

QUALITY OF URBAN LIFE

POLICY VERSUS PRACTICE



Edited by

Nuran ZEREN GÜLER SOY
Nur ESİN
Ahşen ÖZSOY



Istanbul Technical University - Urban and Environmental Planning and Research Center

International Conference On
QUALITY OF URBAN LIFE:
POLICY VERSUS PRACTICE

Istanbul, Turkey, 3-5 December **2003**

ORGANISATION COMMITTEE:

Kerem Arslanlı, (Istanbul Technical University)
Hatice Ayataç, (Istanbul Technical University)
Cem Eröz, (Istanbul Technical University)
Nur Esin, (Istanbul Technical University)
Gülçin Pulat Gökmen, (Istanbul Technical University) (Contact person)
Hüseyin Kahvecioğlu, (Istanbul Technical University)
Yegan Kahya, (Istanbul Technical University)
Buket Önem, (Istanbul Technical University)
Ahşen Özsoy, (Istanbul Technical University)
Nurbîn Paker, (Istanbul Technical University)
Handan Türkoglu, (Istanbul Technical University)
Hakan Tong, (Istanbul Technical University)

SCIENTIFIC COMMITTEE:

Zekiye Abalı, (Yıldız Technical University)
Zeynep Ahunbay, (Istanbul Technical University)
Ayfer Aytug, (Yıldız Technical University)
Fulin Bolen, (Istanbul Technical University)
Vedia Dokmeci, (Istanbul Technical University)
David Edelman, (University of Cincinnati)
Nur Esin, (Istanbul Technical University)
Nuran Zeren Gülersoy, (Istanbul Technical University)
Sengül Öymen Gür, (Karadeniz Technical University)
Aykut Karaman, (Mimar Sinan University)
Peter Kellett, (University of Newcastle, upon Tyne)
Roderick Lawrence, (University of Geneva)
Robert Marans, (University of Michigan)
Sanjoy Mazumdar, (University of California, Irvine)
Vildan Ok, (Istanbul Technical University)
Ahşen Özsoy, (Istanbul Technical University)
Gulsün Sağlamer, (Istanbul Technical University)
Henry Sanoff, (North Carolina State University)
Hasan Sener, (Istanbul Technical University)
James Potter, (University of Nebraska)
Hülya Turgut, (Istanbul Technical University)
Handan Türkoglu, (Istanbul Technical University)
James Warfield, (University of Illinois at Urbana, Champaign)
Irene Weis-von Offen, (Int. Fed. of Housing and Planning)
A.Cengiz Yıldızci, (Istanbul Technical University)
Yurdanur Dülgeroglu Yüksel, (Istanbul Technical University)

Table of Contents

KEYNOTES AND INVITED PAPERS	11
<i>Nuran Zeren GÜLERSOY</i> Quality Management Planning	12
<i>Nur ESİN, Ahsen ÖZSOY</i> Environmental Quality: Concepts, Contradictions and Some Questions	24
<i>Robert MARANS</i> The Policy and Research Benefits of Quality of Urban Life Studies	33
<i>James WARFIELD</i> Urban Metamorphosis-Shanghai 1988-2003	48
<i>Peter KELLETT</i> Improving Informal Settlements: Dwelling Consolidation and Home-based Enterprises	55
<i>Henry SANOFF</i> Cross-Cultural Methods of Community Participation	66
<i>Irene WIESE-v. OFEN</i> Planning for an Inclusive City	79
<i>Sanjoy MAZUMDAR</i> Sense of Place Considerations for Quality of Urban Life	83
<i>Yurdanur Dulgeroglu YÜKSEL</i> On Urban Housing Quality	98
<i>James POTTER</i> Environmental Satisfaction: Quality is in the Eye of the Beholder	107
QUALITY OF LIFE	123
<i>Z. Aslı GÖÇMEN, Robert MARANS</i> Barriers to Environmentally Sensitive Development in the Metropolitan Detroit Area: Role of Residential Preferences and Growth Attitudes	124
<i>Esin KASAPOĞLU</i> Effects of Local and Global Culture on Quality of Life in Istanbul	139
<i>Cem Bulent UNAL</i> Total Quality Management Model for Quality of Urban Life in Local Authorities	150
<i>T. Nirarta SAMADHI</i> Ensuring a Quality of Urban Life: The Use of Balinese Traditional Worldview in the Contemporary Urban Design	161
<i>Hatice AYATAÇ, Sence TURK, İTU</i> Assessing Quality of Place for Developing Countries/Cities: The Case of Istanbul	172

