

A Sustainable Solution of Urban Revitalization: Transformations of Shopping Malls

Rıza Fatih MENDİLCİOĞLU*
Soufi MOAZEMI GOUDARZI**

ABSTRACT

Globalization newly introduces that individual and collective identities, social and economic values. Since the globalization addresses its impact in terms of local identity, the architectural products of this dominancy creates homogenization in which the similar buildings start to be cumulated in global cities of the World. Local cultural buildings give their places to the same design mannered and same functionalised modern buildings. Evolution of public places, which are composing an urban identity for every city, contemporary shopping centers as an crucial urban spaces instead of traditional shopping places, start to be recognizable in distant corners of the world. By the effect of imposed identities on architecture, shopping malls where began to enter the daily social life around the 50's, often are becoming a part of the urban lifestyle in many countries, including Turkey. Because of various social and economic reasons; the decline of many massive shopping malls could be predictable in the near future, for why failed to integrate with the urban fabric and contribute to the standard of living. From the past to the present; shopping places which are considered as the most important human element of urban design that is shaped by the social, cultural and economical characters of living society, have led to a rapid restructuring process under the impact of globalization in the world in recent years. This study aims to evaluate the aspect of sustainability in the renovated shopping malls which are one of the most important social and economic structures of the era. In this context, aspects that constitute the design criteria for the transformed shopping centers from a sustainability point of view have been discussed, regarding the effects on urban fabric and integrating the contemporary environmental along with examples comparisons from Turkey. In this study, the reasons that cause shopping malls became vertical and their new functions will be discussed comparatively. The units of analysis are Bakirkoy Town Center and Minaser shopping mall which are in Istanbul and Ankara. Economic and social contributions of new functions will be discussed within the framework of sustainability criteria.

Keywords: Sustainability, Transformation, Identity, Urban fabric, Shopping malls

Kentsel Yenilemeye Sürdürülebilir Bir Çözüm: Alışveriş Merkezlerinin Dönüşümü

ÖZ

Küreselleşme; bireysel ve toplumsal kimlikleri, ekonomik ve sosyal değerleri yeniden tanımlamaktadır. Küreselleşmenin yerel kimlikler üzerindeki belirgin etkileri dünyadaki kentleri mimari açıdan homojen hale getirmekte ve birbirine benzer yapıların çoğalmasına neden olmaktadır. Yerel kültürlerle özgü yapılar yerlerini yavaş yavaş benzer tasarımlara ve işlevlere sahip güncel anlayıştaki yapılara bırakmaktadır. Kent kimliğinin değişimine ve çağdaş alışveriş merkezlerinin geleneksel alışveriş alanları yerine geçmesine sebep olan kamusal alanların evrimi, dünyanın her köşesinde görülmeye başlamıştır. Geçmişten günümüze toplumların, sosyal, ekonomik ve kültürel karakterleriyle biçimlenen kentsel tasarımın en önemli unsurlarından biri olarak kabul edilen alışveriş alanları son yıllarda dünyayı etkisi altına alan küreselleşmenin getirdiği ekonomik ve sosyal nedenler ile hızlı bir dönüşüm sürecine girmişlerdir. Mimari üzerine dayatılan kimliklerin etkisiyle, 1950'lerden itibaren günlük sosyal hayatın içine girmeye başlayan alışveriş merkezleri, Türkiye gibi birçok ülkede kentsel yaşamın bir parçası haline gelmiştir. Alışveriş merkezleri, geçmişte toplum hayatı için önemli yer arz eden, çarşı ve pazar gibi alanların yerini almıştır. Çeşitli sosyal ve ekonomik nedenlerle kent dokusu ile bütünleşemeyen ve yaşam standartlarına katkı sağlayamayan birçok büyük alışveriş merkezinin yakın gelecekte gözden düşmesinin kaçınılmaz olması öngörülebilmektedir. İşlevini kaybeden ve atıl duruma düşen alışveriş merkezlerinin durumları ise gerek ekonomik gerekse kentsel bağlamda önemli sorun haline gelebilmektedir. Bu çalışma, günümüzde sosyalleşmenin ve ekonomik etkileşimlerin gerçekleşmekte olduğu en önemli yapılardan olan alışveriş merkezlerinin yeniden işlevlendirilmelerini sürdürülebilirlik açısından değerlendirmeyi amaçlamaktadır. Bu bağlamda, sürdürülebilirlik kriterleri açısından; çeşitli nedenlerden dolayı dönüşen alışveriş merkezlerinin tasarım kriterlerini oluşturan yönler, kentsel yapı üzerindeki etkileri ve çağdaş çevre ile bütünleşmesi, Türkiye'den örneklerin karşılaştırılması yapılarak tartışılacaktır. Söz konusu çalışmada örnek olarak, her ikisi de benzer yapılara dönüştürülen İstanbul'da bulunan Bakırköy Town Center ve Ankara'da bulunan Mina Sera alışveriş merkezlerinin atıl duruma düşme nedenleri ve yeni durumları karşılaştırmalı olarak irdelenecektir. Dönüştürülen alışveriş merkezi yapılarının yeni işlevleri ve buna bağlı olarak yeni mekânlarının uyum ve uyumsuzlukları araştırılacak, diğer taraftan, dönüşümlerinin sürdürülebilirlik kriterleri çerçevesinde yeni işlevlerine ekonomik ve sosyal katkıları tartışılacaktır.

