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Growth and Changing Tendency of Central Business District of Diyarbakir (Turkey) City

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GROWTH AND CHANGING TENDENCY OF CENTRAL BUSINESS DISTRICT OF CITY OF DIYARBAKIR, TURKEY

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The aim of this study is to analyze Central Business District (CBD) of Diyarbakir and its evolution and by which the future possibilities of CBD location(s) will be search for. The city of Diyarbakir with almost seven hundred thousand inhabitants needs to be evaluated for urban services and its location of Central Business District. This evaluation is necessary, because there has been a rapid urbanization and changing in urban services in last three decades. Moreover, the demand of urban services by cities around Diyarbakir is increasing and inevitably new search as for better urban services CBD of Diyarbakir are questioning. The study will try to explain this process by using questionnaires, analyzing urban land use plans, studying on demographic and economic data of the city. Finally, we expect to have some ideas of new location(s) for the CBD of Diyarbakir

Key Words: Central Busines District, Commercial facilities, Diyarbakir, Urban growth.

1. Introduction

In this study, we will try to analyze Central Business District (CBD) of Diyarbakir and its evolution. The foundation of Diyarbakir one of the most important cities in South-eastern Turkey goes to prehistoric times, so its trade. However, urban services and location of CBD in Diyarbakir are extensively changing, because of rapid urbanization. Although, the reason of rapid urbanization is quite known, mainly because of migration and population increase, the changing of location of CBD needs to be evaluated. In addition to this, the demand of urban services by cities around Diyarbakir is increasing and inevitably new search for better urban services in CBD of Diyarbakir is questioning.

Changing in population by years, the size of CBD in old and new city centre, Land Use Plan (LUP) decisions and their implications will be important elements to have an idea about the questioning.

The way we try to find out some results will be over changes in land use, so the LUP, and research we have done in the CBD of Diyarbakir.

2. Evolution of Central Business District of Diyarbakir.

The area of CBD of Diyarbakir, one of the oldest city in Anatolia, is relatively different then usual. It's located in a flat area and away from the Tigris River, although Tigris River is tangenting the city. For ages its place and size had remained almost same, but after 1950's it started to be bigger and wider. In Figure 1, it can be seen the growth of Diyarbakir LUP, so the CBD.

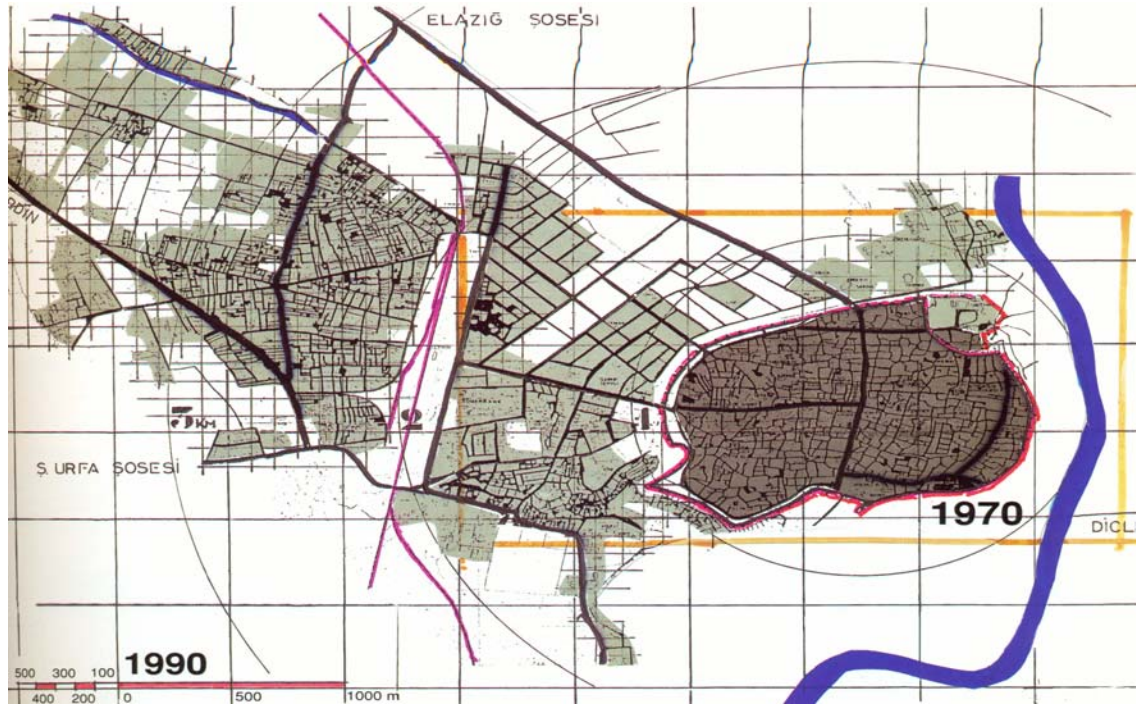


Figure 1. Urban Growing of Diyarbakir, 1970 - 1990.