CHANGE AND CONTINUITY	185
<i>Yasser MAHGOUB</i>	186
Change and Quality of Urban Life in Kuwait	
<i>Naciye DORATLI, Sebnem HOSKARA, Hifsiye PULHAN</i>	199
Questioning the Quality of Life in the City of Gazimagusa (North Cyprus)	
<i>Bennur KOKSUZ</i>	213
Improving The Quality of Life and Bring People Back to the City of Philadelphia: Neighborhood Transformations Initiative	
<i>Sence TÜRK, Hatice AYATAÇ</i>	221
A study of Quality of Life with Objective Indicators: The Case of Istanbul	
RESIDENTIAL ENVIRONMENT I	234
<i>Esfandiar ZEBARDAST</i>	235
Quality of Life in the Spontaneous Settlements on the Tehran Metropolitan Fringe	
<i>Kadriye DENİZ, Ü.Gülşüm TER, Rahmi ERDEM, Yelda KIZILDAG</i>	245
Spatial Quality of Housing Environs in a Squatter Prevention Zone-Neighborhood of Bosna-Hersek, Konya	
<i>Mohd. Razali AGUS</i>	254
Redevelopment of Lower Income Housing in Malaysia: The Kuala Lumpur Experience	
<i>Ç. Asli SUNGUR, Gülen ÇAGDAS</i>	262
Morphology and User Satisfaction as Components of Housing Quality	
<i>Ümran TOPÇU, Vedia DÖKMECI</i>	274
Satisfaction in Traditional and Modern Neighborhoods in Istanbul	
<i>Esra FIDANOGLU</i>	282
Satisfaction as a Problem of Design: Spatial Form of Freedom	
TRADITIONAL ENVIRONMENT	292
<i>Halil Ibrahim DÜZENLİ</i>	293
Traditional Environment: The Difference between the Real and the Fake	
<i>Niwat TANTAYANUSORN, T.Nirarta SAMADHI</i>	308
Kuang in Thai Urban Settings Revitalizing Traditional Open Space in Promoting Quality of Chiang Mai Urban Life	
<i>Diananta PRAMITASARI, Hirofumi MINAMI</i>	319
A Role of Memory Evoking in the Continuance of Old Traditional Houses	

<i>Arzu ÇAHANTIMUR</i>	330
Integrating User Perception and Participation for Sustainable Development of Historic Cities	
<i>Bryan LIGHTNER, Sinem ÇELİK</i>	341
Using GIS to Explore Philadelphia's Historic Districts	
<i>Duygu SABAN</i>	347
The Management of Local Qualities within Conservation Areas	
RESIDENTIAL ENVIRONMENT II	358
<i>Hülya TURGUT, Ulku ALTINOLUK</i>	359
Istanbul's New Housing Trends in Between Global and Local	
<i>Sercan Özgencil YILDIRIM</i>	367
<i>A Critical Study of New Aesthetic Values</i> related to "Modern" Housing Sites in Istanbul	
<i>Onur Karagenç ERMAN</i>	375
Symbolic Meaning Of Mass Housing - A Qualitative Study	
<i>N. Ferah AKINCI, N. Ayse ÖZBİL, Özlem SENYIGIT</i>	386
Probable Post Occupancy Problems in Mass Housing Projects: Assessment of Atakoy Mass Housing Development	
PLANNING AND METHOD	398
<i>Kassem EGBARIA</i>	399
Territorial Planning Policies and the Urban Development of Arab Settlements in Israel	
<i>B. BAJRACHARYA, A. KUMARASURIYAR, F.N. DEMIRBILEK</i>	412
Vernacular Architecture in Queensland, Australia: Current Planning Issues and Opportunities	
<i>Elif ALKAY</i>	423
Effects of Social Environment on Sustainable Urban Planning Approach, Istanbul Metropolitan Area Case	
<i>Alper ÇABUK, Hayran ÇELEM</i>	434
A Method for Social Cost Benefit Analysis for Development Projects	
PLACE IDENTITY - IMAGE	439
<i>Aytanga DENER, Yüksel DEMİR</i>	440
Learning With / in the City	
<i>Ömer EREM, Sinan Mert SENER</i>	451
An Analysis Method For Architectural Identity Of The Streets: A Case Study On Cumhuriyet And Halaskargazi Streets In Istanbul	