Anahtar kelimeler: Sürdürülebilirlik, Dönüşüm, Kimlik, Kent dokusu, Alışveriş merkezi

* Öğr. Gör, Dr., Başkent Üniversitesi, orcid no: 0000-0003-0094-2826, rizafatih@gmail.com

** Öğr. Gör, Dr., Başkent Üniversitesi, orcid no:0000-0002-9367-2249, soufi.moazami@gmail.com

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1. Introduction

Mentioned by Madanipour that; “The nature and character of public spaces are closely related to the nature and character of cities”. As cities have changed, so have their urban fabric identity which is stated with public places like the streets, squares and parks changes into enclosed public buildings such as shopping malls (Madanipour, 2010;16). The transformation of Shopping places as the important public places of the cities will be discussed in frame of urban sustainability in this study.

The concept of trade, one of most basic actions of mankind, have always actualized at different places in every period and civilization. Social and shopping activities which carried out at public areas and city squares in ancient and medieval cities; has shifted out of the city centers via shopping malls that emerged in the 20th century (Moazemi, 2018; 23).

On the other hand, the increase of globalization has led to a homogenization of urban identity and loss of the local sense of urban fabric and public places.

The industrial revolution and subsequent technological developments not only destroyed the balance of the ecological structure, but also have led the negativity in the economic, social and cultural structures of societies over time.

The concept of Sustainability which is relied on the efficient and productive use of natural resources, the preservation of social and cultural features of people, the protection of psychological and physiological health, and the promotion of quality of life, requires a harmonious relation of social, environmental and economic factors in any area.

With the environmental problems becoming prominent in developed and developing countries, by bringing the concept of sustainability to forefront it was aimed to raise the awareness of societies on this issue in 1972 at the Human Environment Conference, which was held under the auspices of the United Nations and also called Stockholm Conference.

By the time and taking in the account its interactions with other phenomena, sustainability can be defined as a process that has a dynamic relationship with past, present and future, resource utilization, conservation of nature and cultures, and scientific developments.

The importance of sustainability is increasing everyday; while the world population is increasing and the overall quantity of natural resources is decreasing. The conflict of this century is an increase in peoples' life quality while a decrease in the overall consumption of natural resources.

The public places, with social and recreational activities such as contemporary shopping centers are a very determining concept that has great contributions to the concept of sustainability. Considering the body structure, function, interior design and the environment of public places, the importance of sustainable approaches in shopping centers have become more important and should be discussed carefully and in detail. In this context, the renovation of contemporary shopping centers will be examined with in the light of sustainable criteria and social-environmental public transformations.