Population of Diyarbakir, see in Table 1, is the main reason of urban growth of Diyarbakir. Inevitably, the CBD is growing, as well. Changes in our era and marketing consensus are the other reasons for this process. Service mentality has changed a lot, from the other side. All this situations are important effects to CBD of Diyarbakir, the Second biggest city of Southeastern Anatolia

Table 1. Population of Diyarbakir Province and City Center

Years	Total Ppulation	Population of City Centres	City Centres' Population in Total (%)
1927	194183	47397	24,41
1940	257321	66103	25,69
1950	293738	72267	24,60
1960	401884	124718	31,03
1970	581208	238504	41,04
1980	778150	374264	48,10
1990	1094996	600640	54,85
2000	1362708	817692	60,00

In Figure 2 LUP decisions are shown. It's clear that how Diyarbakir exploded. All functions are growing and changing their places. The CBD of Diyarbakir is about to move to Urfa Road.



Figure 2 Land Use Plan for Diyarbakir, 2000¹

Importance of old CBD, in other words the traditional city centre is still exists, although after 1950's city started to settle in environ of traditional area. In 1985, LUP of Suriçi District, see Figure 3, the old CBD has been planned as a residential area, except the main roads in Suriçi

¹ Source: Greater Municipality of Diyarbakir.

District. The main roads those are in the core of old CBD in Suriçi district were planned as commercial area.

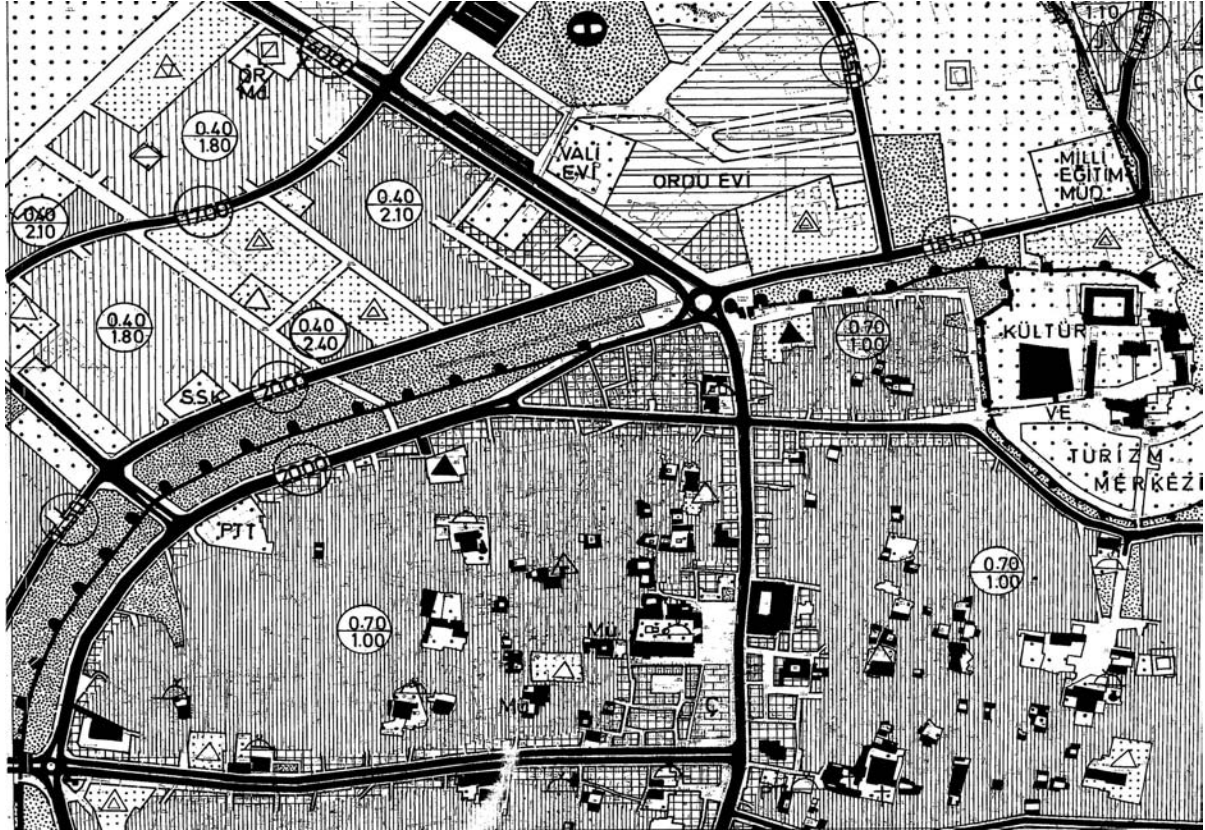


Figure 3 Suriçi District, Gazi Street and Melik Ahmet Street, Traditional CBD of Diyarbakir, 1985.²

In 1992, see Figure 4, there was no changes in planning Suriçi Region, but some small changes can be observed in surroundings of Suriçi Region.

² Source: Greater Municipality of Diyarbakir.