<i>Bill THOMPSON</i>	463
Architectural Hermeneutics XIX: Normative, Innovative and Recondite Cultures	
<i>Umut TOKER</i>	468
The Image of "New" Work in the Physical Expression of Office Buildings	
<i>Ipek AKPINAR</i>	479
Making Visible the Rebuilding of Istanbul: Menderes's Demolitions of the 1950s	
HOUSING FOR SPECIAL GROUPS	494
<i>Hye-Kyung OH, Hyung-Ock HONG, Yi-Kyung HONG Min-Jin PARK</i>	495
Preference According to Socio-Economic Status of the Location and Interior/Exterior Space of Congregate Housing for the Elderly	
<i>Özlem ÖZÇEVİK, Elmira SENER, Sinan SENER, Cem ALTUN</i>	503
Sustainability of Urban Life Quality for Temporary Shelter in Pre&Post-Disaster Period	
<i>Hyung-Ock HONG, Byung-Sun YOU</i>	515
A Study on the Influence of Socio-Economic Status of the Potential Consumers on the Types of Senior Congregate Housing	
<i>Sinan SENER, Cem ALTUN, Özlem ÖZÇEVİK, Elmira SENER</i>	526
Design Criteria Proposal for Post Disaster Temporary Shelter Unit and Settlement Pattern	
<i>Hyung-Ock HONG, Byung-Sun YOU</i>	536
A Study on the General Characteristics of Groups Preferring Different Elderly Planned Housing Alternatives with Various Levels of Work Opportunities, Leisure Activities and Services	
SUSTAINABLE ENVIRONMENT	548
<i>Fulin BOLEN, Ahsen ÖZSOY, Gülden ERKUT, Handan TURKOGLU, Azime TEZER, Tüzin LEVENT</i>	549
A Drainage Basin under the Threat of Illegal Settlements: A Case from Istanbul	
<i>Selma KURRA</i>	562
Environmental Noise Problems in Cities with a Special Emphasis on Entertainment Noise	
<i>Faruk Yalçın UGURLU</i>	575
Establishing a New Agro-City in Turkey	
<i>Darçın AKIN, Özge ÇAVUSOĞLU</i>	585
A Review of the Kadıköy Tramway regarding the Quality of Urban Life with Respect to Urban Rail Systems	

OUTDOOR ENVIRONMENT	596
<i>Pamela J. WRIDT</i>	597
An Historical Analysis of Young People's Use of Public Space, Parks and Playgrounds in New York City	
<i>Dilek YILDIZ, Hasan SENER</i>	609
Factors Affecting the Use Value of Campus Outdoor Spaces	
<i>Seval CÖMERTLER</i>	622
Cemeteries in the Urban Life Context of Quality	
<i>Majd Al-HOMOUD</i>	634
Open Spaces in Old Arab Cities and Recent Changes: A Comparative Analysis	
POSTER PRESENTATION	650
<i>Cem BEYGO, Aliye Ahu GÜLÜMSER</i>	651
The New Pathway Through the Ancient Peninsula of Istanbul Metropolitan Area	
<i>Nevrihal ERDOĞAN, Vedia DÖKMECİ</i>	652
Comparison of Urban Characteristics of Edirne to Balkan Cities	
<i>Ipek AKPINAR</i>	653
The Turkification of Istanbul in the 1950's	
<i>Ipek YÜREKLİ, Arda İNCEOĞLU</i>	654
How to Create a New Layer within a Multi-Layered City	
AUTHOR INDEX	656

ESTABLISHING A NEW AGRO-CITY IN TURKEY

Faruk Yalçın UGURLU

Prof. Dr., Çankaya University, Department of Interior Architecture,
Ankara, TURKEY