2. Urban Sustainability and Public Places

2.1. Sustainable Approaches in Urban Public Design

The concept of sustainability has terminologically been cited in Dennis Pirages' book, “The Sustainable Society” which was published in 1977 for the first time. In the book, within the framework of cultural livelihoods of societies, the characteristics of houses that involve a cultural and economic sustainability planning understanding were addressed. On the other hand, the definition of the concept of sustainability in the literature was introduced for the first time in the Brudtlant Report or so-called “Our Common Future” Report which was prepared within United Nations in 1987 and focused on the social development statistics and data.

“In” Our Common Future” report, sustainable development was defined as fulfilling today's needs without compromising ability to satisfy them. Our Common Future report focused on four basic values concerning with Sustainable Development: the needy of world, the basic needs, the level of technology and social organization (Özlüer, 2007; 7).

In the report it was emphasized the necessity of sustainability in social, cultural and economic areas, especially in ecology, and suggested that energy production be obtained from renewable sources, and that technologies which do not harm the natural environment be developed and disseminated.

When its interaction with other phenomena over the time is observed, sustainability can be described as a process that has a dynamic relationship with past, current and future, resource utilization, conservation of nature and cultures, and scientific developments. The concept of sustainability is directly associated with disciplines such as ecology, economics, sociology and culture, and their subsystems. These relationships determine the dimensions of sustainability, expand it, and strengthen its interaction with the human and its environment.

a. Environmental Sustainability

Environmental sustainability can be defined as process of the protecting and transferring the natural resources and biodiversity for future generations by using them in accurate forms. The environmental dimension of sustainability includes the effective use of renewable natural resources, the use of recycled materials and waste management, the research and implementation of measures that needs to be taken against environmental pollution. Ecological sustainability is particularly close to architecture, biology, ecology and other scientific disciplines. Ecological sustainability is in close relation with particularly architecture, biology, ecology and other scientific disciplines.

b. Social Sustainability

Social sustainability is the conservation and continuity of the social and cultural system as well as basic human needs by effectively preserving and improving the social and cultural structure in society.

According to Sev, sustainable social development is based on principles such as improvement in the field of health and education, meeting needs, preserving cultural heritage and raising living standards (Sev, 2009; 14).

c. Economic sustainability

Economic sustainability can be described as a principle based on equitable distribution of income that can meet the basic human needs of societies, such as health, shelter and food. On the other hand, efficient use of natural resources, cost reduction and the creation of new economic markets compose of the economic dimension of sustainability.

Architecture is one of the most primary disciplines in which sustainability is effectively discussed in relation to all phenomena and concepts connected to human and its surroundings. The reason for this is that architecture is directly interacted with the social, cultural and economic structures of societies, and it falls in to the center of environmental problems due to intensive structuring and urbanization.

Uncontrolled development and growth in the world have caused environmental problems which are unrecoverable on the global ecosystem. The concept of sustainability now underlies many contemporary strategic urban policies. The goal of sustainable architecture is to eliminate negative environmental impacts through skilled and sensible design, to exclude non-renewable resources, to make the least impact on the environment, and to symbolize the connection between natural environment and humans.

When it is reviewed in terms of sustainability, the role of architecture in societies is becoming significant every passing day. The most essential reason for this is that architecture can influence social spaces physically, socially and culturally, and architecture is also influenced by all these phenomena. The most prominent outcomes of this interaction are observed in public spaces.

2.2. Urban Public Concept

Social spaces are based on political, communicative and cultural publicity. This interaction also converts spaces to “public spaces”. As this kind of spaces mirror the social, economic and cultural structure of the society, they can also be directly impacted by the changes in the concepts. Any breakdown in the factors that forms the characteristics of the public may lead changing of the public spaces or even make them dormant. New functions can be added to pre-change functions, new outdoor or indoor spaces can be integrated into existing spaces (Moazemi, 2018; 58). In spite of this, the growth of cities not only has led to the change of economic, cultural and social structure and to the diversification of urban spaces, but also to the loss of their old characteristics. Lefebvre describes this situation that for tourists and for

those coming from sub sections urban centers and public areas has become “consumption center” (Lefebvre, 1967; 124).

Since 1990s, especially in Europe, the removal of borders and parallel to that the increases in the circulation have enabled urban spaces to regain their previous significance. Projects were developed by local authorities to enable the cities to recuperate their identity at the level of UNESCO international organizations, and public spaces were re-addressed with a sustainable approach to adapt them to urban culture and social structures.

