فصلنامه مدیریت شهری
(ویژه نامه لاتین)
Urban managment
No.**41** Winter **2015**
109 - 120

Received *26 Sep 2014*; **Accepted** *19 Nov 2015*

International experiences of urban renovation with an emphasis on public participation (Case study: Shahid Khoob Bakht neighborhood Tehran, Iran)

Fatemeh Roshanali[1]**-***PhD Candidate, Department of Art and Architecture, Science and Research Branch, Islamic Azad University, Tehran, Iran.*
Alireza Andalib-*Associate professor, Department of Art and Architecture, Science and Research Branch, Islamic Azad University, Tehran, Iran.*

Abstract
Nowadays, Spatial and social inequalities are universal and expanding phenomenon. Identification and spatial analysis of social, economic and ecological inequalities in metropolises is one of the essential and basic proceeding for planning and achieving urban sustainable development. The present research method is descriptive-analytical and using 13 sub criteria based on three main criteria of social, economic and environmental analyzes the status of spatial fragmentation among the metropolis Tehran's districts. For this purpose, the criteria and sub- criteria's internal and external dependencies was determined using the Delphi and ANP method in Super Decisions Software and assessed and scored relative to each other. The results of assessing the indicators shows that Tehran metropolis lacks of the physical unity and spatial heterogeneity between the north and south of the city remains as main feature of its spatial structure. It is necessary that the authorities of Tehran urban management to take actions for better understanding of this phenomenon and consequently offer new and efficient solutions for reducing the effects of various impacts of spatial inequality and duality. For this reason, it is essential to rethink the concept of city in terms of social, economic, political, and ecological and sustainability dimensions.

Key words: *eroded texture, public participation, experience of renovation*

1. Corresponding Author, Tel: 09127153136, Email Address: Fateme_Roshanali@yahoo.com

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

Introduction

Today, civil society development is a public desire. Some communities can achieve the valuable experiences in this regards and some countries like Iran are trying to achieve it. This time difference of creating the civil society is rooted in the cultural history of the society and its evolutionary urbanism. The government managers and trustees are responsible to provide the right of public use of the urbane life facilities and equal opportunity to use the appropriate life environment and citizenship activities. The possibility of access and use of the urbane life advantages are so important that UN considers the backwardness as the lack of equal opportunity to make use of the appropriate habitant for the human activities. From this perspective, the eroded textures renovation and reconstruction as the basic task of the renovation organization is promoted from an executive program level to a normative and socially valuable goal needed a comprehensive, flexible and actual program based on the experiences, evaluating weaknesses and strengths, recognizing amount of the erosion in the city level, proper awareness of the residents` life status (social, cultural, morphological, and economic). Obviously, it is need to solve the problem in all morphological, social, cultural, and economic aspects through harmonizing and using all the national and local entities associated with the issue to precede the eroded textures` renovation and reconstruction through making the executive vectors more convergent to achieve the desired goal. (Farnahad, 2003, 45)

In this regards, countries which are similar to Iran (in terms of the eroded textures …) have been studied first. The countries include Spain, France, Egypt, Pakistan, Brasilia, Indonesia, El Salvador, and Venezuela. In each country, firstly the type of the eroded texture and then the intervention way has been investigated. The indices of the texture and their application technique in the renovation design have been examined making use of the desired policies and principles of the design. The design criteria obtained from each country`s renovation design have been evaluated with respect to the social, economical, cultural, and morphological status. This evaluation not only clarifies the weaknesses and strengths of the project but determines the applicability of the criteria in the renovation designs of the country. Tehran's Khoob Bakht project has been introduced in the following as the first pilot collaborative reforming scheme in Iran and its pros and cons of this plan will be reviewed. Finally, a set of renovation criteria and eroded textures design with the social, economical, cultural, morphological and participation status have analyzed. Using the criteria set evaluation, the preference of using and modeling them in Iran has been stated. (Research group of renovation organization of Tehran, 2007, 79)

Methodology

The main method is analytical research in this article. The information collected through library research and has developed theoretical foundations of the article. Continue to explore the various experiences of various countries and eventually using the results of the theoretical foundations of the analysis of these experiences was developed. Finally, the experience of recreating Shahid Khoob Bakht neighborhood in Tehran also reviewed and recommendations were presented to the collaborative interventions in deteriorated areas.