ABSTRACT

The main aim of this paper is to point out the urban-rural dilemma which is deemed to be one of the most problematical issues of the contemporary pattern of human settlements. Although both of these settlement types embody valuable peculiarities individually, when we take the quality of life as a whole and consider its basic features, we come to realize that the rigid distinction of rural from urban is in fact the factor that constitutes the roots of many economical and sociological problems. Besides, as the technological and scientific improvements transform the urban life-style rapidly, the rural life gets more left behind with time, and therefore, the economic, social and cultural disparities among people in different localities grows into undesirable dimensions. In view of this fact, it is intended to present a methodological approach by taking agriculture as the converging element of the model. Bringing in agricultural production to the congested and contaminated urban pattern is aspired to create a balance not only in ecological terms but also in terms of living standards such as employment, income generation, work efficiency, etc. The proposal is designed as a self-funding project which is expected to prove positive returns instantly and its long-term repercussions are assumed to be even more influential as the whole system expands its impact to all areas of life like a chain reaction. Especially when we consider the case of Turkey, the accurate realization of the proposed model can be taken as an exclusive solution to the persistent rural and urban problems that a substantial part of the population has been suffering from. Given the sizeable and fertile but idle lands of Turkey, the model is perceived to create an appropriate and attainable objective for the prospective advancement of our country.

INTRODUCTION

In the new millennium, due to the phenomenal increases in population, the demand for agricultural products, as one of the essential constituent for the survival of this population, increases dramatically. However, population increase is not the only consequential cause of this increase in demand. In connection with the unbalanced population distribution, which is also a major problem by itself, the capacity of the rural areas as the main suppliers of agricultural products, start to decline rapidly. When combined with the outdated, ineffective, and costly production methods, these impediments directly cause the overall malfunctioning of the total socio-economic system, which creates unfavorable outcomes such as failure in infrastructures, defects in both urban and rural life-style, imperfections in provision of services, and so on. Moreover, these adverse effects not only occur at local or regional scale, but also, bring environmental pollution, ecological losses leading to an uncontrollable chaos, and regional divergence at the national scale.

In order to approach the above-mentioned complex and concomitant problems, the adequacy of governmental, non-governmental, and private attempts in terms of scale and scope need to be questioned. As the appropriate solutions to the complexities described above require proper assessment of various different factors ranging from energy, technology, transportation, to contemporary infrastructure systems, clear description of procedures and related responsibilities of the various actors become critical. Furthermore, since the contribution of passive actors is as influential as the active participants, the social aspects of these approaches (i.e. the potential of new society education approaches) come forward as importantly as the technical or physical aspects. This is because; the human ingredient as both producer and consumer is the essential bond that ties ecological system and environmental perspectives.

Regarding the applicability of any scientific study, the necessary focus on actual practice is not only an inevitable part of the logical process, but also it is the most valuable component of successful progress as it provides genuine outcomes that constitutes the concrete evidences with the realization of the project. Therefore, the main aim of this paper is to discuss the boundaries of the problems specified above, while at the same time pondering upon the alternative attitudes in handling these multi-faceted challenges in terms of various different projects. In order to deal with the many diverse aspects of the situation, the proper manner should be to analyze the methodologies and create alternative holistic approaches to solve them, and then, to utilize these methods on scientifically applicable theoretical findings. Consequently, the proposed solution should come out as a self managed, self proved, feasible and profitable project. Nevertheless, the proposal of agro-city, which is to be described in this paper, is only a fragmental part from a substantial number of alternatives that can be generated by exploiting different standpoints. Unfortunately, to present such an inclusive matter within a limited study is impractical; therefore, the article stands as a review to encourage initiation of similar approaches.

In most cases, the agricultural-city model is only regarded as a mode of production; however, the uniqueness of this proposal lies in the special definition of agricultural-city model which denotes a mode of a new life-style, as well as an innovative settlement organization, rather than its plain connotation. The primary goal of the new agro-city project is to bring the entire necessary modern infrastructure, together with all of the supporting means (such as; education, management, recreation, health systems, etc.), before the people that live in the chaos of the city in order for them to grasp the notion of the new style of stress free and uncontaminated setting. This should be performed by way of supporting them with a comprehensively devised socio-economic cultivation. This attempt includes all of the constructive means of communication, behavioral aspects of human interaction, sensitive measurement of perception distances, and cognitive maps of the population.

The expected positive occurrences of the proposed system is likely to bring spill-over effects on various areas which includes economic benefits and the balances among social stratification as well as the psychological and physiological comfort conditions. These increasing returns may take place in various quality and quantity depending upon the characteristics of the regions. For instance, in the case of Turkey, a labor oriented modern agricultural

organization can be taken as the main economical input, since the distinctive characteristics of Turkish labor configuration provides a significant contribution to the labor-intensive agricultural production.

