days was a tradition that still exists. Collective and active use of open spaces by the inhabitants is still a fundamental feature of a neighbourhood in Turkey today.

Although *mahalle* is defined administratively, its boundaries are fuzzy because of their relation with social interactions. Humans refer to the communal relationship between groups of people and their *mahalle* as they usually introduce themselves by mentioning the neighbourhood they come from, because it somehow represent their life. Cem Behar suggested “*mahalle*” as “the sense of belonging to a place and daily life”.³⁷ In his book, Cem Behar emphasizes the neighbourhood as a place of belonging for a community rather than a geographical location. *Mahalle* is associated

³⁷ Behar, Cem. A neighborhood in Ottoman Istanbul. Albany: State University of New York Press. 2003. p.6.

with belonging, socialization, and communion in traditional culture. It can be said that the neighbourhood components and residents' expectations may vary in context and time according to cultural values. However, interpretations on defining a neighborhood's components and the selected neighborhood's aspects need to be considered.

3.3 Major theories on neighbourhood design by Sharifi

Since the beginning of the 20th century some theories and models have been developed to enhance the concept of neighbourhood as a social and physical unit. Investigating these movements would be a guideline to move forward in neighbourhood development. An article written by Ayyoob Sharifi named “From Garden City to Eco-Urbanism: The quest for sustainable neighbourhood development” is an instructive study of these movements. The author states that it would be useful to trace the evolution of these movements to see how their underlying principles have changed and how successful they have been in addressing the requirements of sustainable development.³⁸ The five major movements selected are elaborated and discussed in the article. The article involves a timeline of the evolving agenda of movements with the key figures (Figure 3.1).

³⁸ Ayyoob Sharifi. From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. 2015. p.1.

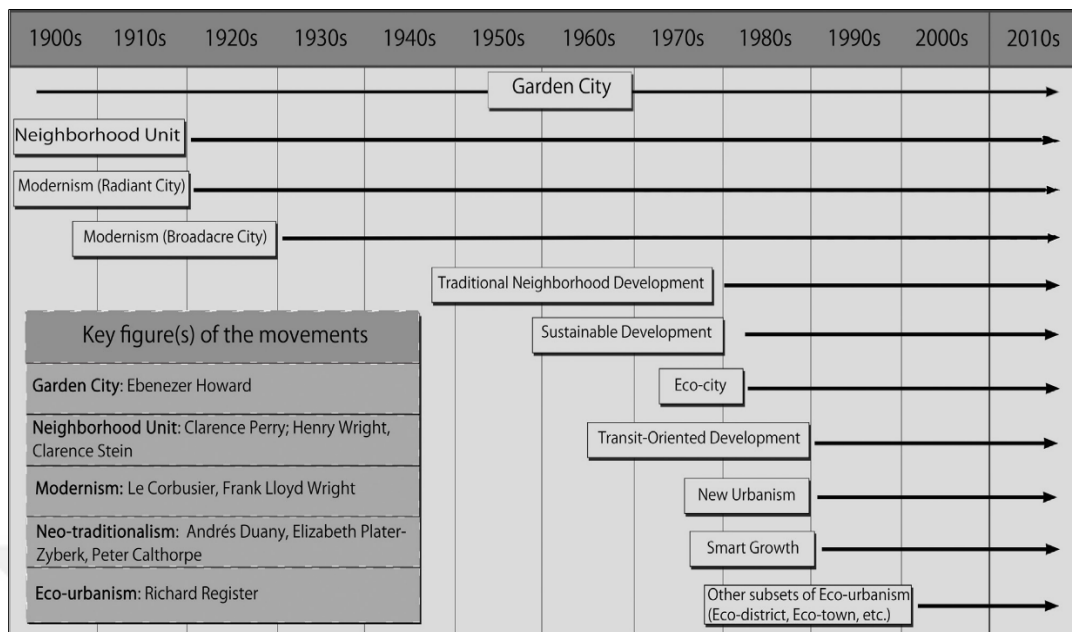


Figure 3.1. The evolving agenda and key figures of the studied movements by Sharifi.

3.3.1 Garden City

At the beginning of the 2000s, Ebenezer Howard think a way of combining the advantages of city and countryside as a solution of urban overcrowding. Howard argued that people should unite in countryside, so he developed the garden city idea. The basic characteristic of the garden city is its divisions into wards; and these wards are interlocked with others to form a whole city. The radial diagram that he proposed was divided into functional zones and each ward is connected through the radius of a circle, like cake slices. (Figure 3.2)

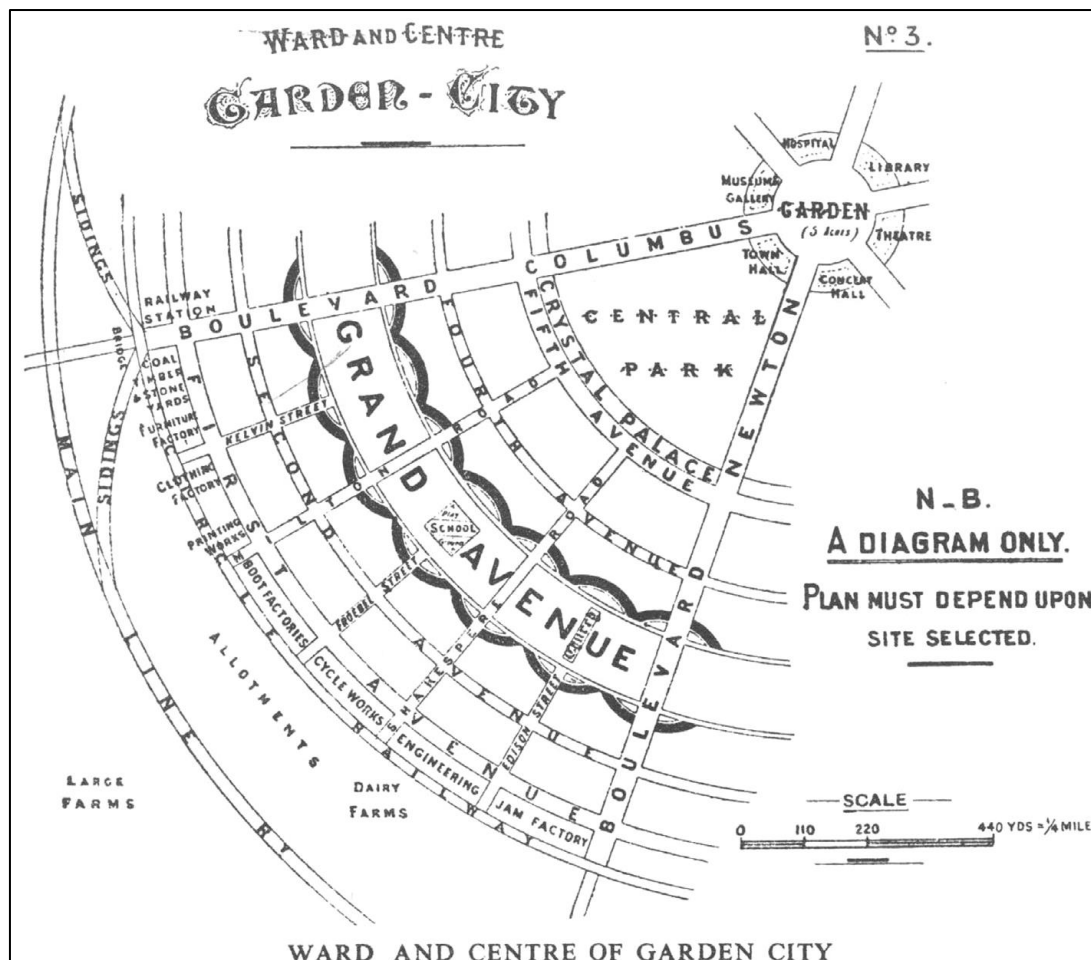


Figure 3.2. Organization of a typical ward in Garden City by Howard.

Howard suggests that each garden city would be connected to the metropolis by railway, and land uses would be separated so that residents would live in detached dwellings.³⁹ As shown from the diagram above, the central avenues are associated with the shopping activities and the residential use of land is dominance in the garden city proposal. The residential and commercial units of the ward are not integrated with each other.⁴⁰ In terms of sustainable development, this separation of zones may affect neighbourhoods negatively. Although the idea proposes both urban and

³⁹ Ibid. p.4.

⁴⁰ Ibid.

suburban functions to live together, it divides them by zoning. Therefore, the integration of the components and the relationship in between can be considered as negative initiatives in terms of sustainability.

3.3.2 Neighbourhood unit

The first comprehensive definition of the neighbourhood concept was made by Clarence Arthur Perry in 1929.⁴¹ Perry states that “an urban neighbourhood should be regarded both as a unit of a larger whole and as a distinct entity itself”.⁴² Perry also suggests that there are four main facilities which are local and belong to a well-arranged community:

1. The elementary school
2. Small parks and playgrounds
3. Local shops
4. Residential environment

These four may be articulated as basic needs for the residents in a neighbourhood unit universally by Perry. The elementary school is a general concern for parents, similarly, small parks and playgrounds are serving children. On the other hand, parks and open spaces are potential for residents to build up connections with each other. Shops with various functions nearby are a must, and their accessibility for all makes them integrated with the householders. Perry suggests that the term “residential environment” includes the quality of architecture with usability of open spaces, organization of streets, and the relationship between buildings, shops, and commercial buildings (Figure 3.3).

⁴¹ Turan, S., Ayataç, H.. Günümüzde Mahalle Kültürünü Sürdürebilmek ve Yeni Bir Kavram Anlayışı Olarak “Sosyal Dayanıklı Mahalle”: Feriköy Örneği. 2020. p.196

⁴² Clarence Perry. The neighbourhood Unit, 1929 from The City Reader 6th edition. 2016. p.566.

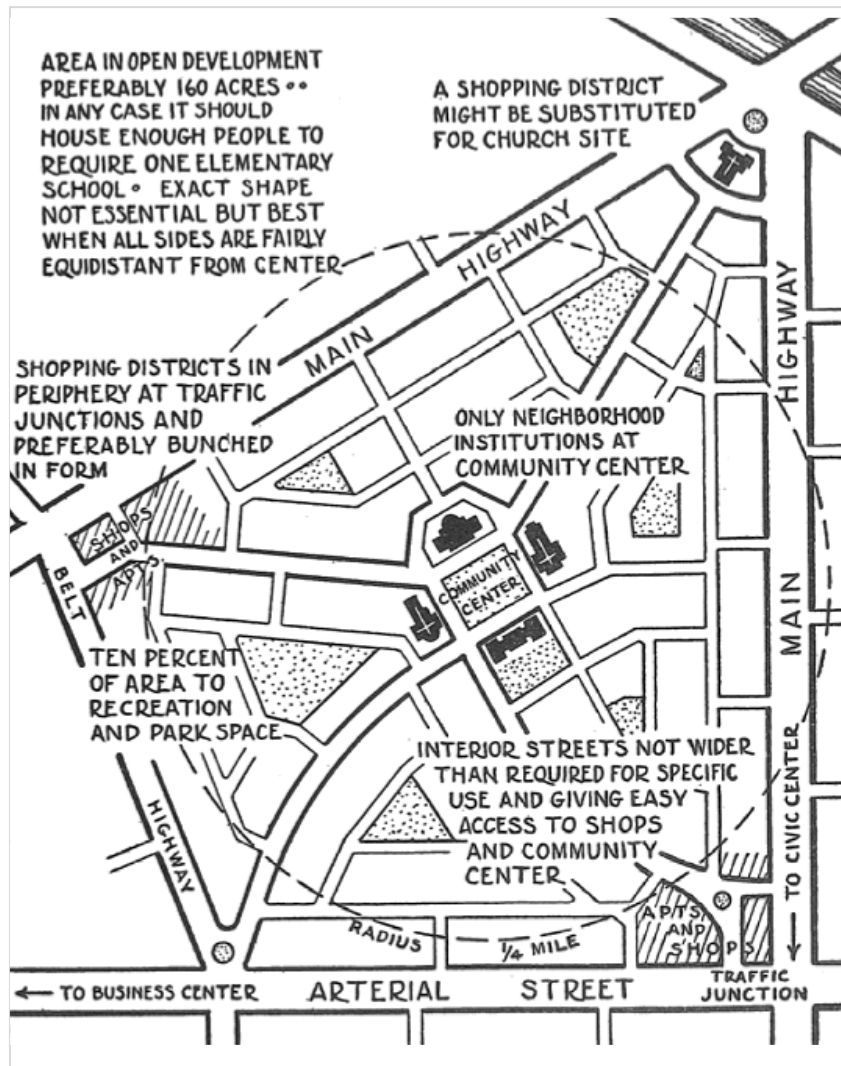


Figure 3.3. Neighbourhood Unit by Perry.

It can be articulated that the quality of architecture and the organization in between each component of a neighbourhood needs to be planned to serve its inhabitants effectively. Perry also defined the six principles to obtain a clearer image of the neighbourhood (Table 3.1). Perry promotes vehicle-free roads for pedestrians in the neighbourhood zone and it separates residential areas from traffic. Mehaffy et al. criticizes⁴³ Perry's decision of creating exclusive residential zones with the vehicles and pedestrians created functional segregation and rigid zoning.

Table 3.1 Principles that organize the neighbourhood unit.

Principles	<i>Definitions</i>
1-Size	Residential unit development should provide housing for that population for which one elementary school is ordinarily required, its actual area depending upon population density.
2-Boundaries	The unit should be bounded on all sides by arterial streets, sufficiently wide to facilitate its by-passing by all through traffic.
3-Open Spaces	A system of small parks and recreation spaces, planned to meet the needs of the particular neighborhood, should be provided.
4-Institution Sites	Sites for the school and other institutions having service spheres coinciding with the limits of the unit should be suitably grouped about a central point or common area.

⁴³ Ayyoob Sharifi. From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. 2015. p.5.

5-Local Shops	One or more shopping districts, adequate for the population to be served, should be laid out in the circumference of the unit, preferably at traffic junctions and adjacent to similar districts of adjoining neighborhoods.
6-Internal Street System	The unit should be provided with a special street system, each highway being proportioned to its probable traffic load, and the street net as a whole being designed to facilitate circulation within the unit and to discourage its use by through traffic.

3.3.3 The Modern Movement

Modernism can be considered as a collective movement initiated by architects and town planners in the 1920s and 1930s, aligned with the development of technological advances. The main purpose of the movement is somehow influenced by the Garden City which is “reuniting humans with nature and restore symbiotic relationship between two”.⁴⁴ In addition, the concerns of the movement were parallel to that day’s concerns such as obsolescence, muddle, unhealthiness, social injustice, and lack of aesthetical places.⁴⁵ Some of the most known architects indicate various approaches to modernist movements such as Le Corbusier and Frank Lloyd Wright. They believed that a well-designed urban form may address to the problems of that time. Modernist neighbourhood should be composed of high-rise buildings, open spaces

⁴⁴ Ibid. p.7.

⁴⁵ Fishman, 1997 as cited in Sharifi, A.. From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. 2015. p.7.

and superblocks with internal pedestrian networks and modern, high-speed public transportation.⁴⁶ Modernist movement distinguishes itself from earlier approaches on neighbourhoods with its proposal of high-rise buildings, which shows that the human scale is disregarded.⁴⁷ Frank Lloyd Wright came with some variations such as fewer high-rise buildings and low-density settlements. Wright developed sketches to express his ideas and named them as “Broadacre City”. (Figure 3.4) Wright advocated that it is the only urban form that could give humans back their lost freedom and it is powerful to reunite people with nature.⁴⁸ However, Lewis Mumford denounced Modernism for its failure on making a combination of human nature and machine.⁴⁹ Most critiques state that this failure damages the nature since it increases the automobile dependency with zoning neighbourhoods.⁵⁰

⁴⁶ Wheeler, S.. Planning for Sustainability: Creating livable, equitable, and ecological communities. 2004.

⁴⁷ Ayyoob Sharifi. From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. 2015. p.7.

⁴⁸ Ibid.

⁴⁹ As cited in Basiago, A.D.. The search for the sustainable city in 20th century urban planning. 1996. p.143.

⁵⁰ Ayyoob Sharifi. From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. 2015. p.7.