The public spaces which are designed with a sustainable approach, interact with the current social and cultural values of the society in which they belonged, provide the characteristics that are compatible with the modern economic understanding.

According to Rogers, the combination of physical attractiveness of public spaces with the excitement of activity, especially in big cities, is considered as a key principle for the success of these spaces (Rogers And Power, 2000; 204).

In establishment and maintaining of public spaces, it is significant to focus on the cultural and historical contexts of these areas and to ensure relations of public spaces with these contexts. On the other hand, ensuring the development of democratic structures on these spaces and cooperating with non-governmental organizations on this issue not only will enable public spaces to be handed down to future generation, but also prevent their disappearance over time.

The economic, social, and environmental planning practices of societies embodying ‘urban sustainability’. ‘Urban sustainability’ might imply the vitality of a city as a complex system, the quality of life of its citizens, or the capacity of nature to support its activities (Ewers and Nijkamp, 1990; 27).

Nowadays, increasing globalization affects the urban life and also the interaction of different cultures and types of people. The wide range of sharing and transition enrich the colors of urban life. Under the impact of globalization around the world public places has led to a rapid restructuring process in recent years. Shopping places are considered as the most important human public spaces element of urban design which are shaped by the social-cultural and historical characters of living society.

2.3 Urban Design and Shopping Places

According to Kostof (Kostof, 1999; 23) the urban fabric consists of an urban society, the inhabitants of the area, individual/civil housing units, street patterns or street networks, monumental buildings and public spaces, such as squares, parks commercial areas or open spaces. All together can draw the whole image of the urban fabric which specify a definite sense of place and identity.

Unprecedented development of the urban environment during the last century, has strongly influenced urban public life transformation. Rapid urban expansion, densification, inappropriate modern interventions, and changes in uses are occurring worldwide, directly affecting the urban environments (Descamps, 2011; 56).

Definitions of public space are closely related with the meaning of its ‘public’ component and public spaces relation with the public realm, the domain of social life. As these descriptions differ, so do the meaning, role and form of public spaces due to different socio-cultural structures of societies. Different kinds of public spaces have been appeared among societies based on their historical, cultural and social identity. The value that is put on public space also evolves and changes throughout history and is determined through physical, environmental, political and economic factors.

Public spaces are defined as the centers of social life where provide people with the possibility to interact with each other. Shopping areas as one of important urban spaces are a type of public places mostly aim to satisfy ‘needs in public space’ such as a social life center besides the retail activities.

The history of shopping places begins with Greek agora and continues with Roman forum. Greek’s agora, usually located in the center of the polis and the focal point of the town, both functioned as a market place and the gathering place for political assembly. In other words, it had both an economic and political importance (Mattson, 1999; Zucker, 1959). It also served as meeting place of citizens for daily communication and formal and informal assembly. Historical narratives often abruptly jump from these classical settings to medieval Europe where plazas and public squares were the main places for public life

which contain important buildings people gathered, public celebrations and plays took place in the Middle Ages and Renaissance, (Carr, 1992; 56). The shopping streets and marketplaces with their central location, which remarkably grew beginning from 11th century, were the crucial public spaces of the medieval times. In medieval cities a great part of the business life was also taking place in the narrow, open streets of the city. Street was the work place, the place of buying and selling, meeting and negotiating and the place where religious and civic ceremonies were held (Jackson, 1987; 87).

By the 18th century, as a result of rise of bourgeoisie, the shopping streets developed in Europe (Koolhaas, 2001; 16). Just before the Industrial Revolution, market places in cities were no longer spatially sufficient for the evolving trade. As a result, starting from Italy during the 16th century, and in northern Europe in the 17th century, the central streets of cities were lined with shops, pubs and coffee shops, where the shops were organized by type (Coleman, 2007; 20). Besides the growth of new public spaces for leisure and public entertainment in 18th century, 19th century was marked with the emergence of new consumption places serving also as important public spaces like the shopping arcade, passages, shopping street, bazaar and department store (Rendell, 1998; 37).