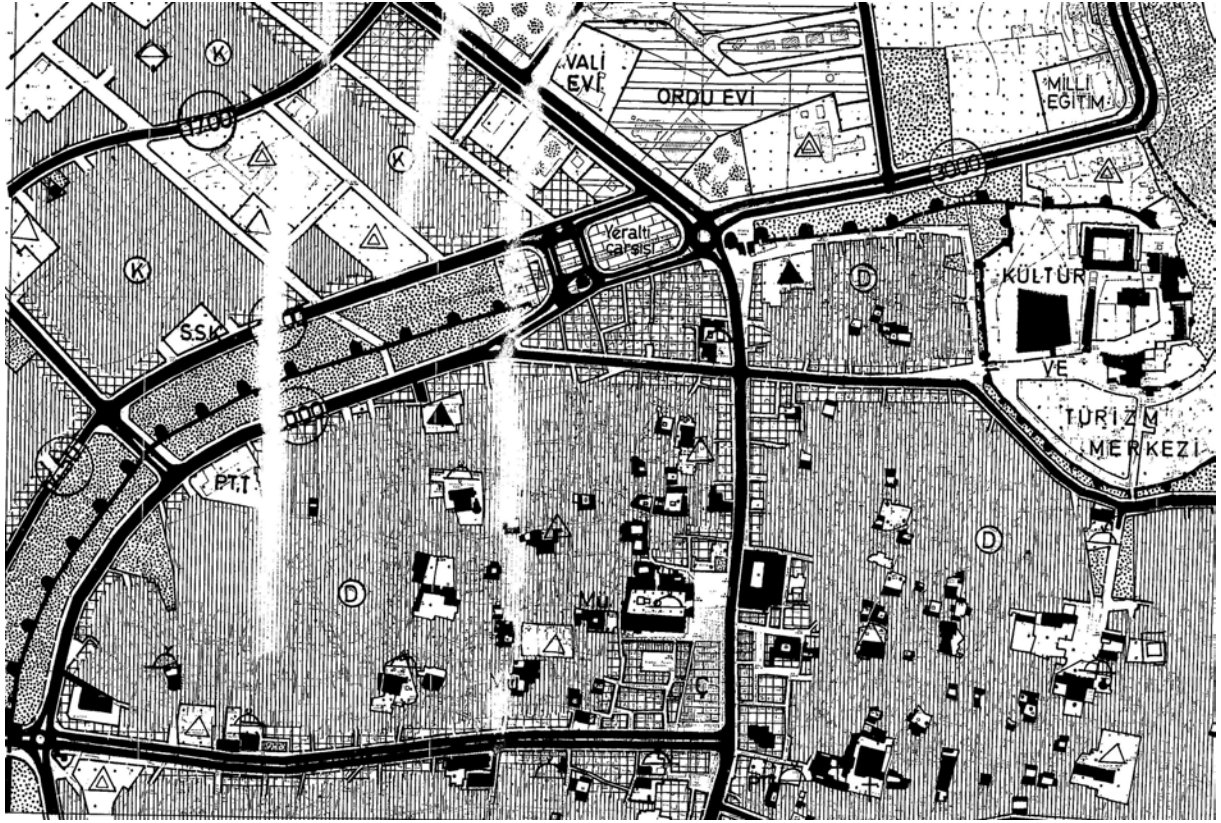


Figure 4 Surici District, Gazi Street and Melik Ahmet Street, Traditional CBD of Diyarbakir, 1992.³

The only thing it should be mentioned is that trade, especially whole sale in Surici District is still existing and has an important role in commercial facilities in Diyarbakir.

³ Source: Greater Municipality of Diyarbakir.

As it was noticed before, the city started to settle in around of Surici District. By the time, especially with the population increase the City has spread in a very huge area.