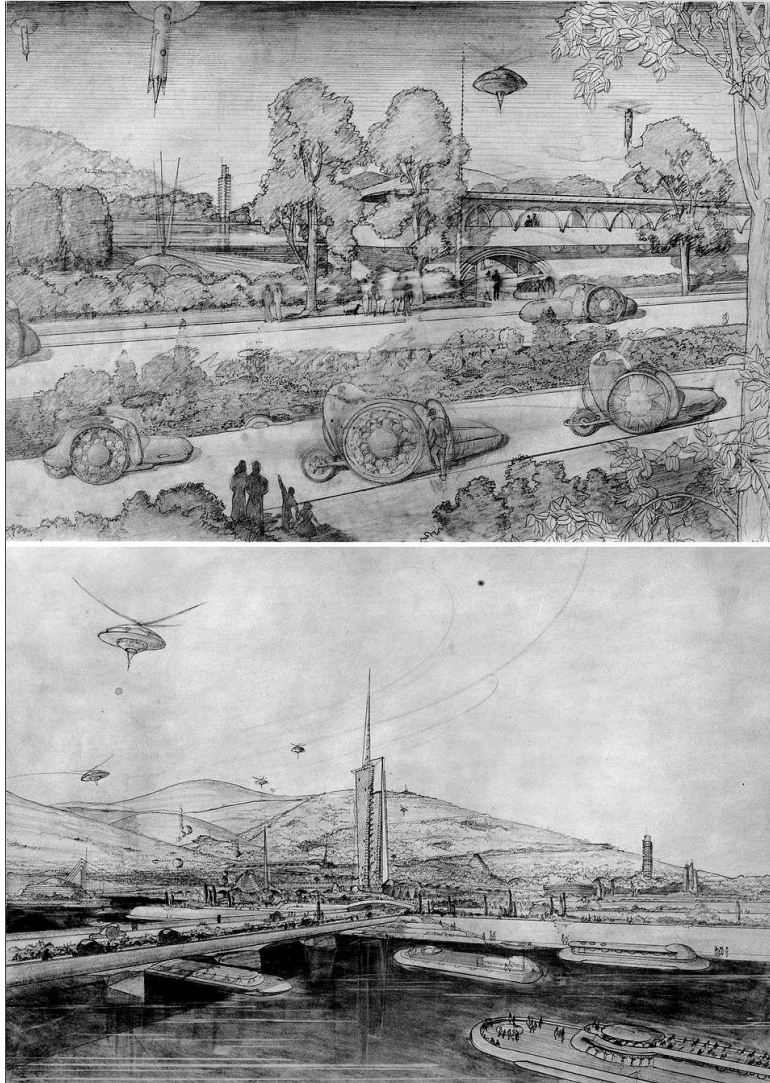


Figure 3.4. Sketches for the Broadacre City project by Frank Lloyd Wright

3.3.4 Neo-traditional movement

The Neo-traditional movements are mostly associated with the traditional American neighbourhoods. The approaches of Neo-traditionalist movements aimed to solve urban and neighbourhood problems with bringing social change through physical

design.⁵¹ Sharifi lists the design principles common to all neo-traditional approaches as:

- Mixed use
- Mix of housing type
- Housing-job proximity
- Public transportation
- Minimized automobile dependence
- Human scaled and attractive streetscape and tree-lined streets
- Walkable environment
- Interconnected and pedestrian-oriented streets
- Clear edges
- Identifiable civic centers
- Adequate open space
- Distinctive architectural character and aesthetic qualities
- Compact form
- Medium-high density⁵²

Furthermore, Traditional Neighbourhood Development and Transit-Oriented Development⁵³ are considered as distinguished forms of Neo-Traditional movement. They were similar, however each focused on the specific factor to enhance neighbourhood concept. The Neo-traditional movement mostly focuses on the daily activities of the residents, so that it does not define strict boundaries like earlier movements. It focuses on the daily activities to be in a walkable distance, this way it

⁵¹ Ibid. p.8.

⁵² Ibid.

⁵³ It was mainly developed by Peter Calthorpe. He suggests that pedestrians should be located within a ten-minute walk distance of a transit station. The aim of increasing social encounters is supported by the incorporation of sidewalks and civic spaces. Also, he emphasizes the need for infill and brownfield development and controlling sprawl.

also does not separate neighbourhood from the urban fabric.⁵⁴ This approach on neighbourhoods is an example of integration in between residential units and daily activities which may reinforce each other. (Figure 3.5) In addition, the theory argues that a continuum from neighbourhood to rural environment is needed to establish an integration in between scales. However, critiques as Sharifi mentioned⁵⁵ concerned that the Neo-traditional movement does not fully satisfy the concept of sustainable neighbourhoods, due to gentrification and displacement that it brings to some places. It is highlighted that the principles and the aims of this movement had negative impacts on some neighbourhoods, since the neo-traditionalists aim is to mix urban and the rural. Therefore, the inhabitants of an existing area faced the unusual conditions due to the gathering of other groups in their own neighbourhood so that it brings socio-economic segregation in some places.

⁵⁴ Ayyoob Sharifi. From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. 2015. p.8.

⁵⁵ Ibid.

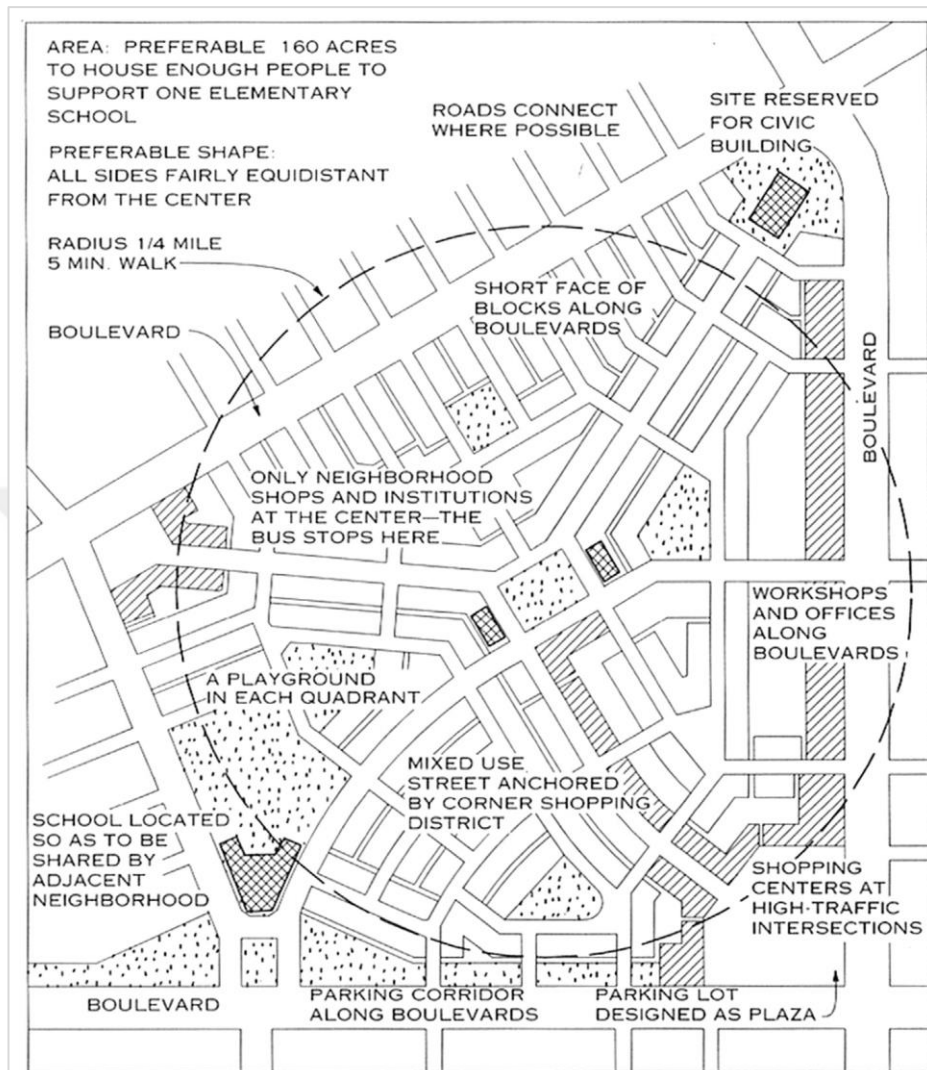


Figure 3.5. Duany Plater- Zyberk's version of Neighbourhood Unit.

3.3.5 Eco urbanism

After the sustainability concept emerged, attempts have been made to integrate sustainability principles into neighbourhood development.⁵⁶ Eco-urban initiatives that are rising in 1980s speculated on both urban metabolism and sustainability. Although previously mentioned movements set the basics for the neighbourhood unit idea and somehow, they gave initiatives as being sustainable without saying it, Eco-urbanism provide a wider scope with the experience of the others and with the principles of sustainability. It also branched itself on multiple developments such as eco-city, eco-town, eco-district, ubiquitous city, green city, resilient city etc.

As the phrase “eco” affiliate majority as “green features”, its distinguished feature as a movement is the relation with the green. It is understandable to aim ecological aspects of the sustainability issue, since the dates that are pointed are the dates it is the most discussed and cared in the sustainability concept. Eco-urbanism proposed integration of green systems and technological systems such as water treatment systems, solar technology, and waste management etc.⁵⁷ After Kyoto Protocol in 1997, Eco-urban movements keep getting bigger with their new intention of reducing energy consumption with low-carbon cities. The examples of Eco-urban projects can be found around the globe, while previous movements generally practice in Europe and America. Technologic improvements in city design are emphasized with the physical design rather integrating social features with them; therefore, it is criticized because of its failure in achieving sustainable neighbourhoods.⁵⁸

To sum up, it is enlightening to search for the guiding neighbourhood planning approaches through time. Neighbourhood planning has broadened its traditional focus on place-making to various sustainability issues over time such as climate

⁵⁶ Ayyoob Sharifi. From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. 2015.p.10.

⁵⁷ Ibid.

⁵⁸ Ibid. p.11.

issues, inclusiveness, and carbon management etc. Although there are many critiques on each movement and examples of pros and cons, they all contribute to further research on neighbourhoods. Some of them share common aims and concerns, so there are overlaps in between, however the proposals came with various opponents. Sharifi states that building diverse and inclusive communities is an important goal that none of the movements has been able to accomplish in a certain way.⁵⁹ Sharifi sums up all mentioned movements that lead the neighbourhood design in terms of sustainability by their main features (Figure 3.6), also he develops a criteria chart which includes their incorporation with the sustainable related criteria. (Figure 3.7) It is a valuable contribution to document such data in an eliminated and understandable way to develop further ideas in neighbourhood design to be sustainable. The case this thesis focuses will be discussed through previous approaches on neighbourhoods and the research question of how a neighbourhood as a unit of urban form should serve its inhabitants to become sustainable will be further elaborated. To accomplish this purpose, it is vital to look at the Turkish meaning of '*mahalle*' and its components which is a topic of the incoming subchapter.

⁵⁹ Ibid. p.13

Item	Garden City	Neighborhood Unit	Modernism	Neo-traditional Planning	Eco-Urbanism
Geographical focus	EU and NA	EU and NA	EU and NA	EU and NA	Global
Main inspiring condition	Crowded City	Crowded city	Crowded City	Urban Sprawl	Climate change
Proposed density	Low	Low	Very high/very low	Medium-high	Medium-high
Street type	Curvilinear	Radial/linear	Rigid grid	Flexible grid	Hybrid
Street connectivity	Low	Low	Low	High	High
Transportation	Private	Private	Private	Multi-modal	Multi-modal
Promotion of integration with the broader landscape	Yes	No	No	Yes	Yes
Incorporation of ubiquitous technologies	No	No	No	No	Yes
Carbon footprinting & low-carbon development	No	No	No	No	Yes
Attention to climate resilience	No	No	No	No	Yes
Involvement of international governmental or quasi-governmental bodies	No	No	No	No	Yes
Assessment tools for performance verification	No	No	No	No	Yes

Figure 3.6. Main features of different movements by Sharifi.

Themes and criteria	Garden City	Neighborhood Unit	Modernism	Neo-traditional	Eco-urbanism
Social	Inclusive community (demographic profile, affordability, etc.)	✓	✓	✓	✓
	Community facilities and civic spaces	✓	✓	×	✓
Economic	Local vernacular, culture, heritage, identity	×	×	✓	✓
	Housing and job proximity	✓	×	✓	✓
Environmental	Self sufficiency	✓	✓	×	✓
	Location and site selection (site sensitivity)	×	×	×	✓
	Resource management (clean and efficient Energy, water, materials, waste etc.)	×	×	×	✓
	Environmental protection (ecology, biodiversity, etc.)	×	×	×	✓
	Green space	✓	✓	✓	✓
	Sustainable transportation within the neighborhood (public transit, cycling routes, etc.)	×	×	✓	✓
Institutional	Certified sustainable buildings and communities	×	×	×	✓
	Public consultation and stakeholder engagement	×	×	✓	✓
	Sustainability education (innovation, research, and development)	×	×	×	✓
Design	Internal street Connectivity	×	×	✓	✓
	Accessibility	✓	✓	✓	✓
	Compactness	×	✓	M	✓
	Mixed use	×	×	✓	✓
	Site layout (energy efficient design)	×	×	✓	✓
	Green infrastructure (photovoltaics, rainwater harvesting, etc.)	×	×	×	✓

✓ Indicates compliance. × Indicates non-compliance. ^M Indicates mixed evidence.

Figure 3.7. Degree of incorporation of sustainability related criteria in the studied movements by Sharifi.

3.4 Approaches on neighbourhood design in Ankara

With the declaration of the Republic in 1923, Turkey started to develop a new nation-state gained building movement. Ankara as the new capital of Turkey became the focal point in terms of urbanization process. The main approach that period follows the western approaches on urban planning, which aims to become a modern capital of Turkey. To do that various planners were invited to design Ankara. The population increased rapidly due to the increasing number of bureaucrats and state based institutional improvements. Therefore, housing issues occurred as the main problem of the new capital of Turkey, with the concern of the quality of the accommodation that is provided.

The first plan of Ankara by the German city planner Lörcher was introduced in 1924. (Figure 3.8) As an additional intervention to 1924 plan of Ankara due to increase in population and the lack of accommodation the plan of “Yenişehir” was implemented in 1925. (Figure 3.8) Ali Cengizkan states that “zoning” was seen for the first time in Lörcher Plan with gardens, residential areas, health services, marketplace in relation with the access in between them.⁶⁰ The sub urban environments on the city web and green areas look like the approaches of Garden City. Also, the zoning and the organization in between spaces from private to public can be seen in 1925 plan. Although the plan proposes accommodation units, they were limited in zones with one- or two-story buildings.

⁶⁰ Ali Cengizkan. Ankara'nın ilk planı: 1924-25 Lörcher planı kentsel mekân özellikleri, 1932 Jansen Planı'na ve bugüne katkıları, etki ve kalıntıları, 2004.

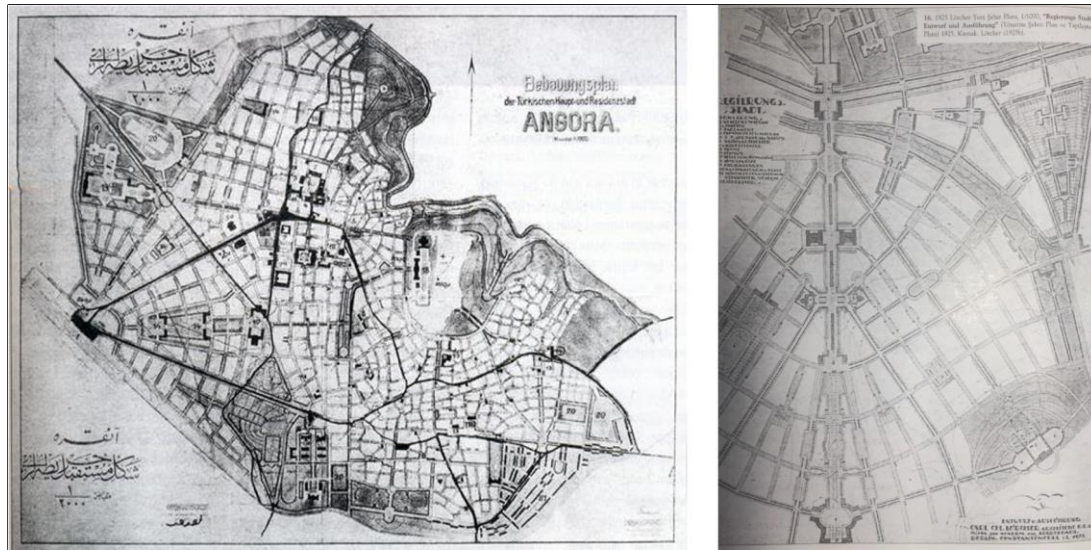


Figure 3.8. 1924 Lörcher Plan and 1925 Yenışehir

In 1928, Hermann Jansen implemented the second urban plan to Ankara. He won the competition with the design of possible expansion scenario in the north-south artery in Ankara. (Figure 3.9) The zoning in Jansen's plan can be seen easily. It includes the Workers (Amele) Neighbourhood which is planned as terrace houses and semi-detached houses. (Figure 3.10.) However, this planned neighbourhood turned into a squatter zone in time.

