

# **The Requirements Framework for Location of Urban Regeneration Areas: Case Study of Trabzon Industrial District in Turkey**

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## **SUMMARY**

Today, because of the population growth, the tendency on cities and urbanization increase gradually. Depend on these tendencies, the requirements of planning and location of the settlements and facilities areas on cities are came up with the migration from rural areas to urban areas. In this process, in addition to physical and environmental factors especially the socio-economic factors should be regarded as main component of sustainable urbanization. And also sustainable policies for urban development created by local governances have an effective role. Furthermore, determination of the urban development areas through the cities, land use and land cover structures are required as well. However, both the industrial areas, seaports, airports and the settlements, facilities areas are located in core of the cities even if without sub-scale urban land use planning. So these areas have to be re-allocated with urban regeneration projects to support for better urbanization. Based on the evaluations mentioned above, this paper outlines the requirements and criteria for location of urban regeneration areas. And also it is comprised to some approaches for integrated urban regeneration projects for provide the sustainability. For this purpose, the light industrial district of Trabzon city is determined as study area. Firstly the current location of this area is evaluated. And following, the physical and socio-economic structure of this area is investigated according to city development. As a result, it is underlined the regeneration of this industrial areas as a priority with respect to other urban facility areas in Trabzon.