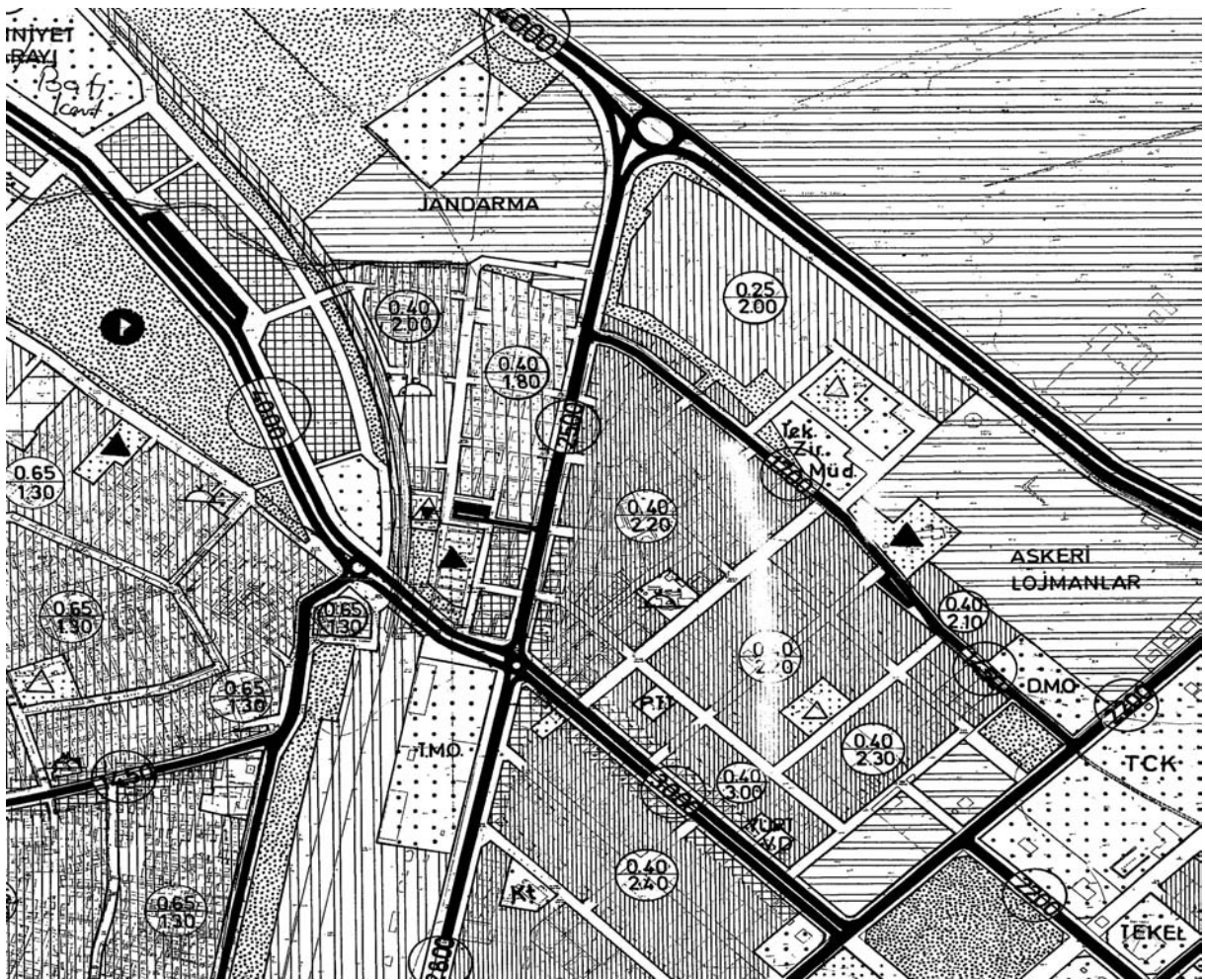


Figure 5 Ofis District, Ekinciler and Gevran Street, New CBD of Diyarbakir, 1985.⁴

In Figure 5, the searches for a new CBD in Diyarbakir are shown, although residential and official areas are more than commercial areas.

⁴ Source: Greater Municipality of Diyarbakir.

The same area, LUP of 1992, see Figure 6, has two important changes. The first is density increase in residential areas, and the second is the ratio of commercial areas has increased in total.