Background research

In the past, urban renovation planning usually dealt with the protection and restoration of historic monuments, significant buildings and their physical settings. Little attention was paid to social and economic development of the host community. Renovation policies and measures were too rigid and did not integrate with other local development plans, making them difficult to implement. The situation is much better today. This is due largely to the change in the principles of urban renovation (ICOMOS, 2003). states that the renovation of historic towns and other historic urban areas

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

should be an integral part of coherent policies of economic and social development and of urban and regional planning at every level. Public participation and rigidity-avoidance are essential for the success of renovation programs. Today, the term "urban renovation and regeneration" are widely used to express the inclusion of economic and social dimensions in urban conservation planning and Public participation allows open communication between the community and the regeneration organization. Participation can be different according to various situations; this is due to the contextual nature of the topic which will vary according to circumstances (Sanoff, 2000). It involves an interaction process between communities, private organizations and public agencies thus giving opinion to matters which affect them (Munro-Clark, 1992). Creighton (2005) notes that participation must be an integral part of the development process otherwise it is a complete waste of time. Participation programs must therefore effectively provide opportunities for participants to become a useful influence in the decision-making process. To this end, there is no such thing as a one-size-fits-all participation program. Through this process leadership and communication is built and allows for a full representation of many different aspects of the community (Sanoff, 2000). Public participation also proposes to encourage information exchange, conflict resolution and provide a supplementation to planning and design. It reduces the feeling of anonymity and communicates to the individual an increased degree of concern on the part of the administration. Public participation emerged originally as a result of the popular participation programs run the United Nations. These programs required the creation of opportunities for the local people to voice, be involved in and share decisions in the development process (Sanoff, 2000). In the United States, public participation was mostly influenced by the grass roots movement linked to American civil rights actions (Sanoff, 2000). This, particular movement was further legitimised by government funded programs involving social reform known as the 'War on Poverty'. Although this period of time saw many protest marches and dissention throughout the continent, the wide variety of topics covered and the frequency of these protests meant that not all of the proposed reforms were undertaken (Sanoff, 2000). Even so, the civil rights movements in America had a more far reaching influence in the form of theory and international reform. The Alinksy Model of community organization which focused on a more confrontational approach to community action was created as a result of problems witnessed by Saul Alinksy. He believed in the mobilization of the poor and neglected to form organizations with a collective cause, his methods were sometimes considered to be too radical by many of the liberalists at the time (Sanoff, 2000). Another and perhaps more important influence in relation to this thesis report is the international 'follow-on' affects that these movements had on public participation and planning, particularly in England and Australia. Fuelled by the centralist nature of the post-war government and increased support for Marxist theory, both Australia and England experienced a period of dissidence and critique towards the capitalist methods of urban planning (Gleeson & Low, 2000; Hamnett & Freestone, 2000).

Reviewing experiences all around the world

In this section, renovation experiences of some countries have been analyzed to achieve the successful intervention criteria.

Indonesia

After 1969, Indonesia government executed renovation program of non official habitant called KIP accompanied with the World Bank. It was the first and most well-known renovation program in the world covering 15 million people in Jakarta and then in Semarang. The policy of KIP was the spatial renovation and improving the social and economic status of the residents through training and enabling. Local management played a significant role in

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

executing the program. In terms of services, it included the water, waste, house, and etc. for the marginalized men. It was due to the macro management commitment in long term as well as its cooperativeness. In fact, the program was the Indonesians'` and was supported by the government. Also in KIP, the ownership issue was considered and the people could have their own habitants. (The strategic-structural plan of the central old texture of Tehran, 2005, 32).