Since the end of 20th century, due to the globalization with the increasing use of technology in the design of several spaces, forms, usages, characteristics and definitions of shopping places have been changed dramatically (Smithsimon and Bindner, 1999; 101). The activities that were once taking place in public spaces, like streets and squares now, are shifting towards to take place in closed spaces like shopping centers. The increasing use of closed shopping areas as gathering places and social life centers which are isolated from rest of urban fabric can be seen in the developed communities (Sennett, 1987; 25) Shopping malls are rather than providing community's demands; they have become the urban focal points that reflect the socio-cultural characteristics of the society with the sporting practices, cultural activities, entertainment and recreation areas, restaurants, cafes with in them. Contemporary shopping areas are also a place of recreation and a means of social interaction beside buying and selling activities. The presence of retailing within mixed-use areas added to the public and communal life by making it safer and faster. Sustainability concerns are causing people to prefer mixed use developments where they can live, shop and work all within walking distance.

Integration of urban fabric and modern shopping centers as an enclosed public space is crucial for the quality of city urbanity. The characteristics of contemporary shopping areas affect the identity of urban fabrics.

3. Transformation of Shopping Malls in the Context of Sustainability

Shopping malls are defined as “one or more buildings forming a complex of retails, with interconnected walkways and creational areas”. The concept of shopping malls is shaped around the idea of a communal space inspired by traditional town centers and squares which is a place not just for shopping, but to socialise and feel connected. It can be imagined as a miniature “city under a roof”, fully enclosed from the outside world, but covered in natural skylight, the climate-controlled environments which should mimic actual city centres. In recent decades, they are the heart and soul of communities, the foundation of retail economies, and a social sanctuary for todays people.

However, in the 21st century, the shopping mall, which became a full-blown modern retail trend, has begun dying across the globe. The rise of online shopping has heavily disrupted the retail industry. Additionally, shifting of city centers and opening of new shopping malls are the other reasons. When a shopping mall closes, it will give a blighted building, deprive the community of a commercial service, a gathering and walking place, and tax revenue for local government. Emphasis is now placed on ensuring developments are energy-efficient and delivered using sustainability criterias. Shopping malls can reclaim their status as public places due to high cost of cleaning away of their ruins. Sometimes reuse of malls is not a simple function change of an already existing building to renovate, but becomes a strategic change in an urban revitalization.

In the dynamics of metropolitan development, retail competition and changing client demands, the life of a shopping mall has a time of growth, an apex and a decline until closure. In the perspective of retrofitting urban fabric with the objective of sustainable human settlement, some strategies of change for

suburban shopping malls are needed. The decline, death and transformation of American malls has several causes, from changes in trade area competition and demographics, to poor management and tenant behavior. As a result, hundreds of malls have shuttered in the past two decades. Some spaces have been reinvented and repurposed, granting dead malls a new life as university, churches, medical clinics, data centers or offices. Many dead retail spaces will likely morph into businesses that have community-based functions, like apartments, public libraries, indoor farms. Most food courts of malls have a lot of natural light, they could be used as gathering spaces for community groups or child daycare centers if they close down. Mall atriums are wide-open spaces that can allow for social events, like concerts and shows. Parking lot areas of malls could be turned into outdoor spaces that emphasizes walking as a pedestrian space benefit the surrounding community.

In order to achieve a sense of sustainability of the future built environment the natural elements have to be introduced into a system, which can be configured according to the existing hydrographic system which is already naturally interconnected.

The scope and method of interventions to a shopping mall in the process of re-functioning vary depending on the physical characteristics and architectural nature of the building. These criteria are extremely significant for ensuring the continuity of the shopping malls. The physical environment in which human beings live should be approached with formal or functional purposes.

Under the context of these criteria, the harmonization between the old and new function of the Bakırköy Town Center Mall and Mina Sera Mall which have been transformed into Altınbaş University Medical Campus and Aldan hospital will be analyzed and the transformation of these shopping centers will be studied in terms of sustainability.