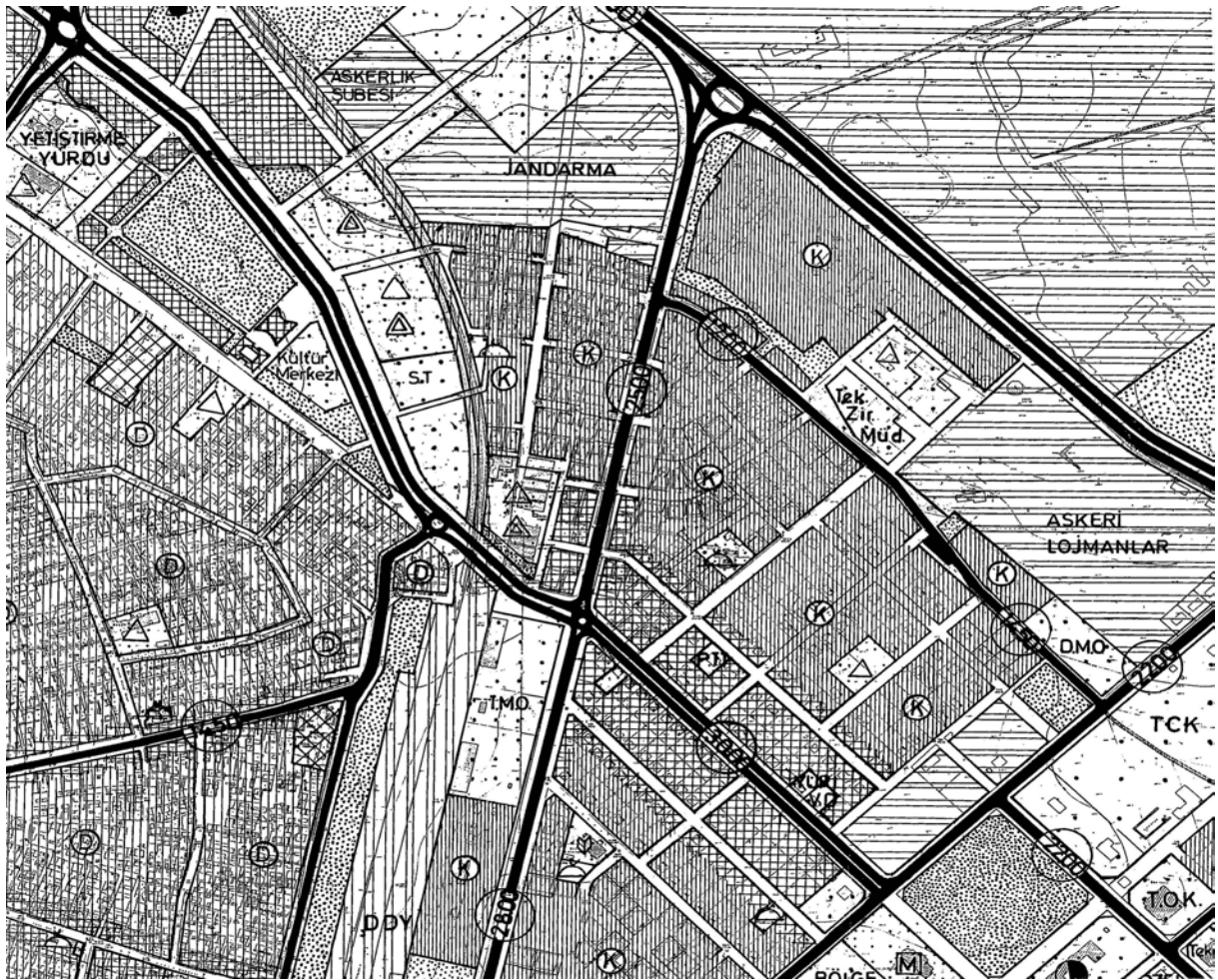


Figure 6 Ofis District, Ekinciler and Gevran Street, New CBD of Diyarbakir, 1992.⁵

⁵ Source: Greater Municipality of Diyarbakir.

Another decision from 1992 plan, see Figure 5, there is a new search for CBD area and its size.

As it was noticed in Figure 2, Urfa road was planned as the new CBD area of Diyarbakir, in 1985 (Figure 7). This decision, although it was quite understandable, was aiming to protect historical areas and to open new areas for commercial facilities has doubts. For instance, there were no communication elements with the existing CBD and traditional CBD. Moreover, the way of protection is not to leave empty or functionless.

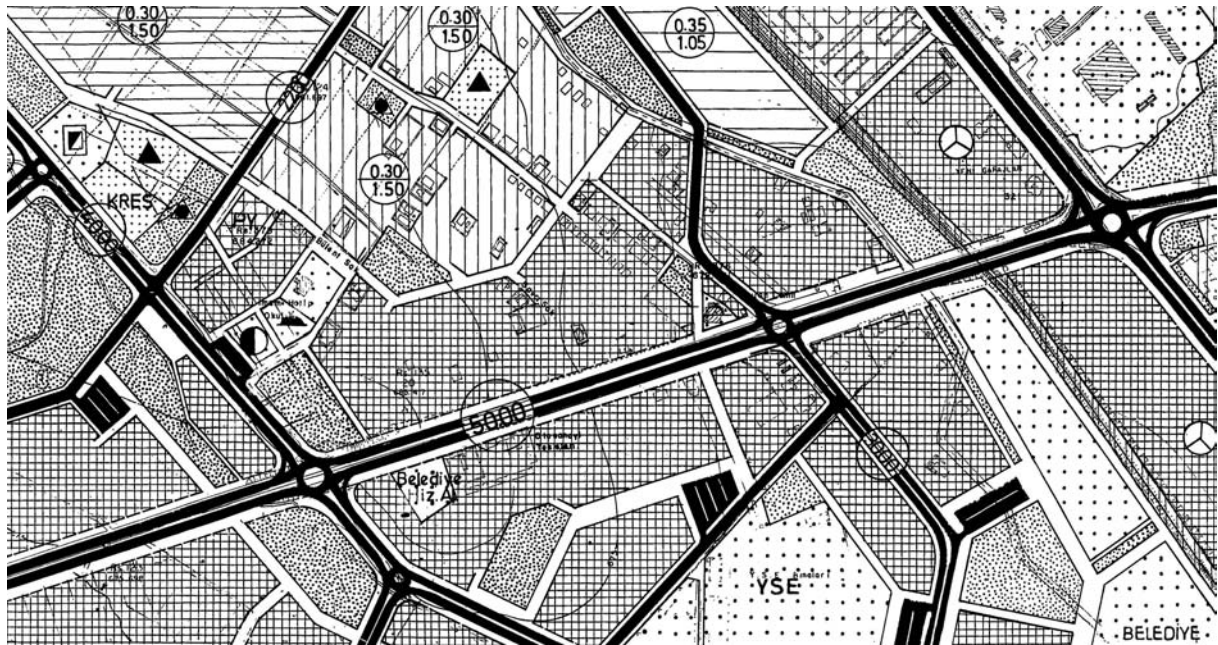


Figure 7 Urfa Road, Proposed CBD of Diyarbakir, 1985⁶

⁶ Source: Greater Municipality of Diyarbakir.

After analyzing LUP, we will now try to understand and make some comments on actual land use of main roads in CDB of Diyarbakir. In Figure 8, it is shown the main roads of Surici district.