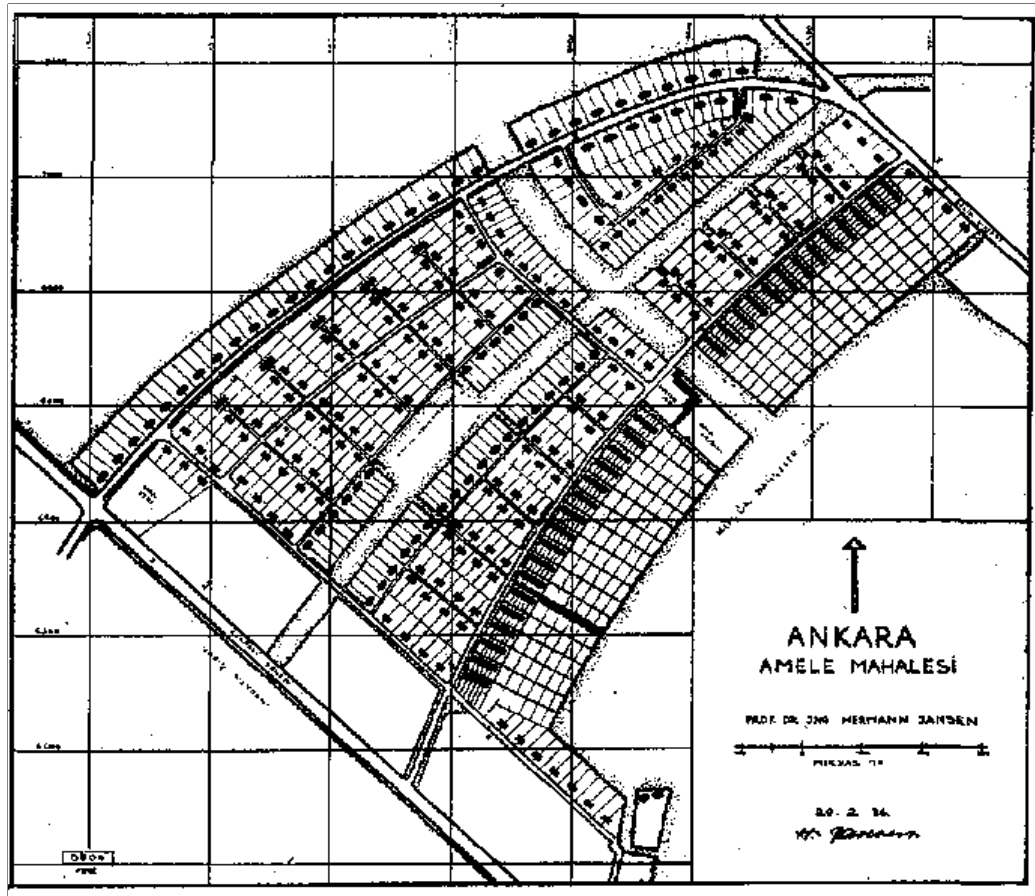


Figure 3.10. Ankara Amele Mahallesi

The implementations on providing housing areas through city plans are criticized of being inadequate, because of the growing need for housing. In order to overcome this problem some affordable housing proposals were made in the peripheries of the planned city. An example is the ‘Civil Servants Cooperative’ which is Bahçelievler proposed by Jansen in 1936.⁶¹ Another neighbourhood that was planned to provide housing for the state bureaucrats in the capital city is Paul Bonatz’ Saraçoğlu Neighbourhood in Ankara.⁶² The population increase, and Ankara’s new transformation process had significant influence on the provision of planned neighbourhoods in the city.⁶³

The third master plan of Ankara in 1995 by Uybadin Yücel intended to overcome the population increase in the capital of Turkey. The plan differs itself from previous ones by proposing an extension of Ankara along the east-west axis. (Figure 3.11.) However, the intention of providing housing for the increased population demands resulted by the erection of apartment blocks in the place of houses with gardens. Baykan Günay states “the garden city transformed into an apartment city, and the green belts into a squatter city”⁶⁴. Neighbourhoods that consist of one- or two-story houses were transformed into apartment blocks as a result, the “neighbourhoods of apartment blocks” replaced the “garden city”.

⁶¹ Tekeli, İlhan. Almanca Konuşan Plancı ve Mimarların Erken Cumhuriyet Dönemi Ankara’sının Planlaması ve Konut Sorununun Çözümüne Katkıları Üzerine, Goethe-Institut Ankara, 2010.

⁶² Ibid. p.98.

⁶³ Ünver, Ece. Investigation of The Neighbourhood Unit in The Western Fringe of Ankara. Master Thesis, 2019. p.40

⁶⁴ Günay, Baykan. Ankara Spatial History. AESOP. 2012, p.7.

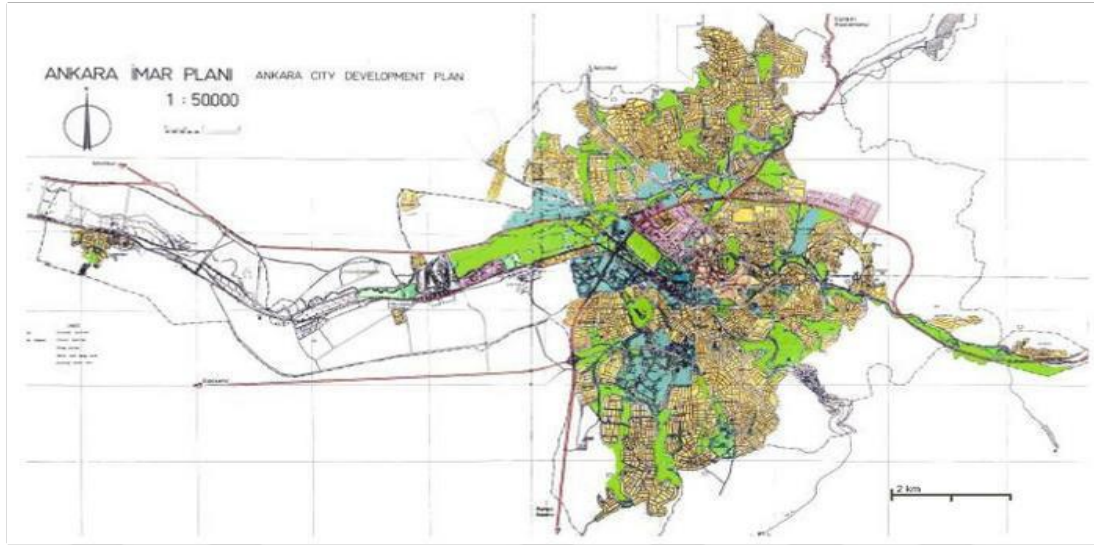


Figure 3.11. Uybadin-Yücel Plan of the Ankara

Ankara Metropolitan Area Master Plan Bureau produced the fourth masterplan of Ankara in 1990 which propose long term plans that emphasizes the extensions on the west side of Ankara. (Figure 3.12) Eskişehir and İstanbul Roads are the main axes along which the city was expected to grow. After that period, *Emlak Kredi Bankası* (the Real Estate and Credit Bank) developed many housing settlements on the western corridor of Ankara, which can be related with the city's decentralization and suburbanization.⁶⁵

The urban development plans of Ankara shows that neighbourhood scale is rarely considered. Although there were attempts of planning neighbourhoods, they were limited with housing cooperatives serving to a special group of people, rather for workers, civil servants etc. The urbanization process of the capital of Turkey resulted in the apartment buildings and zoned residential areas that failed to overcome rapid urbanization. Therefore, the housing areas failed to serve its inhabitants by the standardization of the housing units, production of high-rise buildings, distribution

⁶⁵ Ünver, Ece. Investigation of The Neighbourhood Unit in The Western Fringe of Ankara. Master Thesis, 2019. p.42

of the green spaces, and transportation problems. In addition, these urbanization problems affect human perception of the built environment. The urbanization process of cities can be criticized in terms of sustainability criteria. It is outlined that the inhabitant's perception of the environment is forced to change while some urban improvements were attempted. To become successful in urban development plans, the people that live in needs had to be considered. Additionally, as the basic part of an urban land, the neighbourhood scale should provide its inhabitants conditions to live in prosperity.

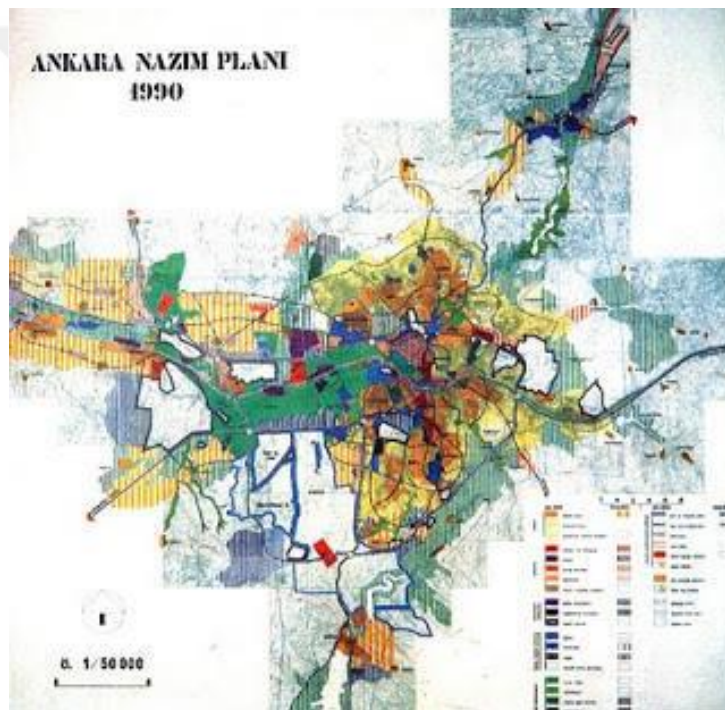


Figure 3.12. Ankara Master Plan 1990.

3.5 Sustainable neighbourhoods

3.5.1 Parameters for sustainable neighbourhoods

A report was published by the Sustainable Urban Neighbourhoods Network (SUNN), which was established in 2009. The main aim of the SUNN is "to explore the first-hand experience of developing new urban neighbourhoods in England".⁶⁶ Their work is based on 'looking and learning' in new communities in English towns and cities. Also, the report tries to demonstrate how to build better neighbourhoods and stronger communities. Falk and Carley states that sustainable urban neighbourhoods can be discussed under four themes;

- *Healthier and stronger communities.*
- *Safer streets and living spaces.*
- *A greater choice of homes.*
- *Environmental features that add value to living in a new neighbourhood.*⁶⁷

The work of SUNN also states that there are five basic ingredients for a settlement to be a sustainable urban neighbourhood.⁶⁸ The first of them is "**it has a wide choice of housing and facilities**", which requires a long-term value of a place and in accordance with that variety of facilities and housing comes together. So that, it serves many people from various backgrounds, age, and income, etc. Secondly, "**it is well connected to jobs and services**". This statement suggests using bikes or traveling by foot needs to be encouraged and supported to decrease other modes of transport to diminish travel time and costs. Thirdly, "**it has places of different**

⁶⁶ N. Falk, M. Carley. Building communities that last, 2012, p.6-7

⁶⁷ Ibid. p.6-7

⁶⁸ Rudlin and Falk, 2008 as cited in N. Falk, M. Carley. Building communities that last, 2012, p.12

character" that is suitable for various markets and has a character to create a sense of place in inhabitants. Fourthly, **"it is designed to save resources"** to expand the lifetime of the neighbourhood and without harming the earth. It should be aware of the climate issues and should develop green infrastructure to reduce environmental impact by saving energy. Furthermore, lastly, **"it benefits from hands-on management and long-term stewardship"**, which suggests development management by the authorities of the neighbourhood at all times of the process.

Other important source that investigates for sustainable neighbourhoods is *Shaping Neighbourhoods: for Local Health and Global Sustainability* written by Hugh Barton, Marcus Brant and Richard Guise, which was referred a few times before in this study. The third edition of the book is published in 2021. The book provides a detailed guidance on all the relevant dimensions about sustainability issue whether social, economic, or environmental. Barton, Brant, and Guise states that this guide translates the UN principles into actions for neighbourhoods.⁶⁹ Furthermore, it is suggested that the language of the United Nations bodies and national governments is general and establishes broad aspirations for nations and regions. In addition, they support;

*"At the level of town or city region planning the preconceptions of councillors, the vested interests of residents, businesses and institutions, skill gaps among professionals and the arbitrariness of some governmental decisions all mean that the quality of local authority action is often severely compromised. As neighbourhood and development projects sit within the context set by local government, they are likely to be compromised too."*⁷⁰

⁶⁹ H. Barton, M. Grant, R. Guise. *Shaping Neighbourhoods: for Local Health and Global Sustainability* (3rd ed.), 2020, p.14

⁷⁰ Ibid. p.13

Faggal demonstrates that to implement urban sustainability, each government should consider its own indicators or its own sustainability assessment tools to monitor and support its policies.⁷¹ So, this guide 'shaping neighbourhoods' aims to translate UN principles into actions for neighbourhoods. To do that, it comes up with a strategy that involves breaking down long-established departmental and professional silos.⁷² Many considerations and analysis were made to build sustainable neighbourhoods.

Table 3.2 Most common aspirations of neighbourhoods.⁷³

Top ten qualities of a neighbourhood
1. A place where birdsong, rustling leaves, running water and (for some) children playing can be heard, rather than the sound of traffic or industrial processes.
2. A socially mixed and inclusive community, especially in terms of age, with varied housing opportunities which are suited to a range of incomes and types of households.
3. Diversity of use – housing, business, shopping, social, cultural, educational and health facilities, offering easy accessibility, opportunity, and choice for all.
4. A pedestrian-friendly human-scaled public realm which makes walking around a pleasure, safe and convenient, where casual meetings on the street reinforce the sense of community.
5. The neighbourhood integrated into the city, inter-connected by all travel modes – offering freedom of movement by bike, public transport, car and foot;
6. Buildings and infrastructure designed for clean air, minimum energy use and net-zero carbon, including solar roofs, multiple bike and car charging points.
7. A green environment, with trees throughout the area, and plenty of greenspace with varied habitats, rich wildlife, pure streams and ponds, beautiful flowers.
8. Local working, educational and volunteering opportunities supporting all-age learning, including those with disabilities, and an engaged, caring community.

⁷¹ Faggal, A. Integrated Residential Neighbourhoods as an approach toward Sustainable Development, 2015

⁷² H. Barton, M. Grant, R. Guise. Shaping Neighbourhoods: for Local Health and Global Sustainability (3rd ed.), 2020, p.281

⁷³ Ibid.

9. Multiple opportunities for play, recreation, social and civic engagement, with coffee shops, pubs and meeting rooms, and where children are able to roam free.
10. An aesthetically-attractive physical environment, including older buildings, streets and features that root the area in time and place, giving the community spatial identity.

Like there are many interpretations of sustainable development over time, sustainable neighbourhoods also adapt themselves to the existing context or period. However, there are common requirements for neighbourhoods to be sustainable. Açmaz Özden has listed them as;

Sustainable communities should;

- provide equal opportunities for accessibility to all services,
- provide a clean, safe, and secure environment,
- increase the quality of life and social well-being,
- build a sense of place, sense of community, and sense of belonging,
- increase social interaction among the residents and neighbourhood satisfaction,
- offer recreational and green areas, as well as well-designed transport infrastructure,
- offer different and diverse affordable housing types for all residents,
- flourish local economy and diversity district centre,
- offer some opportunities increasing physical activities and community health,
- display sensitivity to the environment,
- increase residents' awareness, participation, cooperation and involvement.⁷⁴

⁷⁴ Melda Açmaz Özden. Planning for Sustainable Communities in Suburban Residential Neighbourhood: The Case of Ümitköy, 2013, p.117

Many headlines and sub-headlines can be listed while discussing the sustainable neighbourhoods, however, Dempsey et al argue that a vital change with creating social sustainability is that society is a dynamic concept that is constantly under change.⁷⁵ The parameters while considering socially sustainable environments may differ from one another. In addition, there were attempts to create 'better' communities by various movements and concepts like New Urbanism, New Pedestrianism, Open City, Compact City and so forth. The search for creating sustainable communities is a topic that influences most of the theoreticians whether under the headline of sustainability or not. The human perception on any lived area can be related with the subject of sustainability. This study will continue with investigation on critical factors to obtain socially sustainable neighbourhoods for the selected case study Eryaman Phase III that are deduced from the topics related with the sustainability issue and the neighbourhood unit concept.