The government guaranteed the residents security and no house was destroyed in the non official habitants due to the ownership reasons. To make the relation between the urbane management and people, each habitant is divided into some parts and each part is divided into two units, one unit with 150 families and the other unit with 20 families. Each unit has a representative. The cooperation is in the cases that it is necessary to destroy a house in a district. In such cases, people of the district try to find or build a similar place for the family lost its house.

The only problem of KIP programs was the lack of planning to maintain the created infrastructure leading to early destruction of most of them. The specific points derived from the Indonesia's experience area s follows:

1.It is necessary to meet the basic ends for the poor to participate in the urbane renovation programs.

2.The financial capabilities of the local community should be considered to determine the program size.

Improvement of a district should not affect the neighboring districts negatively because it leads to more resistance against the program in the habitant as a whole or leads to departure to the districts that their situations have got worse (MTN University site regarding the urbane renovation).

Pakistan

The urbane renovation has a relatively long term history (more than two decades) in Pakistan. Orangi project was the most well-known single part urbane renovation project supporting the healthy sewerage implemented in one of the slums of Karachi. Considering the critical economic status of Pakistan, the low cost was the most important element in the project implementation. The program was implemented in two stages. People undertook the first stage (the internal development) implementation. In this stage, the wastes of WCs were connected to each other through an underground channel in the size of one neighboring unit (including several houses). In the second stage called the external development, the municipality was committed to connect the created chan-

Weaknesses	Strengths
Weak performance of the program in the local organizations due to insufficient training	Low cost
Failure in achieving to the enabling goals due to insufficient training budget and the pre-requisite of meeting some needs before attending in enabling classes	Easy and rapid repeatability due to its simple and consistent technique
Lack of economic independency and dependency to the state subsidy	Not moving the people during the program implementation
Not following the maintenance and modification of the created facilities	More flexibility in future
The governmental officials superiority over the local officials in the program`s management structure	Low investing and high economic return
	Targeting the poor successfully and not absorbing the less lively groups into the non official habitants

The weaknesses and strengths of the program can be summarized as follow.

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

nel to the mother urbane waste channel and provided the facilities of the waste treatment. The cost of the first stage was undertaken by people and the cost of the second stage was paid by the government. It was interesting that the project was not supported with the global financial helps and was repeatable due to its low cost (Andalib, Aliakbari, 2008, 25-30).

The other well-known program of Pakistan called community infrastructure project (CIP) was implemented among 55 villages and urban slums in Sahad state covering 420 thousands supporting by World Bank. The project started from 1995 and considered supporting the infrastructures such as the healthy water, waste, access ways, garbage collection, and etc. the project was supported with other institutes other than the World Bank. Providing the primary and vital infrastructures ensuring the affectivity of the secondary services in the habitants as the forgotten aspects of the urbane renovation programs was considered in the project. There was also an opportunity for the people to participate in providing the costs. The objectives of the project were as follow:

• Providing the social, economic and physical infrastructures for the poor in the targeted communities

• Giving priority to the habitants that their residents show more commitment for the project success through organizing social and financial helps.

• Providing the feasibility of forming the local organizations in the habitants to cooperate in different stages of the project and undertaking the responsibility of maintaining the created facilities in future

• Providing the infrastructures based on the needed standards which can be met by the target community as well as providing the primary infrastructures to guarantee the sustainability of the developments done.

Unlike Indonesia and many other countries, the ownership issue in the urbane renovation programs has not ever been considered in Pakistan. House building or providing land and micro credits to build house has also been placed in the agenda of the programs in a limited way.

El Salvador

This long term program is an instance of cooperation in the private section in the non official habitants` developments. El Salvador has faced a rapid urban growth, internal fights and many unexpected natural events from 1970s to the half of 1990s leading the central and local governments` disability to provide the access to the urban land and social services for the urbane poor. (Andalib, 2008, 45-47)

Establishing a private company called ARGOZ was an innovation to face with the problem in El Salvador. This company designed a model for the legal access of the poor to the urban land. Based on the model, the company separated the lands pertained to the private sections in El Salvador vicinity and other cities of the country with the agreement of their owners and entrusted them to the poor in the form of conditional sale agreement. The lands were separated according to the urbanization principles and some credits were provided for the people as loan. Although the separated standards and capitations were nor consistent with the standards of the internal regions of the city, it was tolerated by the local government due to the program`s success to help the poor up to 1992. Twenty three years activity of ARGOZ Company provided the access right to the city and urban land for 300 thousands families with the population of 2 million people. Housing of these families in the lands was a gradual process. The study indicated that the target group was the families receiving between one or two times of the minimum wage. Accordingly, the project was successful to absorb the target group .e. the poorest classes of the community.

