



URBAN REGENERATION

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What are the sectors of potential growth of the micro local economy?

- § tourism
- § small trade
- § small scale manufacturing
- § craft industries

How can they be supported?

- § restoration
- § regeneration works
- § new tourist based activities

What public spaces and buildings could serve as a backbone to regenerate the district ?

A structuring path linking
§ main buildings
§ sites

A backbone for a program of
§ port restaurants, hotels
§ Baudens craft industry village
§ small scale manufacturing or activities
§ real estate
§ small trade

§ In Istanbul
§ As Origination : Cemberlitas square
§ As destination : Yeni Camii, Eminönü square
§ Trough the axis : Nuruosmaniye Mosque, Yeni Camii, Valide Khan, Büyük Yeni Han...

§ In Oran
§ As Origination : place du 1er Novembre
§ As destination : the fishing harbour with restaurants, el Murdjajo and Santa Cruz
§ Through the axis : place Kleber, place de la Perle, hôpital Baudens, classified mosques
§ OPGI, banks, postal and telecommunication offices, seat of the taxes, swimming pool

Work upon the backbone public spaces and path and linked programs

Is housing a valued heritage?

§ In Istanbul
§ It is not primary land use in the study area

§ In Oran
§ A rich architecture, Spanish and French and

Can it be adapted to today's life?

§ In Istanbul
§ Nothing to be done?

§ In Oran
§ an assessment of the:
structure survey
architecture study (heritage value, adaptation to today's uses?)
legal nature (state owner, others, occupancy)

Work upon various housing assessments (Oran)

To what degree the process can be opened to private sector, associations, inhabitants?

A need to identify the targeted social mix and the program for the district...



In Istanbul
restoration works are mainly based on private sector initiatives controlled and financed by Government Authorities



In Oran
the private sector through biddings of state owned ground or buildings with defined programs (urban pockets, la Calère)



Associations Santé Sidi Lahouari, Bel Horizon
20% of the population of the district is targeted to be stabilized



new population is expected to raise the image and build a more balanced district

How to coordinate private sector? What about with actual inhabitants?

What are the public objectives?

- § In Istanbul
- § To preserve the historic heritage
- § To maintaining and develop commerce

- § In Oran
- § To trigger the interest of Oranians for a district marginalized for 30 years
- § To ensure urban integration into the city centre especially with the ongoing road construction projects (western exchanger)
- § To restore stable social situation and eliminate the transit district
- § To highlight architectural and historical heritage demolish illicit constructions
- § To attract investment land (real estate, hotels...)

Precise the available resources

What resources can be mobilized?

- § In Istanbul
- § Subsidies
- § Tax deduction

- § In Oran
- § The Municipality finances of the renovation of public spaces, parks and equipments (pool...), establishes the comprehensive land development plan
- § The Wilaya realizes free transfer of buildings to OPGI + bids on public grounds for habitat or commercial activities (buildings, la Calère 10ha + many free spots) implying public or private promoter

What population do you want to attract?

- § In Istanbul
- § New consumers of garment industry
- § Then tourists

- § In Oran
- § Population with higher incomes in new or renovated constructions to rise the image of the district and the interest of the people of Oran
- § Population of Oran and the country in the restaurants of the fishing port
- § Tourists

What about existing population?

- § In Istanbul
- § It is not a residential area
- § Daytime population reaches 100000 due to commercial and small scale industrial activities

- § In Oran
- § 20% of the population of origin has to be stabilized in place

- § Common interests?

Market studies, work with private promoters