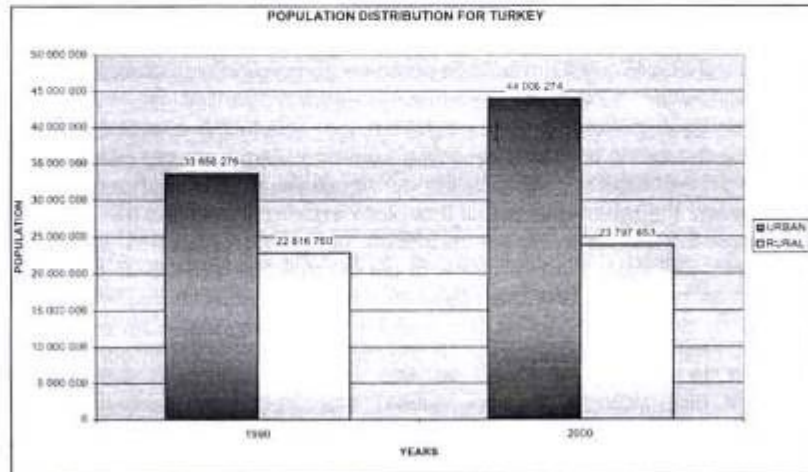


Figure.1 Population distribution for Turkey (Source: SİS)

If we contemplate on the segregation of rural pattern from urban pattern, it is clear that such transformations create negative attraction points, which can be pointed out as lack of service infrastructure, insufficient transportation and communication means, etc. As a matter of fact, once the people perceive the positive aspects that the city life offers, they become alienated from the rural life. Conversely, the rejection of the deficient rural life-cycle compels the rural population to look for more prosperous means. Here, the main point of consideration is whether the transfer of rural area to urban life or urban area to rural life is the appropriate course of conduct in order to balance the positive and negative factors of each entity.



Figure.2 Congested Urban Landscape
From Ankara / Turkey
(Source: homepage.mac.com
/alpinemonta/document/Ankara.html)



Figure.3 Relaxed Agro-Urban Landscape
From Usa
(Source: www.nacdn.net.org/govtall
img/urban_farmland.jpg)

In the first part of this paper, the agricultural city model will be elucidated by way of specifying its characteristics, the structure within which it will function and how it strikes a balance among the urban-rural disconnection. Following this depiction, the optimization types for the human settlement configuration will be

speculated by taking into consideration the restrictions and requirements that the future transformations bring. Finally, the realization issue of this proposal at macro and micro scale will be clarified.

WHY AGRICULTURE WITHIN CITY?

Answering the above question requires some contemplation on the concepts of city and agriculture. First of all, it is common knowledge that city is a place where agricultural production does not take place. This fact is one of the most significant indicators that distinguish urban from rural. The word city inferentially denotes a sense of greater size. As the density of the population living in one area increases, the urban qualities of that place expand. It is in fact this density that creates the demand for the provision of certain diversified services. Nevertheless, it is again the high levels of density that forms the roots of many intricate urban problems. Urban structure may dismiss certain characteristics of agriculture by definition; however, is it possible to remove them from our lives, while these characteristics remain to be the foremost connection to our natural self.

With further deliberation, we see that apart from the inherent complications of urban and rural independently, the duplicity between manufactured urban life and deprived rural life is the major obstruction that causes acute structural deficiencies. At this point, one may wonder whether or not there is supposed to be a clear-cut urban rural differentiation. Is it an unavoidable alienation that takes place between these two entities of human settlement or is it possible to dig out ways to initiate some sort of a convergence among them? This proposal asserts that not only such convergence is in fact achievable via utilization of proper coherent approaches, but also the end result would bring out a profound solution to the urban-rural dilemma. This scientific argument directly depends upon the concepts of utopia and inverse-utopia, because in any utopia the driving factor is the pure faith in flourishing, however inverse-utopia paradoxically terminates these dynamic characteristics of agricultural achievements.