The project objectives were as follows:

1.Avoiding the slums growth through providing lands legally for the families with low income;

2.Increasing the access to the services for the

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

lowest social classes through decreasing the standards and costs up to their affordability;
3.Creating a way to develop the house and services in the slums gradually;
4.Making profit through responding to the unmet needs of the poor;
5.Wide range covering;
6.Role of plan to avoid the non official residence;
7.Determining a specific financial system appropriate for the target market;
8.Using the non official trends highly appropriate for working with the target people
The weaknesses and strengths of the program can be summarized as follow:
1.The project could be implemented with more harmony between the government and private section.
2.Organizing the created associations was poor to obtain the government services.
3.The project`s customers had not access to the official financial systems.
4.NGOs were kept away from the programs and were not willing to cooperate with the new constructed communities.
5.In spite of the government cooperation, most of ARGOZ activities were not being confirmed legally.

Venezuela

Some of the activities done by Venezuela can be referred as follow:
1.Recognizing the habitants;
2.Improving life quality through constructing the sustainable and permanent infrastructures;
3.Improving the local associations` participation in decision making;
4.Attempting to decentralization;
5.Allocating 1/6 million hectares of the agricultural lands out of Caracas city and 200 thousands hectares in Bolivare State to the homeless people;
6.Constructing the apartment complexes of 1000 units.
It is interesting to mention the way of entrusting the ownership right so that the residents can take their legal right providing that cooperate with at least 10 people of the neighboring families. So, a property deed is issued for whole of the range. The government faced problem with people for a long time in that how to issue the property deed, specifically regarding some units with the area of less than 20 m^2. (Habibi, 2008, 57).

France (Belleville)

Belleville was a rural area located in Menil Mautemps heights. It adjoined to Paris in 1860 by increasing the density around the margin of the wall around the city. It had a dense texture including commercial places, workshops, small industries, big cooperative organizations (like Bellevilloise), recreational places, and the political fights centers. The huts are the other features of Belleville caused that the region was included unhealthy blocks classification in 1919. Therefore, the whole destruction project was proposed. Belleville has been changed into a multi-ethnic community due to the frequent ethnical settlement. Renovation operations started with destroying and reconstructing unhealthy blocks. This destruction and renovation divided the city into new constructed pieces creating big urban gaps which have been existed so far. After 1970s, the projects of consultation organizing region or ZAC were replaced with the big urban renovation projects. These projects attempted to construct new communities with economic activity and urban facilities near them and the overall destructions remained as their principles. New constructions organized around the central yards and consisted only of social habitat, are not integrated with the eroded texture and cause to destroy all the social life related to the industrial, commercial and workshop`s places of the block. Therefore, these activities changed the social, economic and urban configuration of the community severely. The basis of new activities was to maintain the community heritages and absorbing more public cooperation. The first step was to repair Belleville area and providing the opportunity through which the new section is integrated