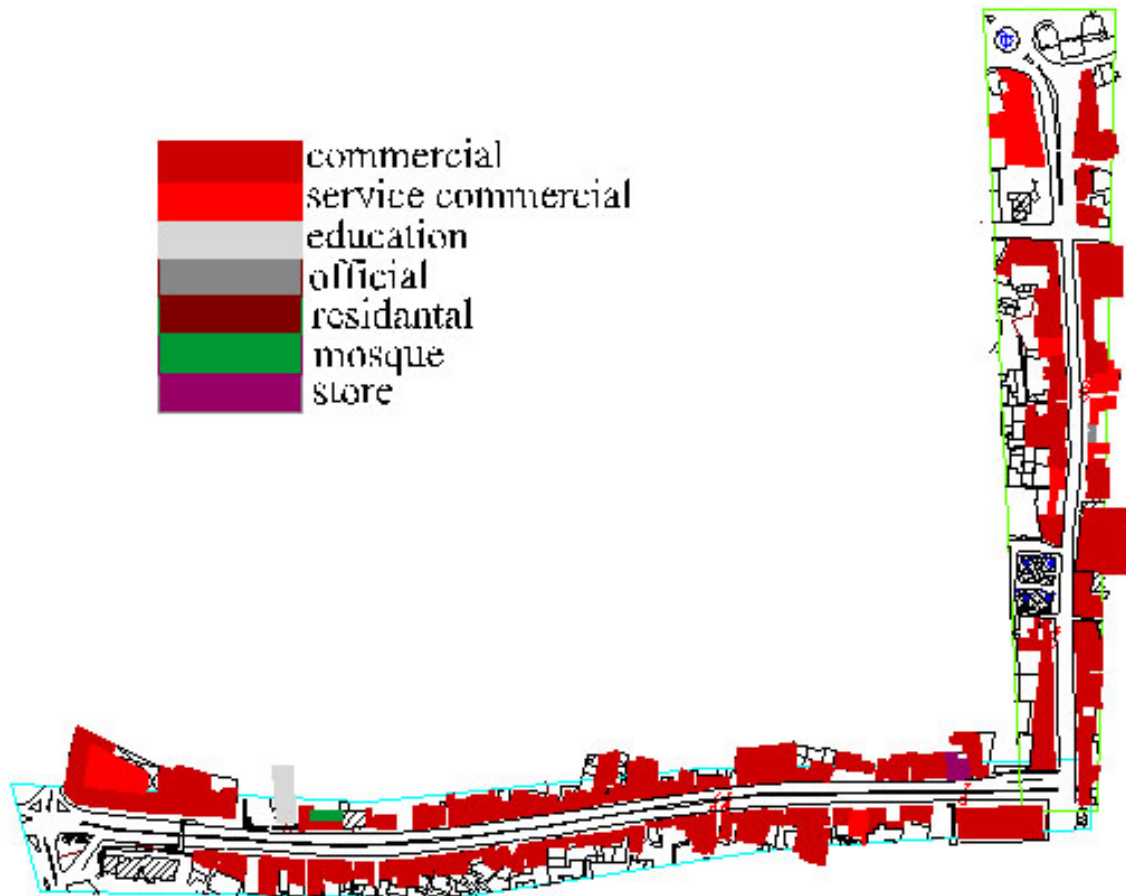


Figure 8. Land Use of Surici District, Old Diyarbakir, 2005.⁷

After our analyzes in the old CBD, it is hard to say that The Old CBD contains all characteristics of a CBD but certainly there is trade and commercial activities.

Urban activities in the Melik Ahmet Street, the longest and probably the most important street in Surici district, almost all are marketing and services that are commercial activities, as well. Besides, there are 4 shopping centers, 221 shopping places, 1 bank, 26 pharmacy, oven, etc in Melik Ahmet Street (Figure 9).

⁷ Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.

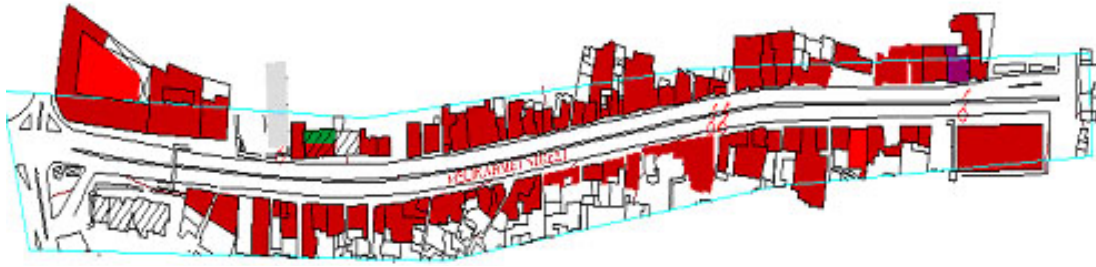


Figure 9. Land Use of Melik Ahmet Street in Surici District, Old Diyarbakir, 2005.⁸

Urban activities in Gazi Street are relatively small than in Melik Ahmet Street, but there are certainly some commercial activities. As it can be seen commercial facilities in Figure 10, we count 143 shopping places in medium scale and 41 Service Commercial activities. Another interesting point of Gazi Street is that there is Great Mosque that has a vital role in tourism facilities.



Figure 10. Land Use of Gazi Street in Surici District, Old Diyarbakir, 2005.⁹

Ofis District is quite new in comparison to Surici District, but it is the existing CBD of Diyarbakir. Difference of Ofis district from Surici District is mainly service. Types of commercial activities are mainly restaurant, banking, etc. Our observation is that the importance of Ofis District will be higher in future. It seems that it will be growing exponentially (Figure 11).

⁸ Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.

⁹ Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.