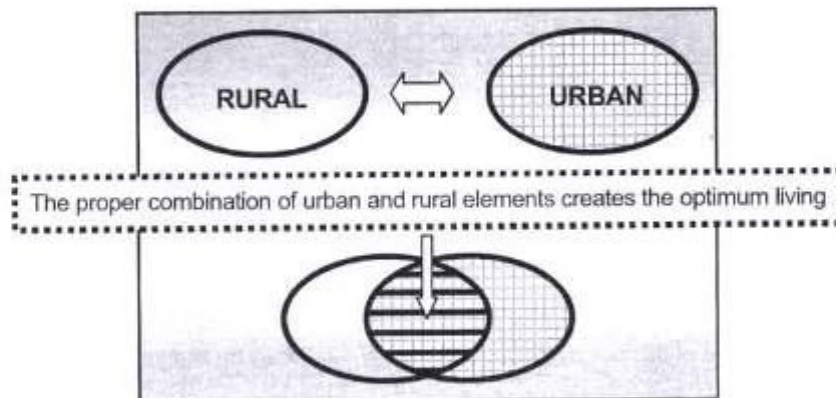


Figure.4

The proposal is agriculture within city because the consequences of lack of urban elements in rural areas is not as severe as the lack of rural elements in urban areas and the outcomes of this uncontrolled urbanization (misurbanization) is getting more dangerous as the unstoppable rural to urban migration continues. Preventing urban migration is a very complicated task where traditional methods of approach have continuously failed. Many projects have been prepared to deal with the problems of the enormous cities of our time however, focus on the countryside, where troubles such as traffic congestion and crime were very little and quality of life was relatively improved with positive rural values and closeness to nature, was in fact very modest in terms of project preparation and implementation.

The insertion of certain rural elements into the jam-packed city in a carefully planned way would create nothing but positive effects which will be easily observable in the short-run and also which are capable of expanding into various areas in the long-run. At the outset, having agricultural production in close connection with city brings together the production and consumption, where the proximity dynamics can be observed in cost of production, transportation, distribution, and product quality. Together with that, urban services such as health, education, entertainment, etc. would become closer to the rural population at the same time. In terms of physical conditions, the image of the city would be radically changed in a better way, the urban slums and deprived peripheral areas would be sorted out, and the necessary ecological balance would be achieved by the implementation of this self-funding proposal. Followed by these attainments, sociologically, the standard of living in the city would be improved with the increasing efficiency of the inhabitants, growth of healthier generations, and a considerably large portion of the entire population would be able to benefit from these better transformations.

Concisely, when we consider the above mentioned points, it is not hard to conceive the significance of livening up the invaluable peculiarities of the rural life style within the contemporary structure of the city. After all, traditionally it was the rural settlements that created a living and production mechanism, balancing the human behavior and providing evenly distributed chances for the people.

DELINEATION OF THE MODEL

To present the model further in detail, it is useful to provide certain facts which would make it easier to draw a clearer picture. First of all, in the proposed settlement type, people will be given the opportunity to live in large green gardens (about 10.000 sq/m parcel on average), where on the front side, office-houses will be constructed closer to the street and these houses are going to have the potential to function as a smart house. In the backyards of these large plots, green houses may function as agricultural production units that are placed and covered with massive structures. As a result of these residential organizations, on one side; the whole city will have a large green appearance that properly fits to human health systems, and on the other hand; a meaningful economical revenue, which is at first expected to compensate the initial economical costs in the realization of these residential units, and subsequently this may also contribute to the economical potential of the people in this region

or locality. The total revenue from the agricultural productions will be sufficient to easily finance the overall cost (initial + running + etc.) of these houses. In this system, the main aim is to combine the everyday life with production, so that people may acquire benefits in several ways at the same time. Moreover, this would create a means of utilization for the vast idle but fertile earth pieces in Turkey.

The economic importance of this new settlement may rise automatically due to the limitations to be caused by the shortages in fuel-oil supply. In the years 2020-2050, it is predicted that the fossil fuel reservation amounts will become very limited, and accordingly, the prices will become extremely high. Not only in terms of fuel but in terms of almost all of the energy resources, the life pattern will change all over the world inescapably to comply with the human needs. That's why it is an indubitable fact that we are in need to immediately find other means and techniques of energy and food productions. As this situation is valid for many developed and underdeveloped countries, establishing new joint-venture organizations in order to handle these deficiencies is an obvious objective.