3.5.2 Critical factors to obtain socially sustainable neighbourhoods

Social sustainability in relation with urban design is still a developing field of study therefore the existing literature may not fully correspond on evaluating the social sustainability of a neighbourhood. However, existed parameters may help to analyze current situations on a designed urban space. Dixon and Colantonio states that social sustainability is fairly a social and historical process but not an end product.⁷⁶ So, understanding of social sustainability cannot be elaborated from an objective perspective, it requires a process and progress in a particular area and time. Littig and Griessler state that;

“Social sustainability is a quality of societies. It signifies the nature-society relationships, mediated by work, as well as relationships within society. Social

⁷⁵ Dempsey N, Bramley G, Power S, et al. (2011) The social dimension of sustainable development: Defining urban social sustainability.

⁷⁶ Dixon & Colantonio, Measuring Socially Sustainable Urban Regeneration in Europe. 2009, p. 5

sustainability is given, if work within a society and the related institutional arrangements satisfy an extended set of human needs and are shaped in a way that nature and its reproductive capabilities are preserved over long period of time and the normative claims of social justice, human dignity and participation are fulfilled.”⁷⁷

The relationship in between the provided amenities and the satisfaction of human needs is emphasized in relation with the future continuity, which means sustaining this relationship as referred by ‘preserving’. Saffron Woodcraft elaborates the argument that physical and environmental conditions affect and transform the inhabitants’ social behavior. In “Design for Social Sustainability” the question is “how architecture shapes social behavior and people’s sense of place; how high quality, well maintained public spaces influence perceptions of personal safety; and the role of green spaces play in wellbeing of societies.”⁷⁸ The team supports that the infrastructure provided to the neighbourhood such as educational units, shopping units, green spaces and recreational areas must be considered at the very early stages of the creation of settlements. Also, local identity and social structure have significant impacts on feelings of residents.⁷⁹ The effective design methods that considers the humans are needed to become sustainable environments. Therefore, both the design and social life can be preserved in long periods of time.

Accessibility to the services and the satisfaction of dwellers with the neighbourhoods is considered by The CABI National Housing Audit 2007. This study investigates that houses may satisfy the dwellers; however, the neighbourhoods may not serve them to provide sufficient public areas such as the organization of the streets, which may be unsafe for the children.⁸⁰

⁷⁷ Littig & Griessler, *Social Sustainability: A Catchword Between Political Pragmatism And Social Theory* 2005, p. 11

⁷⁸ Woodcraft, Bacon, Caistor-Arendar, & Hackett. *Design For Social Sustainability*. 2012, p. 6

⁷⁹ Ibid.

⁸⁰ Harvey & Westbury, 2007, p. 35

Bramley and colleagues argue that there are two main components of social sustainability, which are social equality and sustainability of the community.⁸¹ They relate the social equity with access to local services, recreation opportunities, open space, public transport, and affordable housing. The other dimension, the sustainability of the community is related with the neighbourhood relations, social interaction, security, perceived quality of the local environment, satisfaction, stability, and participation.⁸² On the other hand, Vavik and Keitsch interpret that the fundamental value of socially sustainable development as “diversity” and they suggest that social sustainability should emphasize access and participation as well as diversity to promote development.⁸³

Examining various classifications made on the issue of sustainability is necessary to determine the key factors that can be deduced to investigate the selected area. While determining the key dimensions of social sustainability in the selected neighbourhood, the frameworks and concepts are taken as models. However, some critical factors that will encourage this research are eliminated related with the selected area, which is Eryaman Stage III in consideration with the research question. The critical factors that are deduced from the literature survey will be used to evaluate the selected case study area are in the next chapter. These factors were also selected through the observations on the selected area, Eryaman Stage III. It is believed that the selected neighbourhood can be discussed under these five factors; accessibility, participation and inclusiveness, quality of life, sense of safety, and sense of belonging.

Accessibility should be a freedom for people and it can be considered as one of the basic human need. People effortlessly prefer to access work, cultural events, and living spaces. Designed urban environments should encourage this desire of human

⁸¹ Bramley et al. 2009, p.2126.

⁸² Ibid.

⁸³ Vavik and Keitsch. 2010, p.298.

beings.⁸⁴ Although, today's housing approaches are criticised for their distance to the amenities, it can be supported that accessibility to the daily needs and amenities of inhabitants needed to be considered in housing environments.

Participation and inclusiveness is another aspect that is selected to discuss Eryaman Stage III. Açmaz Özden states that resident and user awareness, participation and volunteering are important key factors related to sustainable communities.⁸⁵ It is supported that designed neighbourhoods should also contribute to the inhabitants' intention on participation on public and shared activities as social indicators.

Quality of life is discussed by many theoreticians in the scope of sustainable communities. In this thesis, the quality of life will be discussed through the human experiences on their surrounding areas. Since, it is advocated that inhabitant's perception on the designed urban area is a subjective issue that is shaped by the experiences. However, it will be discussed that designed environments may contribute to the inhabitant's perception on quality of life.

Additionally, sense of safety can be achieved through the designed environments. Feeling safe in the neighbourhood is a significant aspect to create sustainable communities. People may feel safe in their living environment by the created amenities, open spaces, housing designs and such.

Lastly, sense of belonging can be achieved through the localities' integration into a place or community. Social interaction in between the people and feeling an attachment into the living area are important aspects in social sustainability to provide sense of belonging to the inhabitants of a neighbourhood.

⁸⁴ Melda Açmaz Özden. Planning for Sustainable Communities in Suburban Residential Neighbourhood: The Case of Ümitköy, 2013, p.110.

⁸⁵ Ibid. p.115

CHAPTER 4

CASE STUDY (ERYAMAN STAGE III)

4.1 Introduction

Eryaman Stage III is located in the western part of Ankara Turkey. The peripheral roads define its borders except for Tınaztepe Road. The neighbourhood is composed of housing areas designed by two architects: Ahmet Gülgönen and Tuncar Çavdar. The site is bordered by Bozöyük Street from the north, Sakarya Street from the west, and I. TBMM Street from the south. Eryaman Stage III was planned as a large-scale new settlement to provide housing for low and middle-income groups by TOKİ (the Housing Development Administration of Turkey). Although TOKİ is mostly criticized by its lack of design quality at the urban and neighbourhood scales, in the 1990s the institution encouraged exemplary housing implementations in Ankara named Eryaman Stage III.⁸⁶ The architects Ahmet Gülgönen and Tuncay Çavdar's housing design represented an alternative housing experiment that seeks quality in urban design by organizing the private and public spaces. Eryaman Stage III is an essential urban area while discovering its potential to be socially sustainable. After approaches to mass-produced building blocks, the Eryaman Stage III step forth with respect to the surrounding environment. The studies by Bilsel and Cengizkan, which discuss Eryaman from various scales, are very helpful in understanding the link between urban design and planning scales. Bilsel states that “while the development of mass construction technologies prevailed in the first and second phases, a search for alternative urban design approaches and architectural variety is observed

⁸⁶ Kavas, Gülnur Güler. An Alternative Housing Experiment by the Housing Administration of Turkey: Ankara, Eryaman Stage III, 2016, p.2

particularly in the third and fourth phases”.⁸⁷ In addition, Cengizkan highlights the “neighbourhood unit” as a promoter for collective life at both larger and smaller scales, which were implemented in Eryaman Stage III successfully.⁸⁸ Bilsel argues:

“For the first time in the planning of a new settlement in Turkey, the planning decisions of Eryaman points out the necessity of developing detailed “urban design” schemes for each of the neighbourhood units, the neighbourhood centres and the central areas.”⁸⁹

The neighbourhood unit and the housing groups are composed based on some urban design principles. Buildings are organized around central open spaces and in respect with each other in height and distance between them. Continuous green spaces connect residential units, and hierarchical street networks provide the connection without disturbing the pedestrian flow.⁹⁰ Additionally, there is a designed centre in Eryaman III like Perry’s suggestions on neighbourhood unit. The residential units are organized around a neighbourhood centre which includes a kindergarten, an elementary school, shopping centre and a social centre. The accessibility between each residential unit and the centre is considered and visible in the plans of the neighbourhood. (Figure 4.1) The designed urban environment stands as an alternative to the existing mass-produced high-rise housing implementations in Turkey at that time, but also today. The residential units of different sizes and with various spatial qualities both inside and in their relation with public open spaces have the potential of supporting social relations and identity.

⁸⁷ Bilsel, Cana. Three Recent Settlements in Ankara: Batıkent, Eryaman ve Bilkent Questions on Quality and Sustainability of the Built Environment, 2000.

⁸⁸ Cengizkan, Ali. Bir Tasarım Deneyi: TOKİ Eryaman, 2000.

⁸⁹ Bilsel, F. Candaş. Three Recent Settlements in Ankara: Batıkent, Eryaman and Bilkent. Questions on Quality and Sustainability of the Built-Environment.

⁹⁰ Ibid.



Figure 4.1. Settlement Plan of the Eryaman Stage III that demonstrates the housing blocks, boundaries, denotation of the places and approach on accessibility. (Photo was taken by the author from the board in the neighbourhood.)

This chapter of the thesis will combine the previous literature findings on both sustainable development, neighbourhood unit and the approaches to urban design in Turkey. In addition, the site (Eryaman Stage III) will be analyzed through the features it provides to its residents as a neighbourhood unit. The design decisions and the intentions of the designers will be investigated through maps, observations by the author and the interviews that were made with the inhabitants of the Eryaman Stage III. This chapter focuses on the alternative housing practice in Eryaman Stage III in Ankara, Turkey by its differentiation on designed neighbourhood unit that designed to provide many enhancers on neighbourhood life and how it affects the inhabitants will be questioned by the help of the social sustainability parameters defined in Chapter 3.5.2.

4.2 Components of Eryaman Stage III

4.2.1 Residential units

Eryaman Stage III is composed of a total 42 clusters of housing blocks. The building heights vary between 2 to 15 floors, with various building types different than the standardized housing blocks. The housing unit types are designed to serve people from multiple income groups, which are 1+1, 2+1, 3+1, and duplexes. Various typologies in buildings, such as T-shaped, L-shaped, and I-shaped blocks, are integrated with open spaces between blocks. (Figure 4.2.) The designs of the residential units provide various spatial qualities to the inhabitants, different from the existing mass-produced housing units with their available possibilities of space usage. The residential block types arranged around courtyards designed by Gülgönen provide a common place for neighbours to interact. (Figure 4.3.) The courtyards include small playgrounds and sitting areas. These courtyards are accessible to everyone; at the same time, they provide the residents of each housing block with a semi-open and shared open space. The housing types that Gülgönen proposed for the

neighbourhood unit are not divided into zones; pedestrian pathways penetrate the courtyards surrounded by housing groups. This placement of various typologies may contribute to both the accessibility and the inclusiveness of the neighbourhood to people with different backgrounds, incomes, and lifestyles. In addition, different sizes provided in the neighbourhood help to combine various inhabitants, such as students preferring smaller houses and families selecting the bigger one. The building blocks present themselves to different groups of people. Some have gardens in front of them (Figure 4.4.), some have long balconies, and some have terraces that each may contribute to the quality of open spaces within the residence. (Figure 4.5) Rather than providing standardized houses, and variation in housing types both in size and space organization, the homes offer inhabitants to be able to be picked by their needs. This approach may not be seen different from today's mass housing when considering the room count. However, the open space variation like terrace houses, houses with balconies, and simplexes that have access to a semi-private garden in front of them is a qualitative way of using mass housing standards to enhance the human experience. Additionally, the wide range of possibilities for the future developments are provided by the diversity in the typology created the spatial variation and flexibility in use.





Figure 4.3. The Courtyard in between housing blocks. Photo was taken in 2022.
(Author's personal archive)



Figure 4.4. Houses that have access to garden. Photos were taken in 2022.
(Author's personal archive)



Figure 4.5. Variation of housing typologies. Photos were taken in 2022. (Author's personal archive)

4.2.2 Programming communal activities

Common facilities that serve to the residents of neighbourhoods may also help to enhance sustainability. Consultation on shared activities, innovation on surrounding environment, accessibility on daily needs and providing security are some of the enhancements that institutional interventions bring. In Eryaman Stage III, service building is placed to serve neighbourhood, which is called '*muhtarlık*' in Turkish. It is approachable by walking from each point of the neighbourhood, and it is nearby the other institutional facilities but not far from the residential units. A marketplace, a kindergarten and a primary school is located in the central area of the neighbourhood unit. (Figure 4.6.) The placement of these units aims at providing the accessibility of the inhabitants living in housing blocks at about the same distance to

the neighbourhood center, so that it is equitable and accessible by all. Furthermore, the site plan presented in Figure 4.1. shows clues about passages that serves people with disabilities. Although the provided path does not reach everyplace, it is promising that it tries to connect these paths with common facilities.

Eryaman Stage III, which is a designed neighbourhood, giving references to the neighbourhood unit by Clarence Perry by its provided amenities. It is observed that the kindergarten, the marketplace, the community center, green areas, and the primary school are used generally, and they are in a strong relationship with the residential blocks. The accessibility of the central areas are organized by pedestrian paths that reaches almost everywhere in the site. The intention of the design corresponds to socially sustainable neighbourhood by its possibilities for enhancing the quality of life of the inhabitants. The social interactions are formed in and in between these common spaces.



Figure 4.6. Institutional Buildings and their placement in the neighbourhood.
 (Photos were taken in 2022 and the visual is illustrated by the author.)

4.2.3 Accessibility of the neighbourhood

Daily activities of human beings include some activities that require access to on amenities. In the neighbourhood concept, both the accessibility to the provided facilities nearby and the accessibility to the outer spaces of the neighbourhood should be provided quickly to enhance user satisfaction. Urbanizing the cities increased automobile dependency by the segregation of living spaces, city centers, shopping centers, greenery areas etc. Although the Eryaman Stage III located in the outer north-west corridor of Ankara can be considered as a suburban area when it is first structured, it is now surrounded by many possibilities. The accessibility of the area will be discussed in the Chapter 4.3 by referring to the users' experiences through the time, however this chapter will be focusing on the physical aspects of the urban design that encourages the accessibility of the area and the permeability of the pedestrians.

Connecting the Eryaman to the center of Ankara, the railway line was planned along the east-west corridor of Ankara. Bilsel states, "three urban sub-centers are proposed on both sides of the railway line."⁹¹ The three central areas include public spaces with shops, restaurants, and cafes to become meeting places and recreation areas, which have a web of pedestrian axes. Although the accessibility of the neighbourhood to the center of Ankara is considered while planning the neighbourhood, the public transportation developments make it more accessible today.

The road network in the neighbourhood is well-organized in a way that it does not disturb the permeability of pedestrians. The pedestrian network is organized through possible scenarios, such as access to parks, community center, shops, marketplace, schools, and each block. There is a hierarchical order of accessibility on the site. The

⁹¹ Bilsel, Cana. Three Recent Settlements in Ankara: Batıkent, Eryaman ve Bilkent Questions on Quality and Sustainability of the Built Environment, 2000.

vehicle access is controlled in the neighbourhood by the design decisions. Firstly, there are surrounding main roads which will help with the accessibility to the surroundings, and two main entrances are available to access the interior road by a vehicle. Secondly, the internal organization of the vehicle access follows a path between each block parking area and the central facility area. The central area does not include many roads; however, it has access to the interior roads through its peripheries. Lastly, the facilities and the park areas are not allowed to the vehicles, pedestrian networks from the blocks, and paths for people with disabilities are considered while designing the neighbourhood as shown in Figure 4.1. The pedestrian approach while designing the neighbourhood provides safe places for children and can support social relations. Because the vehicles can be considered private spaces that isolate a person from another person inside a car, to the contrary, pedestrian paths are forms of interaction spaces. The inhabitants' daily walks, and the parents walking to their children's kindergartens will inevitably come across and greet each other. The social connection and the sense of knowing a person by just seeing themselves regularly will promote neighborliness.

4.2.4 Meeting points for social interaction

A housing environment should include open-spaces for both the daily-needs of inhabitants such as sport activities, leisure etc., and as meeting points that gather people to interact each other. Greenery open spaces are considered as significant indicators for social well-being and human health due to their power of increasing residents' physical health and reducing stress.⁹² Eryaman Stage III urban plan considers this need of inhabitants in terms of open space provided. The neighbourhood includes parks that are distributed homogenously that each housing

⁹² Chan & Lee, 2008, p. 253

block can access easily due to its distance to housing units by pedestrian routes. (Figure 4.7.)



Figure 4.7. Integration of green spaces with the residential units. (Drawn by the author)

Additionally, the parks include sport areas for adults, and playgrounds for children. This organization is also contributing to the interaction between different age groups who live in the neighbourhood. For example, while children play in the playgrounds and interact with each other, the parents may use the sport area or sitting areas to form relationships with each other while having the control of their children. Also, parks are gathering spaces for the people, that they are coming together in these spaces as an activity. (Figure 4.8.)