3.1 Re-functionalized Shopping Malls Examples in Turkey

3.1.2. Bakırköy Town Center/Altınbaş University Medical Campus

Bakırköy Town Center shopping mall started business in Istanbul on Bakırköy Incirli Street in 2003. The building consists of the section which is designed a shopping mall and the office tower on top of it. The shopping mall is designed as a total of 35000 square meters structure on a plot of 5000 square meters. While the shopping mall section of the building consists of three floors, the tower on top of it is composed of eight floors. On the other hand, the building is planned to have a total of six below ground floors with two floors involving shopping and storage areas and last four floors involving closed parking lot. (Figure 3.1)

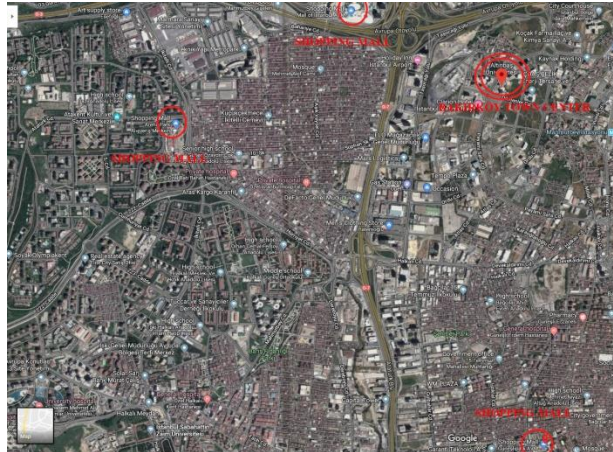


Figure3.1

Location plan of of Bakırköy Town Center/
Altınbaş University Medical Campus, Istanbul. Google Map
[Online] Available at: <<https://www.google.com/maps/place/Alt%C4%B1nba%C5%9F+%C3%9Cniversitesi/@41.0573285,28.8184697,17z/data=!3m1!4b1!4m5!3m4!1s0x14caa5733f40e253:0x8bed87f91b0b6553!8m2!3d41.0573285!4d28.8206584>> [Reach Date: 03.03.2019]

The entrance of the office tower has been designed independently from the entrance of the shopping mall with the purpose of access control. The dome on the gallery space of the shopping mall building is designed in order the building benefits from the daylight.(Figure 3.2)



Figure3.2.

Interior of of Bakirkoy Town Center Mall with sky light dome
[Online] Available at: <<http://www.bakirkoy.gen.tr/town-center.html>>
[Reach Date: 03/03/2019]

Bakırköy Town Center, located in one of Istanbul's busiest and central streets, was unable to compete with other existing shopping malls as well as the ones developed in progress of time in its immediate vicinity such as Galleria, Capacity and Carusel and remained inactive in 2013.

Bakirkoy Town Center was rented by Altınbaş University in 2015 and it was decided to convert the building into a medical school campus. The transformation project was completed in 2015. (Figure 3.3)



Figure 3.3.

Altınbaş University Medical Campus Exterior View
Sarakçalı, 2018, p. 148.

During the planning phase of the new structure, attention was paid for the harmony of function and space, and the characteristics of the old building were taken into consideration for the allocation of the spaces that are different from each other and have special needs such as research laboratories, operating theaters, dental clinics, meeting rooms, classrooms and offices. Operating rooms, imaging centers, dental clinics and laboratories that do not require daylight were placed in the basement floors.

Since there were warehouses in the past in these floors, no dismantling has been done for gas, electricity and similar installation applications that are also needed by new spaces.

On the ground floor where the open and large areas are predominant, the gallery spaces were closed and the cafeteria, stationery and social areas and administration and security offices were placed on this floor.

The moving stairways available in the old building were removed and new stairs were built. Deanship, academic offices and twenty classrooms were located into the first and second floors and the existing WC and elevators are kept in the same manner.(Figure 3.4)



Figure 3.4:

Interior of Altınbaş University Medical building
 [Online] Available at: <<https://www.egitimajansi.com/haber/10-soruda-altinbas-universitesi-haberi-59765h.html>>
 [Reach Date: 03/03/2019]

It was decided to place student dining hall and cafeterias on the third floor, which was used as a dining floor during the shopping mall period. The remaining area is designed as a library due to its transparent dome on top.