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

into the eroded urban texture. Based on the design, supporting public movements and local associations, providing local services, producing new equipments, and encouraging local group activities parallel with the organizing designs were in the agenda. The last section of the new urban interference was to apply new methods to consult with the residents in a placed called Belleville house and forming community councils. The public spaces were organized with respect to the type of usage and the residents` expectations. The community gained its attraction gradually but was excluded from the groups with priorities by involvement of the government and considering the communities as a part of the policy program of city. These recent interventions of the government led to growth of the social composition. The projects made the social gaps of the textures deeper. The residents of the eroded textures were transferred into the older regions and the upper classes of the community moved to the renovated blocks and these departures changed the local group memories of the community gradually. Parallel to these variations, the municipals of the regions was committed to organize various communities. It led to form "Paris Mosaic". The goal of this kind of development was to advance with new time, functions and expectations of the residents. Today, Belleville is the common production of urban-social interventions and social changes of the community, the changes which are spontaneous or are the result of the government`s policies. It cannot be claimed that the only reason of the mutual affectivity is forming the consulting meetings with people. It seems that there are three reasons leading to this affectivity including the important and specific social memory, the association activities and the region municipality attachment to two political parties opposed to this kind of development. (Habibi, 2006, 78-90)

Spain (Barcelona)

Holding Olympic matches of 1992 in Spain provided an appropriate opportunity to renew the urban life of Barcelona. The construction plan in this city differed from other cities hosting Olympic matches so that the residence of the player, athlete and sportsmen was located in the old industrial regions inside the city to renew the urban life. So, constructing Olympic complexes was treated as a part of permanent housing programs.

The location and environment for the above mentioned construction was selected in various and appropriate parts of the city and were related to each other with a strong access system. The renovation design was implemented not only in the Olympic area but in all over the city involving the poor and abandoned areas. During the work, the most effect of the project was on the transportation system relating different parts of the design in addition to its effect on the eroded textures. Also, the most reliance of the work was on the project method rather than the overall design. So, implementing the project needs to a plan-project and the primary design`s objectives are as follows:

1.Avoiding pouring untreated water into the sea (beach);

2.Destroying the eroded manufactures;

3.Changing the rout of the railway.

Also, the methods used in the departure point are as followings:

4.Rebuilding the infrastructures;

5.Adhering to the morphologic and traditional principles of city;

6.The goal was to fulfill all the long trend and creating a city but in a short term and not in a single big project.

Iran, Tehran

Shahid Khoob Bakht District

Khoob Bakht Collaborative project is approved to modernize Atabak neighborhood in Tehran. This neighborhood is located in district 15 of Tehran Municipality. District 15 is one of the twenty-two districts of Tehran Municipality, which is located southeast of the city. [11] Settlement situation of the district in the flat and the low-lying area , wide worn

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

body tissues, compressed and without immunity, high population density , location of the city gate and marginal , high transit traffic (especially heavy vehicles) in region, neighboring with the seventh unit of Tehran cement factories , a high concentration of inefficient economic activities and civil harassment , conflict in some parts of the neighborhood , drooling number of stream channels and surface water in the region and the transition from high level of underground aquifers and ... Despite a wide green areas in the south , provide adverse environmental conditions and limit facilities in the urban area development.

For these reasons, there is much concern for earthquakes in this area that due to the physical condition of the neighborhood, in case of an earthquake, we will face a lot of problems and in some places a hundred percent destruction.

According to the above discussions, we found that this region is located in a suburb of Tehran city and by city spreading, it gradually puts itself in the in the lap of Tehran map. Historical memory of the people in Atabak neighborhood locates the antiquity of the old neighborhood not far (about 50 to 70 years) to an agricultural land located in the vicinity of Tehran. A lot of people due to poverty and lack of facilities began to construct small and densely houses on the land without formal land use change, as a result, agricultural lands became residential lands in the short-time with non-good looking and weak body and gradually this area will be connected from countryside to the city. In suburbs (especially in developing countries) with relatively large unorganized growing zones like a wasteland, ruins, abandoned farms, forests in this region, we enter an area that rural tissues and out of town tissue have been interacted with urban tissues and a phenomenon called "periurbanization" or "rubanization" is appeared. (Fokkohi, 2004, 75)

This topic is not understood and discussed about Atabak region in terms of physical and the distance to the city's neighborhoods. But studying social issues and the relationships governing the community indicate that samples consistent with the definitions of family or subculture belonging to a modern metropolis are not seen in this neighborhood and continuity of rural relations, which is considered part of the city for many years, still remains.