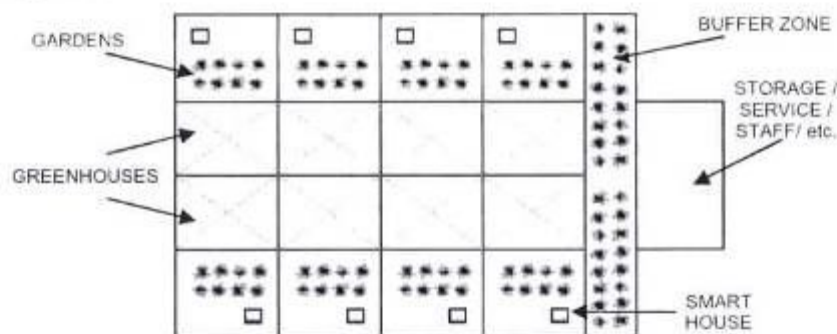


Figure.5

In supervising the realization of this proposal, we, as professionals, should create methodologies to enhance the conditions with efficient life standards. However, the proper functioning of this system in a safe and efficient way depends on the highly critical notion of parallel social behaviors among the partners. The incentive for the origination of such constructive relations is the active appreciation, application and exchange of knowledge and education created by various stakeholders, and therefore creation of a consciousness and sense of identity within the inhabitants of such an environment.



Figure.6 Appearance Of An Agricultural Area (Source: Novo and Murphy)



Figure.7 Appearance Of An Urban-Agricultural Area (Source: www.cals.cornell.edu/fab/SmartAg_files/citygarden.jpg)

OPTIMIZATION TYPES

The continuous advancements in science and technology affect the organization of our lives and due to these transformations (which are taking place more rapidly everyday), we observe confusion in the definition of certain concepts, our perception becomes vague, and such changes result in what is described as time and space compression. In the modern era, instantaneity is crucial and there is no tolerance for wasting time especially in communication and transportation. As network remains to be the buzzword of our time, the networks at different scales and contents and being able to have access to these networks happen to carry a great importance. On one side, location loses its meaning and on the other side, it attains a stronger denotation as the area of interaction reduces to a limited environment for the human being. Bearing these facts in mind, for instance, it becomes clear that distinction among different types of settlements cannot merely be based on population anymore. It is a visible reality that this new era requires its revised definitions of time and space.

Evidently, these changes require certain alterations and arrangements to be made in the organization of our everyday life in order to keep up with the improvements of the system, and also they would have inescapable reflections on the settlement pattern. Emergence of home-offices or office-houses is one of the good examples of this transformation. As far as the agricultural city proposal is concerned, moving from this example, it is useful to draw attention to the concept of smart spatial organization which would function like a living organism to achieve the sufficient physical comfort conditions in this newly defined environment. As a result, the residential units would not only be able to serve as offices but also they would be flexible enough to make possible limitless number of functions as opposed to the single-purpose and inflexible dwelling units of crowded apartments in the urban centers.

Obviously, there is need to identify certain optimization types in order to make such a settlement structure possible. The decisions on the optimum levels for the different features of the proposed setting could be specified with reference to many factors such as distance, area, population density, open space / closed space balance, infrastructure, green area, etc. Actually, these factors should also form an outline as the indicators of settlement categorization. According to this categorization, it would be possible to formulate different tactics with respect to the requirements of the different areas which is because the amalgamation of urban with rural would produce a heterogeneous texture, where the percentages of urban and rural elements would vary from one place to another.

REALIZATION STEPS

In almost all of the underdeveloped countries proper implementation remains to be one of the most serious problems for many of the effortfully prepared projects, therefore it is of great importance to present a clear outline for the fulfillment of this proposal. First of all, the realization of this proposal depends on the existence of a clear agreement among the partners on the subject and context of this project which denotes more of a political collaboration between the various actors and stakeholders. With such a constructive relationship at

hand, a highly detailed surveillance of the existing properties should be made and for each level of examination (macro to micro), the responsible administrations and governmental or private undertakers should prepare the necessary information databases.

As institutionalization is a critical issue both for the completion and for the continuance of such comprehensive projects, a selection of bodies need to be created to assume some technical, financial, and administrative responsibilities. According to the distribution of the responsibilities in realization or running steps, partners should achieve their best performances and these should be tracked by the preset performance criteria.