The classrooms of the Vocational High School, management and academic offices have been placed to the tower which was formerly used as an office building.

Since the existing openings of the building were suitable for the new function, no changes were made on the facades. As construction in the building, except mechanical modifications, chemical outfit applications, partitions and stairs, only the amplified floors of the amplifiers were made.

In the transformation of Bakırköy Town Mall to the building of Altınbaş University Faculty of Medicine, it can be observed that attention is paid to every detail from the location selection of the structure to the adaptation of the new function and the project. The central and busy position of the building, which is a significant disadvantage in the former function of the building, has turned into an advantage for easy access to the structure in its new function. This situation is important in terms of the life cycle criteria of sustainability.

On the other hand, during the decision-making and planning phases of the new function, the spaces in the old function of the building were thoroughly analyzed and the new function of the building was applied considering the result of this analysis. The design of the basement floors as a laboratory and, the handling of the third floor where daylight reception is intensive as a library, the minimum amount of additional installation work and other site locations can be considered as the results of the analysis in question. The fact that in the transformation of the building, the limited amount of demolition, dismantling and other construction works have led the most economical transformation in a shorter period of time.

In the re-functioning project of the building, it can be seen that sustainability is addressed together with life cycle design and accurate resource utilization criteria.

However, important sustainability criteria such as nature-compatible design, efficient and use of natural energy resources have not been taken into consideration in the planning and post-construction phases of the new building.

3.1.2. Minasera Shopping Mall / Aldan Hospital

Mina Sera Mall was constructed in 2008 in Umitkoy-Ankara. The building, which has a usage area of twenty-two thousand square meters, has become idle due to economic and environmental reasons (socio-environmental) in 2014 and has been re-functioned and has started to serve as a private Aldan hospital in 2016. The key reasons for the loss of the main function of the structure are the construction of new,

larger-scale malls such as Dora Park, Angora, Gordion, and the renewal of existing malls such as Arcadium and the distancing of social, economic center of the region and the development and growth of its urban fabric. In addition to these factors, as a result of high rent, the owner of the shop left the region and the building was completely deserted over time (Figure 3.4).

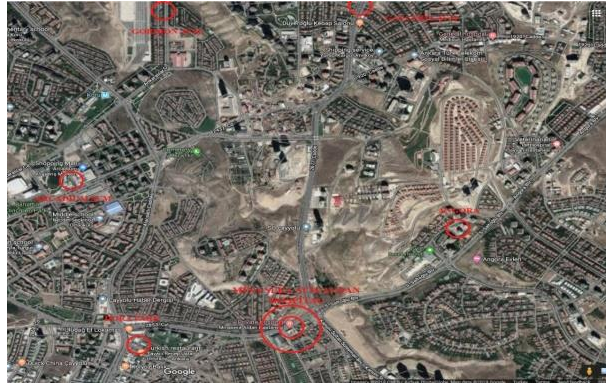


Figure3.5.

Location plan of immediate environment of Minaser Mall
[Online] Available at: <<https://www.google.com/maps.>>
[Last Reach: 03/03/2019].

Due to the fact that the new function of the building is a hospital, the entire installation has been re-modified, and new openings have been added to the exterior facades due to the natural lighting needs of patient rooms and other spaces. On the other hand, the clinic spaces, patient rooms have been added on to the building and the basement floor area which was used as a market in the past has been transformed into an emergency room and imaging center. At the entrance floor, the area which was utilized as atrium in its previous function is used as a waiting area without any changes.

The shops in the entrance and first floors have been transformed into patient rooms and offices and the top floor have been designed as management floor. The spaces used as movie theaters while it was originally shopping center, have been transformed into patient rooms and meeting rooms. The atrium ceiling, stairways, elevators and the pool were left as it is. No additions have been made on the façades other than the openings and the entrances have been kept intact. (Figure3.6)