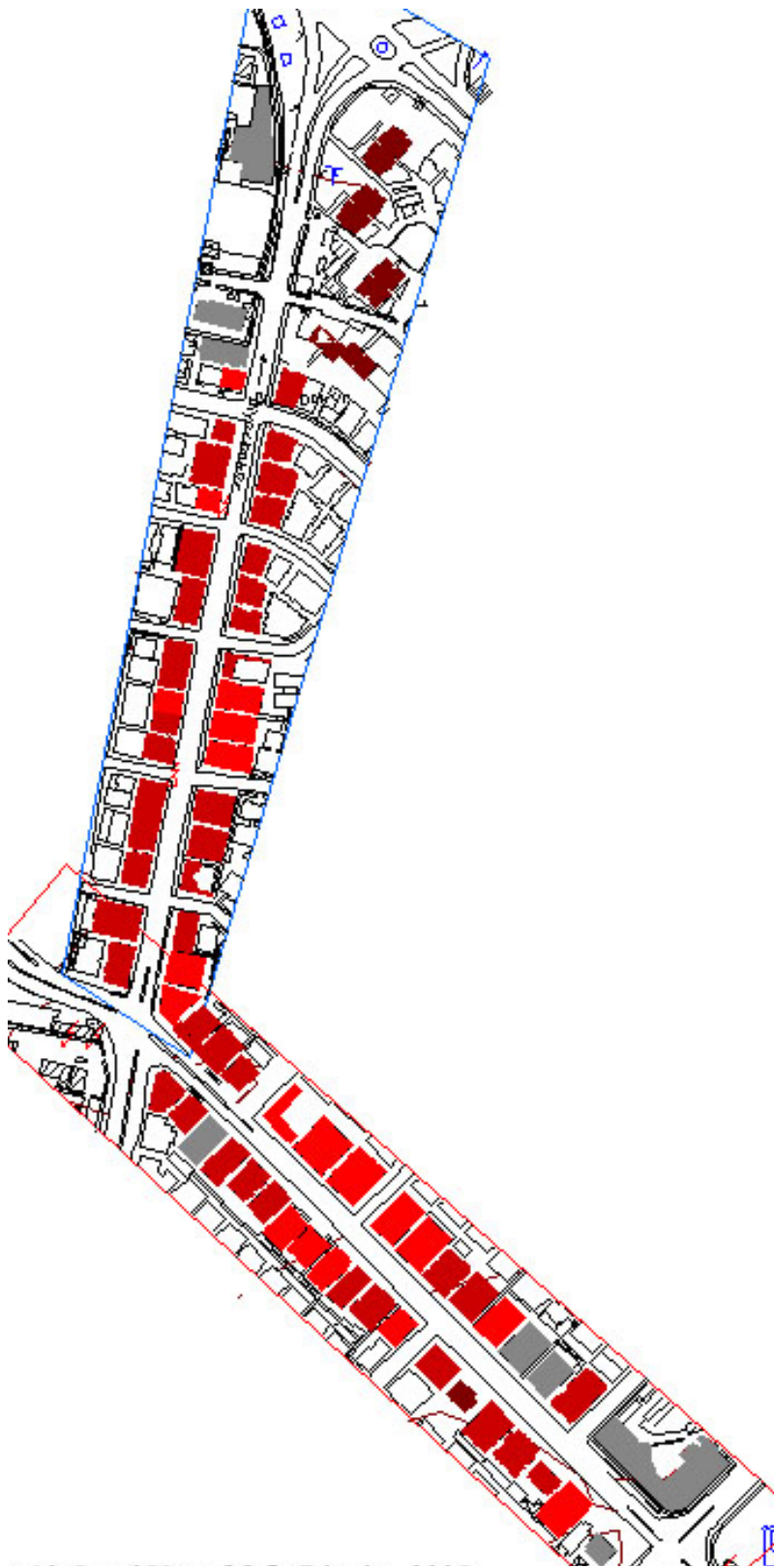
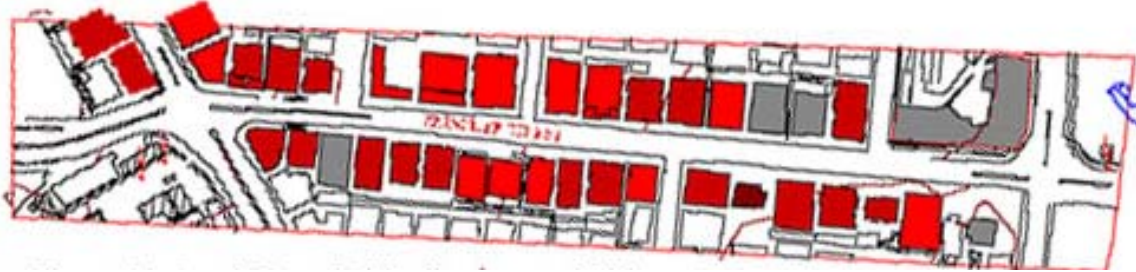


Figure 11. Land Use of Ofis District, New Diyarbakir, 2005.¹⁰

¹⁰ Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.

In Ekinciler Street, part of Ofis District, there are 118 shopping places, 79 service commercial facilities, 8 official facilities, and 15 health facilities (Figure 12).