Figure 4.8. Human interaction on the planned open spaces. Photos were taken in 2022.

Open green spaces are influential factors in terms of the sustainability of the neighborhoods. It has the potential of forming social-interactions and providing physical comfort. Even though green spaces have positive impacts on neighbourhoods, it can be said that qualified and multi-purposed ones are also needed. Increasing the variety of open spaces such as recreational areas for the elderly, playgrounds for children and sports spaces etc. contribute to all inhabitants in the neighbourhood. It can be said that planned open spaces in a residential environment supply community with well-designed and accessible open spaces.

These open spaces provide buffer zones in between crowded public areas and private housing units in the neighbourhood for interaction and social gathering of people.⁹³

4.2.5 The social organization model

Eryaman Stage III is a well-organized housing environment. The neighbourhood unit serves its inhabitants in a multi-dimensional way. Each urban block constitutes a neighbourhood, which has its own administration. The administration members are selected by the inhabitants live in the block. Administration of each block include a president, a vice president, one accountant, and two members. These administration teams represent their blocks in the administration of the whole district which is named as “Eryaman 3. Etap Toplu Yapı Yönetimi” established in 1995. Today, the housing blocks in neighbourhoods has its own management plans seperately, however what is different in Eryaman Stage III is that the connection in between the blocks are represented, protected, and implemented in a similar way but they are linked together to form a greater management in the neighbourhood. The neighbourhood is proposing common management system to each block, so that common sense is visible in Eryaman Stage III.

4.3 Inhabitants’ perception of the surroundings

In order to evaluate Eryaman Stage III neighbourhood from a sustainability perspective, interviews were made with the residents to assess the current physical, visual, and functional characteristics of the neighbourhood and to investigate people’s views about the neighbourhood they live in. People can be considered as one of the

⁹³ Chiu, R. L. (2003). Social sustainability, sustainable development and housing development: The experience of Hong Kong.

leading indicators of neighbourhood life in relation to the designed surroundings. So, the interviews aim was to investigate the power of a designed environment better. In order to do that, the interview questions are prepared by the author, which seeks to question and investigate the relationship in between the designed surroundings and human life. The interview questions were prepared based on the previous literature review. The questions aimed to seek answers on how designed urban neighbourhoods as a part of the urban form generates social relations and how the designed environment has evolved in time. The open-ended questions were prepared about the relation in between social relations, inhabitant's happiness and physical structure about the neighbourhood. Semi-structured interviews prepared in a way that will allow to evaluate the findings in Chapter 3.5 which are deduced from the data related about neighbourhoods and social sustainability. Semi-structured interviews were conducted with 11 participants. One of them was the current *muhtar* (Interviewee Number 4) who has produced the general information about the neighbourhood, and as an inhabitant living there. Interviewees number 9 and 10 were the members of the Mass Housing Management, which helps to understand the social organization model in Eryaman Stage III. Also, as they stated, they were living in the neighbourhood since it was established, so their interpretation to the questions were reflecting a period. Other 9 interviewees were inhabitants that are selected randomly from the public spaces of the neighbourhood.

The neighbourhood was visited multiple times to observe the social life in various periods of time to observe different situations that the neighbourhood includes. One of them was in the last days of the summer on weekend which almost everyone was enjoying the weather in the outside of their houses with their friends, relatives, and such. Since the schools were closed that time, another visit was made to experience the density at the times when children go to schools and spend time afterwards. In addition, another visit was made on a Wednesday, because the marketplace was held on that day, every week. And lastly, another visit was made to make the semi-structured reviews after the collected observation and literature data to combine the findings of the thesis with the answers of the inhabitants.

The current chapter is be an evaluation based on the theoretical background that this paper introduced while producing data to the research question of this paper. Approaches on sustainable environments, as discovered in Chapter 2, will be combined with the concept of neighbourhood mentioned in Chapter 3. In order to examine the relationship in between a designed neighbourhood and its reflections on their inhabitants, semi structured interviews were conducted with the Eryaman Stage III inhabitants.

4.3.1 Accessibility

Accessibility is an essential aspect of social sustainability. People prefer to access work, entertainment, cultural events, and living spaces effortlessly. It should be freedom for people to move from one place to another, so the living environment should encourage this desire in human beings. Designed urban environments should consider that each person of the society needs equal opportunities to access the provided amenities such as shops, markets, parks, etc. Chan and Lee suggest that all people, careless of their age and physical condition, should have convenient and easy access to specific places in their daily lives.⁹⁴ Today's mass-produced house approaches have been criticized for their proximity to the city centers or amenities. The basic need to access particular needs and places nearby is criticized being avoided in most urban projects with gated communities on the peripheries of cities. The design intentions of the neighbourhood show that accessibility is considered to some extent. Although it is a housing project to serve some particular groups of people, the amenities are provided inside the neighbourhood unit, unlike other housing projects. As mentioned, a kindergarten, a shopping centre, an elementary school, and urban spaces were designed and organized together with housing units.

⁹⁴ Chan and Lee 2008, 246

Pedestrian roads are implemented in these areas, which helps to access quickly without automobile dependency. In addition, people with disabilities are considered to implement a path for them. Although it does not reach to each neighbourhood block to each amenity of the center, the intention of thinking the people with disabilities can be considered as an effective and valuable approach, unlike the other projects at that time in terms of social sustainability perspective. (Figure 4.9)

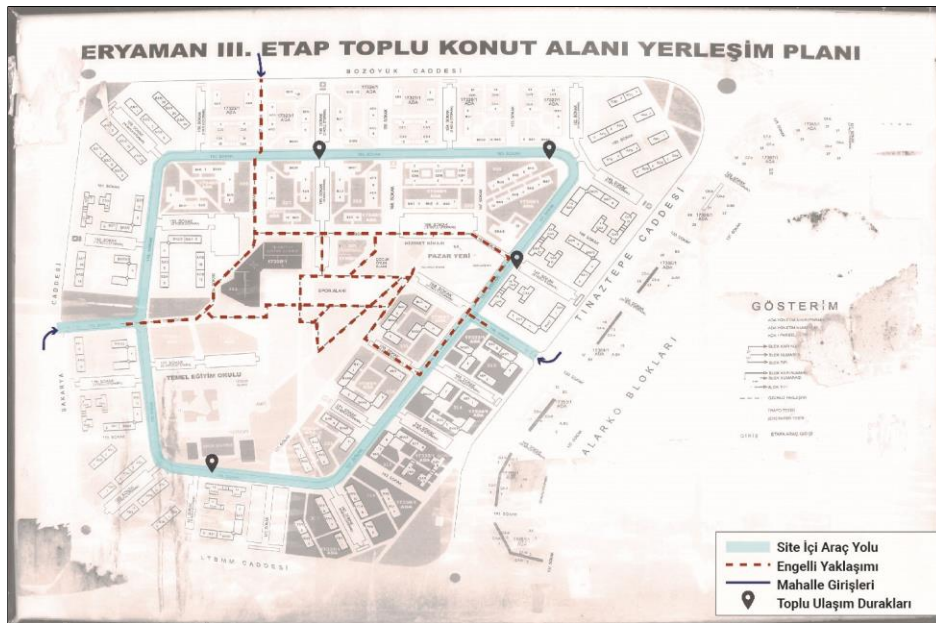


Figure 4.9. Accessibility relations in the neighbourhood. (Drawn by the author.)

In order to find out the reflection on inhabitants of the designed neighbourhood, which can be related to the accessibility factor on sustainability issue, the questions below are asked to the interviewee;

How often do you use the provided amenities inside the neighbourhood? Do you think that they are valid an accessible by all? (shopping centre, shops, marketplace, streets, parks, courtyards, and gardens)

Do children use the provided kindergarten and primary school inside the neighbourhood?

Also, general questions are asked so that each person can evaluate the neighbourhood from various perspectives that can be used for multiple key factors to evaluate the social sustainability of the neighbourhood. For example, some inhabitants provide answers for the accessibility issue regarding to the question number 8. The general complaints were about when the neighbourhood was first inhabited in the 1990s as a peripheral urban neighbourhood situated far away from the city center. Older interviewees state that, these times were hard to access anything since the transportation issue to the city center was not correctly solved. Although it is known that the railway axis is considered to connect the Eryaman to the city center, this was not possible at that time. Interviewee number 8 states that the Eryaman Stage III was like a village when it was first constructed with nothing beyond the peripheries of the neighbourhood. This proximity of the city came up with problems on the accessibility issue. The neighbourhood should serve its residents to provide all their needs inside the area if it is isolated from the city. Otherwise, the life quality of the inhabitants is forced to change. Similar to the experiences on that time, interviewee number 9 states that he was hitchhiking to the cars on the main road to go to the Kızılay, city centre, to buy food, and then came back by using the same method. He highlights this issue by saying the transportation issue is more manageable today. Multiple busses and railways to the city center, periphery neighbourhoods, and other parts of the city. Another important statement that many inhabitants prove is that the shopping center provided to serve inhabitants of the neighbourhood to access quickly and provide their needs in foot distances did not include a market and such when it was first introduced. So, although the designed environment considers accessibility issues in some respect, the daily conditions related to the governmental issues may negatively affect the sustainability of the accessibility issue.

Accessibility inside the neighbourhood is another aspect that needs to be investigated. The characteristics of the designed surroundings are examined in Chapter 4.3.5. The interviews made with the inhabitants expose that people generally prefer to use the shopping center, the kindergarten, the elementary school, the marketplace, open spaces, and parks. It is inevitable to say that the positioning in

such a reachable point to the housing units, provided the residents with an easy access to the amenities. Although many inhabitants prefer more prominent malls of shopping centers at some point today, the generalization can be made that the quality of the easily accessible shopping center in the neighbourhood unit makes this area used quite frequently. It is also observed in the time that the author spends in there. Because the center is reachable from everywhere by pedestrian axes, the main paths leads directly to the central area, which includes the elementary shops like barber, market, café, stationary, pharmacy etc. Although the type of shops inside the shopping center were not known during the design phase, it can be said that the opportunity to serve the needs of the inhabitants is somehow accomplished today. For example, the interviewee number 3 states that since the stationary is on the way to her child's school, she constantly uses it to meet the daily needs of her child. This proves that the accessibility inside the neighbourhood unit is also related to the provided functional areas and facilities corresponding to people's needs.

Additionally, the interviews show that the educational services that are designed to serve the needs of the inhabitants of the neighbourhood is used by many people. The information that is gathered from the *muhtar* corresponds to this issue. Also, it is observed that when the school dismisses at a particular time of the day, the parents take their children by walk, and automobile traffic is not dense. This supports that people use the school, which is close to their houses. The interviewee number 3 states that she preferred the kindergarten in the neighbourhood since it is easily accessible from her house. She continues her word by saying she is going to select the elementary school afterward. The interviewee number 8 states that his children also used the schools in the neighbourhood years ago. It can be said that the kindergarten and the elementary school corresponded to the inhabitants' need for years, and it sustains itself in that matter. However, the interviewee number 5 states that she preferred an elementary school outside of the neighbourhood, because she believes the education is better there. Also, she was in a rush while interviewing because she stated that she takes her child there and takes her by automobile every day, and she

had to go at that time, too, while complaining about the distance of the school to her house.

While the design decisions of the neighbourhood consider the primary education in the neighbourhood unit, there is no high school there. Some inhabitants highlighted this issue: the children after elementary school are obliged to use high schools outside of their neighbourhood.

4.3.2 Human participation and inclusiveness

Participation of the people is a significant factor in terms of social sustainability. Eryaman Stage III has a social organization model which can be related with the social sustainability of a neighbourhood. The social organization model is explained by the vice president of the executive board, the interviewee number 9, and by the executive board member, interviewee number 10 during the semi-structured interviews. As explained before, the neighbourhood consists of 46 blocks. Each block selects its representatives that consist of five people. The representative board serves the inhabitants of the related urban block. These five people choose a head representative, and 46 representatives come together each year to select five people to the management board of Eryaman mass housing settlement.

Additionally, three people are determined to monitor the management board consisting of five people. Interviewee number 9 emphasizes that each representative that belongs to the neighbourhood is selected so that people play a role in the management system of the living environment. Interviewee number 10, also the board member, explains that the mass housing management board has many personnel to serve the inhabitants immediately, such as plumbers and electricians. Also, they collect subscription fees, and budgets for the required areas are arranged by the accountants they have. In addition, the board aims to respond to the blocks' needs with the block representatives' help. An essential aspect of this system is that all representatives are the neighbourhood's inhabitants. They are selected through the

election method, and all the inhabitants are a part of the management system, which is an essential aspect of the inhabitants' participation and the inclusiveness dimension of social sustainability.

Although the mass housing management is an example of the overlap between the urban form and social organization that was intended initially, the model receive some criticism from some of the interviewees. Interviewees 1, 2, and 3 stated that the inhabitants of the block come together to make some decisions about common issues without needing their management people. For example, Interviewee number 1 stated that the fence of their block is decided to be made, and they all collected money to get that, as an example. They claim that they do not know what the management board is doing and criticize them about it. It can be seen that although the management of the neighbourhood is selected by all and corresponds to the needs of the neighbourhood, people may not be included that much after the selection time. The inclusiveness is an inspiring theory in terms of social sustainability, which was initially aimed at Eryaman Stage III. However, it is not entirely visible to the inhabitants, I believe.

An important actor in any neighbourhood in the Turkish *mahalle* is the *muhtar*, who is an elected person in charge of administrative affairs of the neighbourhood ensuring a connection between municipalities and the neighbourhood. It is observed that the *muhtar* of the neighbourhood is in a strong relationship with the inhabitants. During our semi-structured interview with the *muhtar*, many inhabitants stopped by to say “hello” to him, and he received many phone calls from the inhabitants to transmitted their needs.

4.3.3 Quality of Life

As mentioned before, the quality of life is a subjective concept in communities that is hard to define. However, the idea is generally related to improving the lives of inhabitants. In the scope of this thesis, which focuses on the Eryaman Stage III

neighbourhood, the quality of life will be questioned through the relationship between the inhabitant's perception and the designed urban area. The selected sub-headlines related to the social sustainability issue are; the availability of open spaces, creating meeting points for social communication, and mixed housing types. Aiming to investigate these topics, reflection on the quality of life was questioned through the questions that are given below:

Do you prefer specific areas to come together with your neighbours?

What kind of activities are made in the provided spaces inside the neighbourhood?

Does the physical structure of the neighbourhood make your lives easier or harder?

Do various age groups, and socio-economic groups etc., live together in the neighbourhood? Does the designed variety of housing units provide this condition?

Interviewee number 1 states that they always come together with their neighbours. In summer, they prefer the courtyards and the housing blocks' gardens; in wintertime, she says that they use the bunker areas to come together since it has kitchen utilities inside them. As a cultural identity of a traditional neighbourhood in Turkey, they bake cakes or prepare some food to come together and share with each other. Interviewees number, 2,3,4,5, and 9 also support that they use open spaces of the blocks often. Some of them add that even the national or religious holidays are celebrated in the open spaces of the housing units. Interviewee number 6 states that the relation with the neighbours is weakened today; however, it was better before as they were coming together in the neighborhood parks. Unlike many interviewees, number 7 states that she prefers her home and does not use the open areas as a gathering point. However, it can be generalized that the social interactions take place in the common spaces of the neighborhood, either in the gardens, in the courtyards, or in the air-raid shelters.

Additionally, it is observed that the social interaction of people is accomplished in various urban spaces of the neighbourhood by some groups of people. The open spaces near the housing areas are accommodated mainly by the women and children, which can be related to the distance of their houses since they mostly bring food and drink. Men mostly use the shopping center to come together since it includes *kahvehane* – the coffeehouse, which is mentioned before as a critical component of a traditional Turkish neighbourhood. In addition, it is stated that teenagers use sports facilities and urban parks to come together and improve social relations in these spaces. It can be said that the designed neighbourhood that includes various functional areas in consideration of the multiple groups of people contributes to improving social relations and the quality of life in a living environment.

Another critical aspect of a well-designed neighbourhood is that it proposes mixed housing types. As mentioned before, urban development projects are generally bounded by the standardization of the houses, which may not be suitable for all residents. Eryaman Stage III, designed by Ahmet Gülgönen and Tuncay Çavdar, includes various housing units to support the architectural diversity. It can be said that the attempts resulted in social diversity in the neighbourhood. Many of the interviewees agree that the diversity in the housing typology contributes to the presence of a variety of inhabitant profiles in the same housing block. For example, interviewee number 1 states that students also live in the neighbourhood and are a part of the social life and interactions.