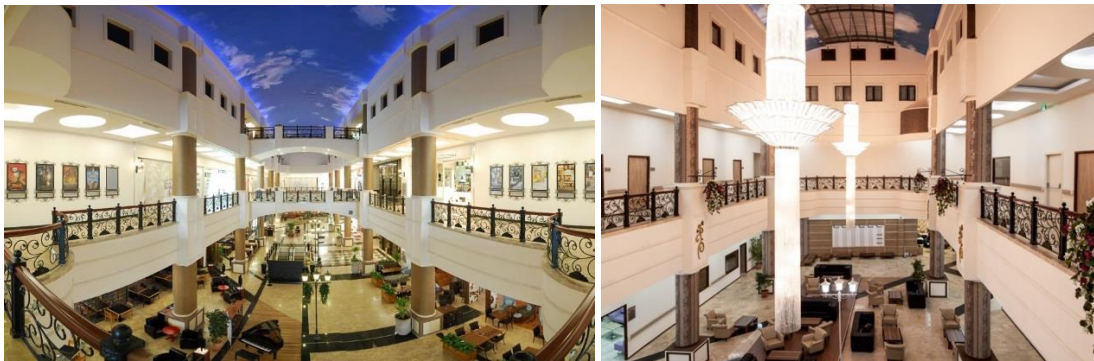


Figure 3.6

Minaser before (shopping mall) and after (Aldan hospital) transformation 1-2
[Online] Available at: <http://www.sonbaygroup.com/wp-content/uploads/2015/12/minasera_04.jpg> (With Personal archive)> [Last Reach: 13.02.2019]

If the transformation of the building from the framework of sustainability is discussed;

1. In the downfall of Mina Sera Shopping Center, it has been effective that the Shopping Center is far away from human traffic and that it is in a very opposite and risky area for vehicle traffic. On the other hand, as the main entrances of the hospital have not been modified, the narrow and curved ramp which

was constructed during the shopping mall period does not comply with the hospital standards. These situations conflict with the design for human beings criteria of sustainability.

2. The dead areas in interior spaces, especially in the first, second floors and in basement, in gallery spaces are disproportionately available. Due to the plan of the building, while the spaces of the atrium are unnecessarily kept wide, both the size and sunlight of the spaces with more intense functions and with higher volumes are inadequate. As a consequence of the permanent wide spaces of the building, sufficient volumes could not be allocated to new functions and in this situation led severe space losses. The adaptation of the existing plan and structure of a building to its new function is one of the vital criteria of sustainability.

4. Conclusion

In the urban public spaces, due to globalisation problems, rapidly changing lifestyle of modern society, towards urban sustainability some shopping malls began to lose their functions. Due to the mentioned problems, the shopping mall buildings that have lost their functions and have become dormant can damage their vicinity not only aesthetically but also socially and economically. In this study, transformation of shopping malls on the topic of sustainability is discussed. Based on this, transformation of malls could be considered as a sustainable solution of urban revitalisation. In light of the sustainability that characterizes urban development, the renovation of shopping malls, could be considered as in frame of environmental and social principles. Within the context of environmental sustainability, It is important to ensure that the new functions of the environment in which they are to be functionalized are in harmony with the structure. Otherwise, the problems that arise as a result of the incompatibility of the old and the new state may limit the healthy maintenance of the new function of the structure. In the process of transformation of malls in the context of social sustainability, critical issues such as the identity of the old and new structure, the harmonization of the new function to the old function and the environment, rather than simply transforming structures, should be taken into account. Project-function alignment in the old function of the structure can lead to space losses, volume and function incompatibilities in a re-functional state. The social and economic adaptations with the vicinity of the new functions of the shopping malls to be transformed should be taken into account and their interactions with their vicinity should be considered for long-term. Sustainability principles should remain at the forefront in decision making and planning phases. On the other hand, during the project period, it should be planned in advance how the transformation of the structure can be realized with as minimum as possible energy and time. In the creation of spaces with new functions, it should be examined which parts of the old project can be reused, and efforts should be made to minimize the costs of breaking, dismantling and construction. It should also be considered that in case of deferral of the construction process, it may cause further damage to the environment. The transformation of malls in the context of social sustainability, critical issues such as the identity of the old and new structure, the harmonization of the new function to the old function and the environment, rather than simply transforming structures, should be taken into account. Project-function alignment in the old function of the structure can lead to space losses, volume and function incompatibilities in a re-functional state.

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