Evidently, within such an inclusive project, there is going to be a large number of conceptual projects that are to be decided depending on the applicability ratings in different regions, population densities, land ownerships types or planning codes, laws and regulations, etc. In view of the fact that our proposal is a self-funding project, the focal point of the realization process will be the modeling of feasibility, rentability, and the financial flows. As different regions or localities are expected to demonstrate different results, resource transfers should be planned in order to make the project function more efficiently and effectively.

In the actual implementation phase, professionals will be held responsible of the preparation of construction projects, selection of proper technologies, related materials and rest of the processes from start to finish. On the other hand, technical coordination, controls, and insurance matters will be covered by the related authorities situated within the institutional body of the project. In brief, like any project, this proposal would require a firm team-work appreciation.

When we come to the calculation of economic inputs and outcomes, it is obvious that such a wide-ranging transformation would require a great deal of capital endowment. For instance, in the case of Turkey all of the economic inputs will start with a limited starting capital, because in government supports the residential settlements and agricultural productions. However, the preliminary idea is to arrange cooperative organizations that are supported with construction and management firms, so that investments will turn as short-term revenues. On the other hand, it should be regarded as a great advantage that most of the arid land belongs to the state, and with productive public-private collaboration, these idle lands could be brought into the macroeconomic cycle of production. Finally, the importance of marketing should not be overlooked as in actual fact this is a form of an entrepreneurship and that the return of investments is crucial for the funding and continuance of the proposal.

CONCLUDING REMARKS

In the process of transformation of societies, complementary to their own internal dynamics, there need to be catalysts to accelerate the process and to create action. In terms of settlement organization, these catalysts could be well-formulated comprehensive projects that search for alternative ways to approach to the intricate problems of these societies. In accordance with this regard, this paper seeks to present the agricultural city model as a useful tool to manage the

urban and rural problems. The two major ambitions of this proposed study are the realization of a better living environment, and the preservation of this environment and the complementary eco-system for the utilization of future generations.

One of the main outcomes of this study should be perceived as creating a new tangible standardization of urban-rural textures and related population relations for generating the balanced pattern to realize design at any scale. In addition to these objectives, creation and re-creation of the sense of community and the emergence of new relationship patterns between diverse interest groups are expected to be amongst the valuable contributions of this agro-city model. Nevertheless, the project should not be regarded as only a model for a particular section of society, but rather it is a model for a large spectrum of the population from various income levels, age groups, education backgrounds, etc.

The creation of optimum physical and mental distances for social interaction and communication is another important outcome which is expected to decrease the level of divergence between urban and rural and therefore to decrease the adverse attraction that affects urban city growth negatively.

The urban rural junction is the intersection of architectural creation and human comfort expectations, because the artificiality created by interference to the nature can only be balanced by the nature itself. Once this delicate balance is reached, it would create many positive externalities that are to enhance our life style in a progressively rising way.

We are confident that; by the application of this new methodology the plus-value for the investment will be automatically maximized by the inputs of the new scientific findings, technological improvements, and know-how. It might even be possible for Turkey to specialize in this area and create a knowledge economy by making use of its expertise at the international arena, since the success of Turkey would constitute a sample for many developing countries.

REFERENCES AND BIBLIOGRAPHY

- Allen, S. and Hyett, J. (2003). Urban and Rural Partners: Working Together to Solve Lake Decatur Watershed Problems. In *Agro-Ecology*, Vol. 8 No. 1, Web Site:
www.ag.uiuc.edu/asap/news/v8n1/lake_decaturn.html
- Novo, M. G. and Murphy, C. (2000). Urban Agriculture in the City of Havana: A Popular Response to a Crisis. In de Zeeuw, H. N. Bakker, M. Dubbeling, S. Gundel & U. Sabel-Koschella (ed.) *Growing cities, growing food*, Feldafing, German Foundation for International Development (DSE), pp. 329-347.
- Simovic, N. (1998). Urban Agriculture. Web Site:
www.dal.ca/~dp/reports/simovic2st.html
- Stewart, P. A. (2003). Citizens Share Thoughts on Suburban Sprawl. In *Agro-Ecology*, Vol. 7 No. 2, Web Site:

QUALITY OF URBAN LIFE: POLICY VERSUS PRACTICE

www.ag.uiuc.edu/asap/news/v7n2/v7-3.html

Stoneman, B. (2003). Green Baking: The Next Affordable Housing? In *American Banker*, Vol. 168, Issue 42, pp. 14.