4.3.4 Sense of safety

Feeling safe in the neighbourhood is a must for inhabitants. It is generally accepted that urban design may affect the neighbourhood's safety. Although people feel more responsible for their nearby area semi-private areas, the open public spaces are

mostly considered unsafe environments that are open to any danger.⁹⁵ Therefore, a designed urban area has the power to provide sense of safety to the inhabitants. The creation of a secure environment is closely related to social sustainability since it affects participation in community activities. The sense of safety enhances the trust between people and contributes to the sense of place and sense of community.⁹⁶ Every interviewee answers positively to the question that aims to investigate the sense of safety in the neighbourhood. They suggest that the neighbourhood is a safe place for children too. Interviewee number 3 states she is not concerned about her child while playing in the gardens because the automobile traffic is far away from the parks and playgrounds. Like her, interviewee number 6 contributes to the neighborhood's safety. She states that the housing units are far from the traffic roads and centers, which encourages the safety issue. She emphasizes that the traffic and the pedestrian alleys are hierarchically organized from private to public. Therefore, she believes the organization of the neighbourhood serves the issue of feeling safe for themselves and their children. She gives an example of the continuity of pedestrian paths inside the neighbourhood from houses to the kindergarten and elementary school that helps children to approach them without facing the main roads, creating a safe environment for them. Also, the open spaces like playgrounds and parks are placed similarly, so that the possible danger that main roads may bring can be avoided.

Interviewee number 6 states that the familiar faces around the neighbourhood is an essential aspect of feeling safe inside the neighbourhood, which proves that the social aspect of the designed environment also contributes to the sense of safety. Although the neighbourhood is considered as a safe environment by the inhabitants mostly, it is observed that some building blocks prefer fencing their blocks. The reason for that is explained by the muhtar as, after the 2000s, some thieves stole the shared objects,

⁹⁵ Corbett and Corbett. 1999, p.143-44.

⁹⁶ Gülbiye Hacıoğlu. A study on social sustainability in urban green spaces: the case of İnciraltı city forest. 2020, p.28

but no safety issues endangered the inhabitant's life. However, some blocks prefer to build fences around their building blocks to avoid any possible dangerous situation. Some interviewees support that they use fences as a precaution. However, they still believe that the neighbourhood provides a safe environment that is isolated from the main roads and the city and feels like being in a holiday village with pedestrian routes and multiple green areas.

4.3.5 Sense of belonging

Sense of belonging can be discussed with the concepts like sense of place, sense of community and social identity. They are all related with people enjoying their neighbourhood. Talen defines the sense of community as a “combination of social interaction, sense of belonging and place attachment”⁹⁷ The feeling of the place is closely related with the build environment, since the experienced quality of the place can affect the people's emotions. Dempsey and colleagues argue that the urban form is important for the identity and belonging of the individuals.⁹⁸ Although it is not directly asked to the contributors of the interview, there was some identifications of the inhabitants that can be considered as important reflections of the sense of belonging. First clue that enhances this idea is that the usage of the public spaces. Many inhabitants state that they actively use the gardens, courtyards, and such. Also, people stay in Eryaman Stage III in long term periods, and as an answer to the question of “why do you prefer to live here?” some of answers are listed as:

Our neighbourhood is like a holiday village.

I love living in here.

⁹⁷ Talen. 1999.

⁹⁸ Dempsey et al. 2011, p.296.

The green spaces make me happy.

The environment in here is so calming.

The social relationship with my neighbours is good.

The buildings are not high rise and dense like other neighbourhoods.

I have everything I need in here.

I feel safe and I believe that the neighbourhood is safe for my children.

I embrace the courtyard in between the houses, it is mine.

We love living in here.

According to the answers that given, it can be said that there is a bound between the physical environment of the neighbourhood and its inhabitants. Also, people have some good relations with their neighbours. The relationship in between the humans and with the surroundings can strenghten their sense of belonging.

CHAPTER 5

CONCLUSION

Sustainability is a significant concept of which many theoreticians and designers highlighted the possible impacts on urban design approaches. Lack of social sustainability is pointed out by many designers and theoreticians as a problem caused by the rapid urbanization in the cities. To provide sustainable cities, the social perspective of the sustainability issue needs to be highlighted as stated in the Brundtland Report. Social sustainability became important when cities experienced significant changes due to the ongoing urbanization worldwide. Social aspects needed to be concerned with the economic and ecological aspects of the sustainability issue. In the selected case study area, Eryaman Stage III, the social sustainability of the neighbourhood unit is investigated based on the concepts and criteria set in Chapter 2. This thesis study suggests that social sustainability can be achieved in neighbourhoods, as they are the smallest, hence the most manageable entities of a city.

Neighbourhood scale was investigated by many scholars, and many tried to define neighbourhoods and their components from various perspectives as explored in Chapter 3. It can be said that neighbourhood unit by Clarence Perry is an influential study on the theory of neighbourhoods. Although many scholars interpreted the features of neighbourhoods, studies show that the neighbourhoods can vary according to the context and time. Therefore, components of neighbourhoods may change according to the place it belongs. However, the outcomes of the designed environment to the life can be discussed through the relationship webs, and inhabitants' satisfaction on the selected area. In accordance with that, the traditional form of neighbourhood –i.e. *mahalle*- in the Turkish context was investigated. Although the basic components of the traditional neighbourhoods in Turkey share similarities with the neighbourhood unit definition by Perry, they have their unique

features too. It can be said that *mahalle* comes forward with its social relation network. The strong interaction in between the inhabitants can be seen in many examples of neighbourhoods in Turkey. Although common grounds, shared celebrations and shared emotions are the indicators of the neighbourhood life, the designed environment is another agency that affect the human behaviour. It can be said that some components of the neighbourhoods are places where interaction in between humans became more intense. Therefore, one of the significant components of a neighbourhood is collective and active use of common spaces by the inhabitants.

It is supported that the selected neighbourhood has unusual neighbourhood unit design features. It differentiates itself from today's mass housing examples by its specially designed built environment that apparently creates a more livable environment in the city of Ankara. This paper investigated the selected case study area based on the design decisions that provide a physical setting enhancing social relations and the quality of life. The urban development projects and approaches toward the capital city of Ankara criticized for their lack of improving social relations. Designing the city's accommodation units have turned into gated communities where the relationship with the city and the housing areas is mostly disregarded. Therefore, the connection between the housing areas with the urban structure became a controversial topic in urban design theories. As this manuscript tries to advocate, the social relations are formed in the living environments and it affects the sustainability of cities from a wider perspective, many scholars also believed that inhabitant's perception of space and their quality of life is bounded with the designed and provided amenities in their living space. Housing blocks are forming neighbourhoods and cities are composed of neighbourhoods. Therefore it is possible to argue that neighbourhoods are one of the smallest yet influential components of the urban life experience.

Throughout the literature search on the sustainability and neighbourhood concepts, the critical factors that may affect the social sustainability are selected at the end of the Chapter 3 to form the criteria for the evaluation of the case study area. The selected key factors to evaluate the social sustainability with respect to the urban

design features of Eryaman Stage III are accessibility, human participation and inclusiveness, quality of life, sense of safety and sense of belonging. It is supported that selected key concepts are the most influential factors to obtain successful and sustainable neighbourhoods.

Chapter 4 aimed contributing to the inputs for the neighbourhood concept in the scope of sustainability. First subchapter was proposing the design features that Eryaman Stage III offers to its inhabitants with its residential unit potentials, accessibility concerns, open spaces for social interaction, places for activities, and social organization model that promotes inclusiveness. It can be said that the selected neighbourhood comes to the forefront with its detailed urban design and architectural diversity as stated by Bilsel. In accordance with that, in the scope of this thesis, semi-structured interviews were performed in this study. Observation of the neighbourhood by the author, theoretic information and the interviews are collected and reinterpreted in the second subchapter of the Chapter 4 to contribute to the research question. Interviews were made with the *muhtar*, with the members of mass housing management, and inhabitants of the neighbourhood, in total 11 people. The interview questions were aimed to verify the arguments based on the selected key factors that affect the social sustainability. Firstly, accessibility issue was discussed with the interview findings. It can be said that designed environment of Eryaman Stage III proposes multiple approaches to the accessibility issue, such as pedestrian paths and walkable amenities nearby. On the other hand, the interviews show that the distance of the neighbourhood to the city center affect inhabitants' life's negatively when the area is firstly constructed. Secondly, human participation and inclusiveness was aimed to be provided by the social organization model in Eryaman. In this context, the inhabitants of each housing blocks elect their representatives among themselves. Interviews highlights that the management system of the neighbourhood has the potential to improve the social inclusiveness in the neighbourhood. Thirdly, the quality of life is investigated through interviews which is related with the inhabitants' perception of the designed environments. It is observed that the social interaction among the people is encouraged with the variety

of the open and other common spaces in the neighbourhood. Moreover, it is stated in the interviews that proposed housing types with various spatial qualities has the potential of pleasing many people. In that manner, a well-designed neighbourhood with architectural diversity supports the quality of life as well as engendering social diversity. Fourthly, sense of safety is discussed through interviews. Safety is a crucial factor that affects the daily life of people, therefore the living environment should provide safe places to live in. It can be seen that Eryaman Stage III's design features contribute positively to the inhabitants' sense of safety. It is also catered by the interviewees that the streets, parks and courtyards of the neighbourhood feels safe for them because they are somehow isolated from the city's crowd and vehicle access. Lastly, the interviews demonstrated that the people who live in the neighbourhood recultivate a sense of belonging to their environment. These analyses of the selected case study area can provide some inputs for design strategies and principles can be developed in urban design of neighbourhoods and the architectural design of housing units, taking the inhabitants' perception of their surroundings into consideration, in the scope of making sustainable built-environments.

To conclude, it can be said that it is promising to see that a neighbourhood can be designed to serve its inhabitants through the organization of public open spaces, common spaces and amenities, and accessibility in the early stages of the design and implementation of a neighbourhood. Even though the intentions of some may not be promising to some of the inhabitants, it can be said that architects and planners can consider possible scenarios for various types of users to enhance social diversity, inclusiveness and social interaction; hence a well designed built environment can contribute to the social sustainability of a neighbourhood.

REFERENCES

- Açmaz Özden, Melda. (2013). Planing for Sustainable Communities in Suburban Residential Neighbourhoods: The Case of Ümitköy, Ankara. PhD Thesis, Ankara, Midde East Technical University.
- Barton H., Grant M., Guise R.. (2020). Shaping Neighbourhoods: for Local Health and Global Sustainability (3rd Ed.). Routledge.
- Barton, H., Grant, M., & Guise, R. (2010). Shaping Neighborhoods: For Local Heath and Global Sustainable (2nd ed.). London and New York: Routledge: Taylor & Francis Group.
- Behar, Cem. (2003). A Neighborhood in Ottoman Istanbul. Albany: State University of New York Press.
- Bilsel, Cânâ. (2000). Three Recent Settlements in Ankara: Batıkent, Eryaman ve Bilkent, Questions on Quality and Sustainability of the Built Environment. Paris: IAPS 16 Metropolis 2000, p: 1-16.
- Bramley, G., & Power, S. (2008). Urban form and social sustainability: The role of density and housing type. Environment and Planning B: Planning and Design. 36, 30-48.
- Campbell, K. (2001). Rethinking open space, open space provision and management: a way forward, report presented by Scottish executive central research unit, Edinburgh.
- Cengizkan, Ali. (2000). Bir Tasarım Deneyi: TOKİ Eryaman. XXI Mimarlık Kültürü Dergisi, Eylül-Ekim 2000 (4), p:136-143.
- Cengizkan, Ali. (2004). Ankara'nın ilk planı: 1924-25 Lörcher planı, kentsel mekân özellikleri, 1932 Jansen Planı'na ve bugüne katkıları, etki ve kalıntıları, Ankara: Ankara Enstitüsü Vakfı.

- Chan, E., & Lee, G. K. (2008). Critical factors for improving social sustainability of urban renewal projects. *Soc Indic Res*, 85, 243-256.
- Chiu, R. L. (2003). Social sustainability, sustainable development and housing development: The experience of Hong Kong. In R. Forrest, & J. Lee (Eds.), *Housing and Social Change: East, West Perspectives* (pp. 221-239). London: Routledge.
- Cerasi, M. (1999). Osmanlı Kenti: Osmanlı İmparatorluğu'nda 18. Ve 19. Yüzyıllarda Kent Uygarlığı ve Mimarisi. Yapı Kredi Yayınları, İstanbul.
- Corbett, Judy, and Michael Corbett. 1999. *Designing Sustainable Communities: Learning from Village Homes*. Washington, DC. Island Press.
- Dempsey N, Bramley G, Power S, et al. (2011) The social dimension of sustainable development: Defining urban social sustainability. *Sustainable Development* 19(5). John Wiley & Sons, Ltd: 289–300. DOI: 10.1002/sd.417.
- Dixon, T., & Colantonio, A. (2009). *Measuring Socially Sustainable Urban Regeneration in Europe*. Oxford Brookes University, School of the Built Environment. Oxford: Oxford Institute for Sustainable Development (OISD).
- Elkington, John; Rowlands, Ian H. (1999). Cannibals with forks: the triple bottom line of the 21st century business. *Alternatives Journal*. Vol.25, Issue 4.
- Faggal, A. (2015). Integrated Residential Neighborhoods as an approach toward Sustainable Development.
- Falk N. & Carley M. (2012). Building communities that last, Joseph Rowntree foundation.

Güler Kavas, G. (2016). An alternative housing experiment by the housing administration of Turkey: Ankara, Eryaman stage III. [M.Arch. - Master of Architecture]. Middle East Technical University.

Günay, Baykan. Ankara Spatial History. AESOP(Association of European Schools of Planning). 2012, p.7.

Harvey, A., & Westbury, P. (2007). Housing audit. London: Commission for Architecture and the Built Environment.

Littig, B., & Griessler, E. (2005). Social Sustainability: A Catchword Between Political Pragmatism And Social Theory. Retrieved March 07, 2014, from Social Science Open Access Repository (SSOAR): <http://www.ssoar.info/ssoar/handle/document/549>

Manesh, S. & Tadi, Massimo & Zanni, F.. (2012). Integrated sustainable urban design: Neighbourhood design proceeded by sustainable urban morphology emergence. 155. 631-642. 10.2495/SC120532.

McKenzie, Stephen. 2004. Social Sustainability: Towards Some Definitions. South Australia.

Mebratu, Desta. (1998). Sustainability and sustainable development: Historical and conceptual review. Environmental Impact Assessment Review, Vol 18, Issue 6, 493-520, 1998. [https://doi.org/10.1016/S0195-9255\(98\)00019-5](https://doi.org/10.1016/S0195-9255(98)00019-5).

Newman, P., Kenworthy, J. (1999). Sustainability and Cities: Overcoming Automobile Dependence. Island Press.

Klarin, Tomislav. (2018). "The Concept of Sustainable Development: From its Beginning to the Contemporary Issues". Zagreb International Review of Economics & Business, Vol 21. No 1. 67-94.

- Kural, Nerkis. (2009). Parameters of Sustainability in Urban Residential Areas: A Critique of Temelli, Ankara, Ph.D Thesis, Ankara: Middle East Technical University
- Okkalı, Merve. (2019). The Residential Neighbourhood as a Spatial Habitus: The Lived Space of Yenimahalle, Ankara, Master's Thesis, Ankara: Middle East Technical University
- Partridge, Emma. ““Social Sustainability’: A Useful Theoretical Framework?” In *Australasian Political Science Association Annual Conference*. Dunedin, New Zealand, 2005.
- Sharifi, Ayyoob. (2015). From Garden City to Eco-urbanism: The quest for sustainable neighbourhood development. *Sustainable Cities and Society*. 10.1016/j.scs.2015.09.002
- Talen, Emily. “Sense of Community and Neighbourhood Form : An Assessment of the Social Doctrine of New Urbanism.” *Urban Studies* 36, no. 8 (1999): 1361–79. <https://doi.org/10.1080/0042098993033>.
- Tanyeli, Uğur. “1950’lerden Bu Yana Mimari Paradigmaların Değişimi ve ‘Reel’ Mimarlık” in Sey, Y. (ed.) *75 Yılda Değişen Kent ve Mimarlık*, (İstanbul: Tarih Vakfı Yurt Yayınları, 1997), 235-54.
- Turan Selin, Ayataç Hatice. Günümüzde Mahalle Kültürünü Sürdürebilmek ve Yeni Bir Kavram Arayışı Olarak “Sosyal Dayanıklı Mahalle”: Kurtuluş- Feriköy Örneği. *Tasarım Kuram*, 16(31): 194-215. 2020 doi:10.14744/tasarimkuram.2020.36744
- UN, United Nations. (n.d.). What is the Kyoto Protocol? Retrieved June 22, 2021, from https://unfccc.int/kyoto_protocol.
- UN, United Nations. (n.d.). United Nations Conference on Human Settlements: Habitat II Retrieved June 24, 2021, from <https://www.un.org/en/conferences/habitat/istanbul1996>

Vavik, Tom, and Martina Maria Keitsch. "Exploring Relationships between Universal Design and Social Sustainable Development: Some Methodological Aspects to the Debate on the Sciences of Sustainability." *Sustainable Development* 18, no. 5 (2010): 295–305. <https://doi.org/10.1002/sd.480>.