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Figure 12. Land Use of Ekinciler Street in Ofis District, New Diyarbakir, 2005.

In Gevran Street, the other part of Ofis District, there is 70 shopping places, 61 service commercial facilities, 7 official facilities, and 10 health facilities (Figure 13).



Figure 13. Land Use of Gevran Street in Ofis District, New Diyarbakir, 2005.

Urfa Road, we called as the proposed CBD of Diyarbakir started to have commercial facilities but still get its importance from transportation between cities. Facilities are mainly whole sale

¹¹ Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.

and services for repairing and cleaning. One important decision made recently is opening the greatest shopping centers on Diyarbakir. This road is the longest road we compared and residential facilities are more than the rest. According the Diyarbakir Municipality, there are 10 whole sale trading facilities, 49 shopping places, 33 services partly commercial, 8 official activities, 40 empty places, and 669 houses and flats (Figure 14).

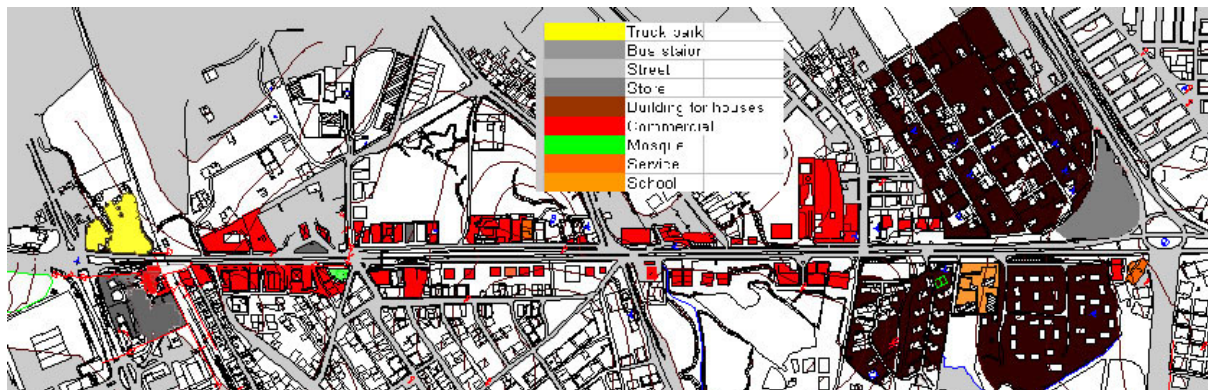


Figure 14. Land Use of Urfa Road, Developing Areas in Diyarbakir, 2005.¹²

In Figure 15, it can be seen the east side of Urfa road, partly empty and have some commercial facilities.



Figure 15. Land Use of Urfa Road, East Side; Developing Areas in Diyarbakir, 2005.¹³

¹² Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.

¹³ Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.

In Figure 16, the main function is residential area with some commercial areas.

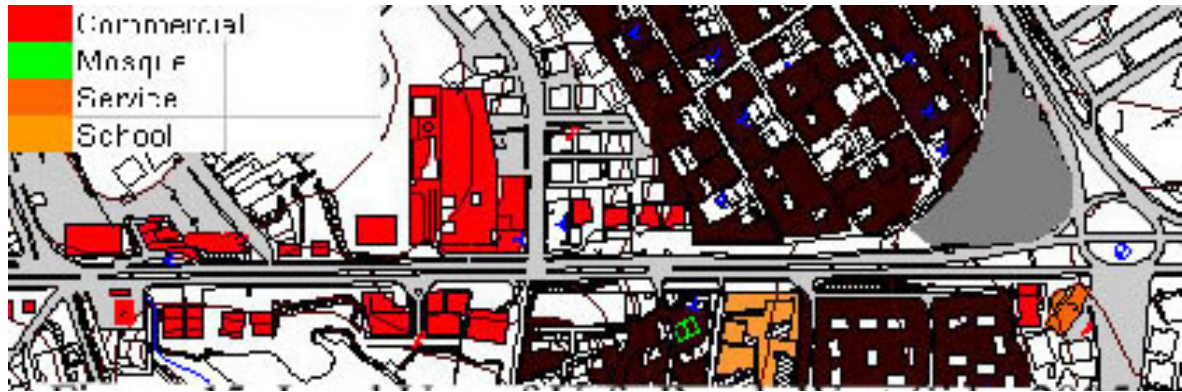


Figure 16. Land Use of Urfa Road, West Side; Developing Areas in Diyarbakir, 2005.¹⁴

3. Conclusion

Diyarbakir has a vital role in urbanization process of Turkey. The changes in Diyarbakir are affecting the whole southeastern region at first, then the country. Thus make important the evolution of CBD of Diyarbakir. According to our observation, there is a changing tendency of the CBD that is positive. The thing that we found negative is the decision for making Urfa Road as the new CBD.

Commercial facilities have a very close relation with traditional urban centers. So our conclusion is that relationship between Surici District and Ofis District should be supported. These two districts can be accepted as the new CBD of Diyarbakır. The importance of Urfa road will continue. This importance should be supported by secondary facilities.

4. References

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Land Use Bureau of Greater Municipality of Diyarbakır,

¹⁴ Source: Map is from the Greater Municipality of Diyarbakir, land use peculiarities are from our observings.