Woodcraft, S., Bacon, N., Caistor-Arendar, L., & Hackett, T. (2012). Design For Social Sustainability. Social Life 2012.

World Commission on Environment and Development. (1987). Our Common Future: Brundtland Report. Oxford, England: Oxford University Press.

APPENDICES

A. Blank Semi-Structured Interview

1. How many years have you been living in Eryaman 3rd Stage? Could you briefly talk about your reasons for choosing Eryaman 3rd Stage?
2. In your opinion, what are the positive and negative aspects of living in Eryaman?
3. How often do you use the indoor and outdoor service areas in the neighborhood? Do you find these fields sufficient? (bazaar, shops, marketplace, streets, parks, courtyards, site gardens, etc.)
4. Are there any places you prefer when you want to get together with your neighbors? In which areas and for what activities do you meet?
5. Do the children attend schools in the neighborhood? Where and how do they spend their time outside of school?
6. Do you feel safe in the neighborhood? Do you think the neighborhood is safe for your kids?
7. How are decisions made at the neighborhood level? How is the communication between the residents, the site managers, the board of directors and the headman?
8. How can you make a comparison between the first times of the neighborhood and its current situation? (social life, outdoor use, etc.)
9. Are there different age groups, economic groups, etc. living in the neighborhood together? If yes, does the variety of housing types designed or the facilities offered in the area help this situation?
10. Are there any factors that make it difficult to live in residences? (insulation problems, housing sizes, etc.)
11. What do you think makes Eryaman 3rd stage different from other neighborhoods?

Blank Semi-Structured Interview

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?
2. Eryaman'da yaşamamanın olumlu ve olumsuz yanları sizce nelerdir?
3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)
4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?
5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?
6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?
7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?
8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)
9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?
10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)
11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

B. Interviewee Profile

Table 5.1 Interviewee Profile

<i>Interview Number</i>	<i>Gender</i>	<i>Age</i>	<i>Profession</i>
1	Female	65	Retired from SGK
2	Female	58	Housewife
3	Female	35	Housewife
4	Male	48	Self-employment and muhtar
5	Female	40	Self-employment
6	Female	55	Retired civil servant
7	Female	47	Teacher
8	Male	75	Retired civil servant
9	Male	64	Retired-Vice president of the executive board
10	Male	66	Retired-Member of the executive board
11	Female	23	Student

C. Interviews

Interviewee Number 1

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

1996'dan beri. Kooperatif olarak girdik, ev sahibi olmak için tercih ettik.

2. Eryaman'da yaşamamanın olumlu ve olumsuz yanları sizce nelerdir?

Yeşilliği, bahçeleri, komşuluk ilişkileri çok güzel, çok memnunuz.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Çarşıda sağlık ocağını kullanıyorum, bazen marketi. Eskiden daha çok yer vardı çarşıda, şimdi daha sakin.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Yazın hep avlulardayız, çayımızı kahvemizi alıp ineriz komşularla, çocuklar da yanımızda oynarlar, kışın da sığınaklara iniyoruz. Pastalar, kekler yapıyoruz, koltuklarımız da var orada. Birlikte yemek içmek için açık alanlar çok güzel oluyor, pandemide hele bütün ada olarak bahçelerdeydik.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Evet, mahalledeki ortaokul ve ilkokulu kullanıyorlar. Blokların içindeki avlularda, bahçelerde vakit geçiriyor küçük yaştakiler.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Biz daha güvenli hissetmek adına aramızda para toplayıp tel örgülerle çevirdik adamızı. Ama kötü bir şey yaşadığımız için değil, önlem olarak.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Genelde site sakinleri olarak aramızda örgütlenip alıyoruz kararları, kendi aramızda isteklerimizi belirleyip gerçekleştiriyoruz. Toplu yapı yönetimi ne yapıyor bilmiyorum açıkçası.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Biz ilk taşındığımızda etrafta hiç ev,market yoktu. Hiçliğin ortasında gibiydik. Mahalle çarşısı da boştu o zamanlar çok zorlandık. Sonradan dükkanlar açılınca canlandı ama günümüzde yine bankalar kapandı daha az yer kaldı. Parklar ise yemyeşil oldu.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

1+1, 2+1, 3+1 ve dubleksler var. Öğrenciler de var yeni evliler de biz gibi emeklilerde. Herkese hitap eden evler var. Öğrencilere küçük evler yetiyor, kiralari da daha uygun, aileler ise büyükleri tercih ediyor. Öğrencilere burada çok yardım edilir, hep yemek götürürüz onlara, eşyaları yoksa eşya yardımı yaparız.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Evler küçük ve alaturka tuvalet yok.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Eryaman'da bulunan diğer binalardan daha alçak, çevresi daha yeşil. Sanki yazlık bir sitede yaşıyor gibi hissediyorum, sadece denizi eksik.

Interviewee Number 2

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

18-19 yıl oldu. Yeşilliğine hayran kaldım.

2. Eryaman'da yaşamamanın olumlu ve olumsuz yanları sizce nelerdir?

Yeşilliği, açık alanları ve komşuluk çok güzel. Olumsuz yanı yok.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Site bahçelerindeyiz hep, komşularla sürekli buluşuruz. Sokaklar sakın, parklar yemyeşil. Çarşayı pek kullanmıyorum.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Hem ulusal hem dini bayramlarda ada olarak etkinlik düzenliyoruz. Bahçede buluşuyoruz, yiyecek yapıyor herkes evinde, içecekler alıyoruz, çoluk-çocuk yaşlı hep birlikte yiyip muhabbet ediyoruz. Doğum günlerini de bahçede kutluyoruz.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Çocuğum olmadığı için pek bilmiyorum, ama genelde mahallenin okullarını kullanıyorlar diye duyuyorum.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Evet hem huzurlu hem sakin bir yer gayet güvenli.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Mahalle sakinleri site yöneticisine bildirir, yönetici yönetim kuruluna. Biz kendi içimizde hallediyoruz çoğu şeyi.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Her ada bizim gibi değil. Biz çok şanslıyız bahçeleri hep kullanıyoruz komşularımız çok iyi. Yan ada bizi şikâyet etmişti bir keresinde çok ses yapıyoruz diye.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Evet tabii. Ebeveynler için okul var, parklar bahçeler herkese hitap ediyor, evlerde bahçeli olanları yaşlılar tercih ederken 1+1 olanları öğrenciler tercih ediyor.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Evlerin içi küçük ve eski.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Burası yemyeşil doğanın içinde, diğer mahalleler gibi binalar dip dibe değil.

Interviewee Number 3

1. Kaç yıldır Eryaman 3. Etapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

Evlendiğimden beri. 8-9 yıl oluyor. Buraya aşınaydım, yeşilliğini, her yere yakın olmasını beğeniyordum.

2. Eryaman'da yaşamamanın olumlu ve olumsuz yanları sizce nelerdir?

Komşuculuk çok güzel. Kızımı hemen şuradaki anaokuluna götürüp getiriyorum, eve çok yakın. Bir sürü park var, evlerin bahçelerinde vakit geçirmek güzel.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Parklara gidiyoruz kızım ile okul dönüşlerinde. Site bahçesinde buluşuruz sık sık komşularımızla. Pazara gidiyorum her Çarşamba. Çarşıdaki kırtasiye markete de uğruyorum anaokuluna gidip gelirken. Her yer kolay ulaşılabilir ve aslında gün içinde yürürken bütün saydığınız yerlerden geçiyorum ve kullanıyorum bir şekilde.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Site bahçesindeki çardakta buluşuruz her gün komşularımızla, kahve içeriz tatlı yaparız. Kışın evlerde buluşuyoruz ama hava kötü değilse yine de çardak keyfi başka oluyor. Hem kızım da burada yanımda oynuyor gözüm üstünde oluyor.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Evet. Anaokuluna gidiyor şimdi. Sonra ilkokula da burada vermeyi düşünüyorum, yakın olduğu için rahat oluyor benim için de. Bizimki daha küçük olduğu için hep

yanımda, biz bahçede otururken o da yanda parkta oynar, birkaç yaşıtı denk gelirse güzel vakit geçiriyorlar.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Evet. Komşularım güvenilir insanlar. Çocuğum yola fırlar diye korkmuyorum çünkü yürüyüş yolları veya parklar güvenli yakında ana yol az var.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Mahalle sakinleri site yöneticisine bildirir, yönetici yönetim kuruluna. Biz kendi içimizde hallediyoruz çoğu şeyi.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Ben geldiğimden beri aynı. Bir gün bahçede oturan insanlar vardı, onlarda muhabbet ettim, komşuluk ilişkilerim gelişti. Artık hep onlarda bahçede buluşuyoruz.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Evet. Öğrenci de yaşlı da var, herkes kendine göre evleri tercih etmiş, biz de mutluyuz.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Evlerin içi küçük ve eski.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Burada parklar, bahçeler çok güzel. Her şey elimizin altında okul, Pazar, çarşı. Yetiyor bana.

Interviewee Number 4

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

Çalışmaya gelmiştim, Eryaman çoğu yere göre nezih ve ferah bir yer.

2. Eryaman'da yaşamamanın olumlu ve olumsuz yanları sizce nelerdir?

Evlendikten sonra da burada yaşamayı tercih ettim, çünkü her ortamı güzel, ferah ve temiz. Ulaşım kolay, her yere 15-20 dk da ulaşabiliyorum. Otobüs her yere var. Arabamla otoyoldan her yere kolay ulaşabiliyorum. Tatil yerlerinden çok daha rahat, burada sıkılmıyorsun. Ama burada yaşamamanın keyfini bilmeyenler var, sokakta hayvan dışkılarını toplamıyor sahipleri, duyarsız insanlar da var.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Ben hep çarşıdayım, aynı zamanda buradaki kırtasiyenin sahibiyim. Her yeri açık alan olduğu için ve merkezi bir konumda olduğu için herkesin kullandığı bir çarşı burası. Alışveriş için çarşı yetersiz kalabiliyor, yeteri kadar dükkân yok benzeri iş merkezleriyle kıyaslayınca, alanı küçük. Sağlık ocağı var, dükkanlar var, okul var ama çevre mahallelerden de gelenler olduğu için bu alanlar yetersiz kaldı. Çevredeki iş merkezlerinde 150-200 tane dükkân var, burada 50-60 tane yok.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Yazın parklar bahçeler hep dolu oluyor. Kahvede buluşur yaşlı erkekler. Spor alanlarımız var gençler oralarda çok buluşur.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Tabi çoğu ebeveyn bu okulları tercih ediyor çünkü evlerine çok yakın, çocuklar evden okula yürüyerek kendisi gidebiliyor. Parklarda zaten çocuklar sürekli okul dışında. Gençler çardaklarda buluşuyorlar. Spor alanlarımızı da çok sık kullanıyor gençler; basketbol, voleybol ve futbol maçları yapıyorlar.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

2000 yılından sonra birkaç kez hırsızlık oldu. Adaya ait mazgalları, rögar kapaklarını çalan bir grupla uğraştık. Bazı adalar tel örgü ile kapatmayı tercih etti. Ama çocuklar için güvenliği tehdit edici bir durum olmadı.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Toplu yönetim adalara hizmet ediyor. Adaların arızalarını, şikayetlerini topluyor. Aidat gelirlerinin düzenlemesini sağlıyor. Ada yöneticileri ise ev sahiplerinin istek ve şikayetlerini yönetime bildiriyor. Onlarda evlerden aidat topluyor. Tepeden aşağıya herkes birbirini kontrol etmiş oluyor böylece. Muhtar olarak benim de 4 tane azam var(yardımcı).

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Çarşı eskisi gibi canlı değil, terzi, fotoğrafçı, banka vardı eskiden. Şimdi onlar gittiği için ve diğer bazı dükkân ihtiyacından kaynaklı eskisi gibi canlı değil. Bankamatik, su dolum cihazı, doğalgaz dolum cihazı gibi alanlar yok, bunlar eksik. Çarşımız giderek can kaybediyor öyle söyleyeyim.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Karışık bir yer burası. Bakanlıkta çalışanlar var, aileler var, emekliler var, öğrenciler de var. 4000 küsur ev var. Hepsi farklı büyüklükte çoğu insana hitap ediyor. 1+1

öğrencilere yeterli oluyor ama 3+1 evi 3 öğrenci de kullanabiliyor. Büyüklüklerin farklı olması güzel düşünülmüş.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Duvarların inceliğinden şikâyet edenler var, çok ses gidiyormuş. Onun dışında ben bir şikâyet duymadım. Eski evlerde olan standart sıkıntılar olabiliyor tabi.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Burası çok yaşanabilir bir yer. Sakin ama sıkıcı değil, her yere ve her şeye erişim kolay aslında ama tatil yeri gibi de bir yer. Açık alanları ve yeşilliği de bol.

Interviewee Number 5

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

10 yıldır. Güvenilir bir yer olduğu için tercih ettim.

2. Eryaman'da yaşamamanın olumlu ve olumsuz yanları sizce nelerdir?

Diğer muhitlerden daha güvenilir buluyorum. Burada daha elit, bilmiş görmüş insanlar yaşadığı için. Olumsuz söyleyebileceğim tek şey çarşısı. Çoğu yerdeki gibi her istediğiniz şeyi bulamıyorsunuz.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Aslında mahallede günlük ihtiyaçlar için her şey var. Dükkanları, pazarı sık sık kullanıyorum. Parklarda çocuklarım da ben de vakit geçiriyoruz. Site bahçeleri bile çok yeterli, içinde park ve çardak var.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Komşuluk ilişkilerimiz güzel. Sitedeki çardaklarda toplanıyoruz. Bazen de mahalledeki büyük parklara gidiyoruz. Kışın da evlerde birbirimize oturmaya gidiyoruz.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Bir kızım lisede, diğeri ise 5.Etapta bir ilkokula gidiyor. Orasının eğitimi daha iyi diye duyduğum için yolladım ama işte her gün arabayla gidip alıyorum böyle. Evlerin bahçesinde arkadaşlarıyla oynar küçük kızım. Büyüğü ise artık AVM'lere gidiyor arkadaşlarıyla.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Etimesgut'ta Sincan'da çocuğumu rahatça sokağa bırakamayabilirim ama burada daha rahat. İnsanlar güvenilir. Her yer araba yolu da değil mesela, daha çok site gibi ada şeklinde olduğu için de çocuklar açısından daha güvenli. Adadan dışarı çıkınca hemen ana yola çıkmıyorsun, iç bahçe var site bahçesi var, yaya yolu var, otopark var. Yani ana yol uzakta. Park bile ana yoldan uzak. Çocuklar kendi evine de araç yoluna çıkmadan yürüyerek gidip gelebiliyor. Bilmiyorum bunlar önceden programlanmış şeyler olabilir ama çocuklar için araçlardan uzakta okula gidip gelmek, oyun oynamak çok güvenli bence.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Muhtarımız herkes tarafından ulaşılabilir ve ilgili. Ada yöneticileri var bizim seçtiğimiz onlar da aidat toplama, eksikleri gidermekle ilgileniyorlar.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Parklar ve bahçeler hep sık kullanılıyordu, hala da öyle. Komşuluk ilişkileri de bence var, biz hep birbirimize gider bahçelerde buluşuruz komşularıyla ama tabi bazı adalarda komşuluk pek yok.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Aslında yaşlılar çoğunlukta gibi gözüküyor ilk kurulduğu zaman alan ev sahibi çok. Ama öğrencisi yeni evleneni de sonradan gelmiş ve kalmış burada. Kolay kolay ayrılamıyor kimse. Her yaşta insan bulabilirsin.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Ben memnunum. Evlerin ortak bahçeye bakması çok güzel. Çocuklar genelde oraya iniyorlar, ben da hava almak istemediğim zaman evden onları görebiliyorum. Evlerin içinde bulunan ortak bahçeyi çok seviyorum, benim bahçem gibi hem çoğu kişiden uzak hem de bana ait.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Mesela Sincan gibi bir sokak boyunca dükkân, ana bir merkezi yok. Burada ise çarşı var ama aradığın her şeyi bulamıyorsun, dükkân sayısı az kalıyor.

Interviewee Number 6

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

22 yıldır. Kiracıyız biz kooperatif olarak girmedik. Çok seviyoruz burayı.

2. Eryaman'da yaşamının olumlu ve olumsuz yanları sizce nelerdir?

Biz buraya çok alıştık, evimiz gibi. O yüzden kötü bir şey gelmiyor aklıma. Parkları bahçeleri çok seviyorum, huzurlu bir yer burası.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Çarşı ve pazarı sıklıkla kullanıyorum. İhtiyaçlarımı karşılıyor. Ama tabi biraz daha yer açılmasını isterdim çarşı içerisinde. Postane vardı kapandı, bankamatikler gitti. Parkta yürüyüşler yapıyorum.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Komşuluk ilişkileri sıfır. İlk geldiğim zamanlar öyle değildi. Evlerin bahçesinde buluşurduk. Birbirimizin evlerine giderdik. Artık kalmadı.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Çocuğum yok.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Evet buluyorum. Dışarıdaki kalabalıktan çok uzak bir mahalle. Tanıdık yüzler de insana güven veriyor.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Ada yöneticileri seçiyoruz biz, onlar da ada yönetimi ile ilişki içerisinde oluyor. Ulaşılması kolay herkese. Muhtarı herkes bilir, herhangi bir ihtiyacımız için arayabiliriz rahatlıkla.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Bahsettiğim gibi eskiden komşuluk vardı, bahçeleri kullanırdık, toplanırdık hep birlikte şimdi yok benim gördüğüm. Ama gençler parklarda hep buluşuyor, voleybol falan oynuyorlar görüyorum. Bahçelere sandalye masa atıp vakit geçiren yetişkinler de var bolca.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Evet her yaş grubundan insan var diyebiliriz. Açık alanlar herkese hitap ediyor, okullar ebeveynler için büyük bir avantaj.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Biz seviyoruz, ama daha büyük olsun isterdim tabi.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Karmaşadan uzak sakin bir alan olması, yeşilliğin bol olması.

Interviewee Number 7

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

22 yıldır. İlk kurulduğunda çok sevmiştim. Yerleşimi, evlerin az katlı olması, yeşil alanların çok olması bana cazip geldi.

2. Eryaman'da yaşamının olumlu ve olumsuz yanları sizce nelerdir?

Yeşilliklerini çok seviyorum. Evimi seviyorum, çok sakin bir yer. Araba park alanlarının olması çok güzel, yeterli değil ama olması güzel.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

İhtiyaçlarımı karşılamak için çarşayı sık kullanıyorum. Parkları kullanmıyorum açıkçası.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Komşularımla vakit geçirmiyorum. Evimde vakit geçirmeyi tercih ediyorum çalışmadığım zamanlarda, zaten sürekli işteyim.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Çocuğum yok. Ama öyle olduğunu tahmin ediyorum.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Kendim için mahallede evimin bir parçası güvenli hissettiriyor. Çocuklar için de çok güvenli bir çevre olduğunu düşünüyorum.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Yönetim kurulu ve ada yöneticileri var. Biz ada içerisinde yöneticiyle iletişim kuruyoruz.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Daha da gelişti ve yeşillendi burası, çevre ulaşım artık çok daha kolay toplu taşıma, ana yollarla birlikte daha merkezi ama sakin bir yer olarak kaldı.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Evet zaten burası büyük bir alan ve farklı büyüklükte bir sürü ev var, herkese uygun bir yer var diyebilirim.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Memnunum, büyüklüğü bana yetiyor, bir şikâyetim yok.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Burası çok özel. Sitelerin daire şeklinde olması çok güzel, ortada bulunan bir yeşil alan var. Hepimiz bu alandan yararlanıyoruz. Benim avlum diyebiliyorum o alana, bu çok özel bir his.

Interviewee Number 8

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

1995 yılından beri burada yaşıyorum. O zamanlarda İlk yapılan toplu konut olduğu için burayı tercih ettim.

2. Eryaman'da yaşamının olumlu ve olumsuz yanları sizce nelerdir?

Sakinliğini çok seviyoruz.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

İhtiyaçlarımızı mahalle içindeki dükkan ve çarşıdan karşılıyoruz. Büyük ihtiyaçlarımız için tabiki başka yerlere gidiyoruz. 90larda mecbur burayı kullanıyorduk çevrede hiçbir şey yoktu.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Hanımlar bahçelerde, parklarda oturuyordu hava güzel olduğu zaman. Çocukları parka götürür onlar da orada muhabbet ederdi. Ben çalıştım hep akşamdan aşkama evime gelirdim, şimdi ise Ankara yakınında köyümüz var orada geçiriyoruz vaktimizi.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Evet benim çocuklarım bu okullara gittiler. Hep sokaklardaydı eskiden çocuklar, akşama kadar oyun oynarlardı.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Tabii. Hiçbir sıkıntı yaşamadık.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Ada yöneticileri bizi dinler, onlara iletiriz şikayetimizi. Muhtara ise fatura fişlerimi alır gelirim her ay, sağ olsun ödememe yardım ediyor.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Bir köyü düşünün bir de burayı düşünün şimdi. Biz geldiğimizde burası köy gibiydi. Sadece bu toplu konutlar vardı çevrede başka hiçbir şey yoktu. Biz ilk gelenlerdeniz, sonradan çok gelişti.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Başlarda hep bizim gibi kooperatife giren aileler vardı, tabi çevrede olanaklar da kısıtlı olduğu için benzer insanlar yaşırdık. Şimdilerde çevrede okullar, iş yerleri çoğaldı, ulaşım da kolay öğrencisi, memuru, ailesi herkes var.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Biz memnunuz ki yıllardır burayı tercih ettik.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Biz burayı seviyoruz, 20 yıldır emek verdik, çok gelişti.

Interviewee Number 9

1. Kaç yıldır Eryaman 3. Etabta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

İlk yapıldığı yıllardan beri buradayız, kooperatif olarak girdik.

2. Eryaman'da yaşamının olumlu ve olumsuz yanları sizce nelerdir?

Ada yönetimi ve toplu yönetimin olması büyük avantaj. Site ile ilgili bütün sorunlara kısa sürede dönüş yapıyor ve mahallenin genel düzenini de sağlıyor.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Şu an yeterli geliyor ama ilk taşındığımızda burada henüz bir market bile açılmamıştı. Şimdi burada yaşayanlar çok şanslı.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Havalar güzel olduğunda herkesi dışarıda görürsünüz. Banklarda dinlenen yaşlılar, parkta oynayan çocuklar, çocukları oynarken sohbet eden aileler oluyor. Düğün, doğum günü kutlamalarını bile bahçelerde yapılırken çok gördük.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Tabiki. 3 tane okulumuz var çocuklar belli bir yaşa kadar bu okulları kullanıyorlar. Lisemiz yok lise çağındakiler başka okullara gitmek zorunda kalıyor. Spor tesislerinde parklarda, çardaklarda genelde gençler.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Evet burası çok güvenli bir mahalle. Çocuklar için de öyle. Rahatça oynayabilecekleri bolca park ve açık alan var.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Toplu Yapı Yönetimi'nin kuruluş sebebini hukuki açıdan açıklayayım size. Ortak alanlar dediğimiz parklar, bahçeler, sağlık ocağı, iş merkez vb. olduğu zaman yönetmelik toplu yapı yönetimi olmalı diyor. Kat mülkiyeti kanununa göre kuruluyor ve yine kat maliklerinin ortak paydasıyla hazırlanmış kat kanunu var o dönemde hazırlanmış. Ada dediklerimiz aslında site. Siteler kendi içinden temsilci seçiyorlar, o temsilciler toplanıyor ada temsilcileri kurulunu oluşturuyor. Onlar da 5 kişiyi seçiyor ve yönetim kurulunu oluşturuyor. En son bu 5 kişi kendi içinde yöneticisini, saymanını, yardımcısını seçiyor. Bir de başkanın kendisi için bir denetleme kurulu seçiliyor. Ada başkanları yılda 1 kez toplanarak ada temsilcileri kurulu yapıyorlar, bu kurulda 5 tane toplu yapı yönetimine, 3 tane de yönetimi denetleyecek denetmen seçiyorlar kendi aralarından. Yani burada herkes seçiliyor. Kişilerdeki temsil kabiliyeti ortaya çıkıyor.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Burası ilk kurulduğunda market yoktu, ulaşım sıkıntılıydı. Ben yoldan geçen arabalara otostop çekerek Kızılay'a gider etimi, ekmeğimi oradan alır aynı şekilde geri dönerdim. Şimdi ulaşım çok kolay. Çarşıda market var, Pazar hemen yanımızda.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Çekirdek ailesi küçük olanlar 1+1 ve 2+1 tercih ediyor. Çocuklu aileler ise daha büyüklerini. Öğrenciler de var mahallemizde. Çoğu kişiye hitap ediyor.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

İsteyen adalar izolasyon yaptırıyorlar dış cepheye. Genel olarak çoğu ev sahibi memnun.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Burada yaşayan halkın kendi iradesiyle yönetimini seçmesi farklı bir olay, 1996 yılından beri bu böyle.

Interviewee Number 10

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

15-16 yıldır. Emekli olduktan sonra sakin bir semt olduğu için buradan ev almayı tercih ettik.

2. Eryaman'da yaşamının olumlu ve olumsuz yanları sizce nelerdir?

Mahalle içerisinde her şeyimiz var, okullar, spor alanları, parklar çoğu kişiye hitap ediyor. Burası bizim mahallemiz diyebiliyoruz. Olumsuz bir şey görmüyorum.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Market ihtiyaçlarımızı büyük marketlerden karşılıyoruz yakın çevredeki, sadece burada çarşıda bulunan marketi kullanmıyoruz. Ama tabi günlük ihtiyaçlar için evlerimize yakın olması avantaj. Spor tesisimiz var. Kapıda kilit yoktur, herkes istediği gibi kullanabilir, gençler sıklıkla kullanıyor.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

1 tane anaokulumuz var, 250 öğrenci kapasiteli. Toplu konuta ait 1 tane de ilkokul var. bu ilkokulda anaokulu var kendi içinde. 1 tane de orta okulumuz var 960 öğrenci kapasiteli ve yine kendi içinde 1 tane daha anaokulu bulunuyor. Dolayısıyla okul öncesi eğitim açısından mahallemiz çok şanslı. Mahallede oturan ailelerimiz de çocuklarını başka mahallelere yollamıyorlar, bizim okullarımızı tercih ediyorlar.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Mahallenin içi güvenli ama çevrede bulunan ana yollar tehlikeli olabiliyor. Üst geçit talebimizde oldu belediyeden. Ama mahalle içi çok güvenli.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

3. Etap Toplu Yapı Yönetimi'nde 46 tane Ada var. Her adanın bir yönetimi var. Kendi içinde seçilmiş 1 başkan, 1 başkan yardımcısı, 1 sayman, 2 tane de üye olmak üzere ada sakinleri 1 yönetim seçiyor. Bu 46 ada başkanı toplanarak kendi içerisinde 5 kişiyi seçiyor ve bu 5 kişi toplu yapı yönetimini yönetiyor. Her adanın

başkanı kendi adasından sorumlu. Toplu yapı yönetiminin tek sorumluluğu adalara hizmet vermek, yani adaları biz yönetmiyoruz, ada başkanları yönetiyor. Biz ise elektrik, su, tesisat arızalarında ev sahipleri ada başkanına bildirir, onlar bize bildirir, biz de kendi personellerimizi o adaya yönlendiririz. Yönetim içerisinde bize bağlı personel olarak bu gibi elemanlarımız çalışıyor elektrik ustası, tesisatçı gibi. Gecenin bir vakti bile arasanız personelimiz acil arızalara hemen müdahale edebiliyor. Aynı zamanda aidatları biz topluyoruz ve ada başkanın talep ettiği, ihtiyaç gördüğü harcamalar doğrultusunda ödeneklerini hazırlıyoruz. Her adanın muhasebesini tutan bir muhasebecimiz de var.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Toplumsal bir yerde yaşayanlar birbiriyle iletişim halinde olmalılar. Burada o var insan ilişkileri kuvvetli. Sosyo-ekonomik seviyelerin de birbirine yakın olması bunda etkili tabii.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Ekonomik de bir semt, Çankaya gibi değil. O yüzden ekonomisini düşünenler tercih edebiliyor ama doğası sakinliği için tercih eden de var.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Binalarda yıpranmalar oluyor tabi 27 yıllık binalar sonuçta. Bunlarla da ada yönetimi ilgileniyor, sorunlar gideriliyor.

11. Eryaman III. etabı diğer mahallelerden farklı kılan şey sizce nedir?

Toplu yapı yönetimi ve ada yöneticileri burayı farklı kılıyor. Araç trafiğinden izole, doğal bir mahalle.

Interviewee Number 11

1. Kaç yıldır Eryaman 3. Eapta yaşıyorsunuz? Eryaman 3.Etabı tercih etme nedenlerinizden kısaca bahseder misiniz?

3 yıldır burada yaşıyorum. Okuluma ulaşım kolay olduğu için ve güvenilir bir mahalle olduğu için tercih ettim.

2. Eryaman'da yaşamamanın olumlu ve olumsuz yanları sizce nelerdir?

Benim için ulaşımın kolaylıkla sağlayabilmem avantaj. Otobüs, dolmuş ve metro seçeneklerinden birini seçebiliyorum.

3. Mahalle içerisinde bulunan açık ve kapalı servis alanlarından hangilerini ne sıklıkla kullanıyorsunuz? Bu alanları yeterli buluyor musunuz? (çarşı, dükkanlar, pazaryeri, sokaklar, parklar, avlular, site bahçeleri vb.)

Çarşıdaki marketi sık sık kullanıyorum çünkü evime çok yakın. Arkadaşlarımla parklardaki çardaklarda vakit geçiriyoruz. Köpeğimi sık sık mahalle içerisindeki parklarda yürüyüşe çıkarıyorum.

4. Komşularınızla bir araya gelmek istediğinizde tercih ettiğiniz mekanlar var mı? Hangi alanlarda ne gibi etkinlikler için buluşuyorsunuz?

Komşularım ile değil ama arkadaşlarım geldiğinde bahçedeki çardakta vakit geçiriyoruz hava güzel olduğu zaman.

5. Çocuklar mahallede bulunan okullara mı gidiyor? Okul dışındaki vakitlerini hangi alanlarda ve nasıl geçiriyorlar?

Okul olarak mahalledeki tercih ediliyor mu bilmiyorum ama okul dışında evin bahçelerinde ve parklarda sık sık görüyorum arkadaşlarıyla oynadıklarını.

6. Mahalle içerisinde kendinizi güvende hissediyor musunuz? Mahalleyi çocuklarınız için güvenli buluyor musunuz?

Bence bu mahalle gayet güvenli. Zaten burayı tercih etme nedenlerimden birisi de bu. Şehir karmaşasından uzak olması bana güvenli geliyor. Ayrıca bu mahallede yaşayan insan profiline etkili olduğunu düşünüyorum. Komşular sıcakkanlı ve yardımsever.

7. Mahalle düzeyinde kararlar nasıl alınıyor? Site sakinleri, site yöneticileri, yönetim kurulu ve muhtar arasındaki iletişim nasıl sağlanıyor?

Toplu ada yönetimi aidatları topluyor. Muhtar ile pek bir diyalogum olmadı açıkçası. Ama evimde tesisat sorunu yaşamıştım birkaç ay öncesinde ve yönetim bu konuda bana çok yardımcı oldu, kendim uğraşmağım için mutlu oldum.

8. Mahallenin ilk zamanları ile mevcut durumu için nasıl bir kıyaslama yapabilirsiniz? (sosyal hayat, açık alan kullanımı vb.)

Kısa süredir burada yaşadığım için bu konuda yorum yapmam doğru olmaz. Ama pandemi süresinde burada bulunan açık alanların kıymetini de iyi anladım, mahalleli herkes evinin bahçelerindeydi.

9. Mahallede farklı yaş grupları, ekonomik gruplar vb. bir arada yaşıyor mu? Evetse, tasarlanan konut tiplerinin çeşitliliği veya sunulan olanaklar bu duruma yardımcı oluyor mu?

Evet kesinlikle. Yanlış bilmiyorsam burası kooperatif olarak belli bir sosyoekonomik gruba hitap ederek planlanmış ama öğrenciler, bekarlar, aileler ve yaşlılar herkes tarafından tercih edilen ve memnun kalınan bir mahalle. Ben 1+1 evde yaşıyorum, daha büyük bir daire tercih etmezdim ama çocuklu aileler de büyük olanları tercih ediyor.

10. Konutlarda yaşamayı zorlaştıran faktörler var mı? (yalıtım sorunları, konut büyüklükleri vb.)

Bahsettiđim gibi su tesisatıyla ilgili sorun yařamıřtım evlerin eskiliđinden kaynaklı başka bir sorun yařamadım.

11. Eryaman III. etabı diđer mahallelerden farklı kılan řey sizce nedir?

Yeřil alanının bol olması ve kolay ulařılabilir olması diyebilirim.