Renovation Organization of Tehran tested for the first time the renovation project with the objective of attracting public participation and preserving local identities in the neighborhood. The following objectives were followed:

The main aim

- The main objective of the project is reforming Khoob Bakht neighborhood project and conducting integration plan by its residents with the support and guidance of Tehran management modernization.

Secondary objectives

Along with the main objective, other objectives are as follows:

- Realizing modernization by the people and their direct participation;
- Creating an experience in collaborative modernizing method (due to the lack of practical experiences in this field)
- Modeling through the implementation of the case sample and expanding the model to other areas of other old parts of city;
- Identifying executive, administrative and legal barriers and collaborative planning renovations to increase the likelihood of implementation;
- Focusing on how to test the capabilities necessary to support the implementation of the Tehran municipality. (Andalib, Aliakbari, 2008, 54)

Residents of the specified area were invited and in the meeting, they talked to residents about the schemes and their questions were answered. During these series of meetings, a lot of the problems raised by the residents were removed. The residents had the opportunity range between 1.5 to 3 months to deliver their documents to participate in local planning and destruction of their property.

Meanwhile, the local office used a director as

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

a design consultant for explaining more details and answering questions, divided plaques to the people and for their mission, they went to houses of the people. The company also has four separate internal management and project management roles at certain stages:

1. Statistics Management

Field data gathering, preparing statistics, providing GIS maps, photographs from various stages of implementation, the latest situation in terms of the progress of the project participants, and the development trend of this project are these manager responsibilities.

2- Property and Documentation Management

Taking delivery of documents, archiving documents, following the law, records and documents, tracking payments and deposit received housing or property gratuitous of participants, negotiating with the departments of water, electricity, gas and telecommunications, following aggregation of documents, separation document as well as new units dividing between the owners are this management duties, this unit is the core of project management because all involved participants, however, should be placed in direct contact with the unit.

3 - Project implementation management

Calculating housing and deposit will be awarded to each property, overseeing the demolition; construction supervision and proper execution of the technical annex are the main activities of the management.

4 - Community Management

Facilitation of participation, advertising, fight rumors and pathology and providing solutions and applications at each holding focus group, setting up a regional house and publishing 10 numbers of local weeklies are this group duty (Andalib, 2010, 456-483).

Discussion and results

In a neighborhood like Atabak, individual character and judgment gave little influence on the final decision. In contrast, those indicators that are more social in nature can affect people more. The bottom line is participating in projects like these, especially in neighborhoods with Atabak features, rather than an individual decision based on individual characteristics, are the decisions of a group of the neighborhood.

In these neighborhoods, the network of social relationships is in a way that if executive can have a successful influence, the same network is able to active other networks. Naturally this rule is including the reverse too. Finally, in the expression of positive things, in participation case, the following is noted.

• Direct link between participation and trust in the modernization organization

• direct correlation between participation and local identity

• Direct link between contribution and the nuclear family

• Direct correlation between participation and economic - social station

• Direct link between individual contributions and participation neighbors

In conclusion, considering the entire project achieving its goals, it can be called a successful project, however, has led to numerous injuries.

The most important measures of the central government and municipal management in Atabak neighborhood are as follows:

1.A range of plans to suit local features and attention to social issues, economic and legal design.

2.Creating new economic and social capacity to guide the user through the context of value creation.

3.Acquisition and implementation of the infrastructure and improving the enjoyment of residents of public services to improve their quality of living, and leisure activities.

4.All activities and expected financial and economic support from breaks and subsidies to predict credit repair to homeowners and investors.

5.Facilitation and removing administrative barriers, administrative, legal and urban renewal through the realization of an integrated man-

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

agement and developing a legal regime modernization.

6.Social mobilization residents by trust, institution-building, cultural and promotional activities.

7.Renovation oversight on the implementation of Policies in the field.

By investigating the role of reconstruction and renovation in the eroded textures development, it can be concluded that this issue under the permanent influence of the environmental, cultural, economic, and social factors and the changes due to the applicable mechanisms and urban policies lead to forming new textures with different structure. Ultimately, the sum of these factors` effects creates the identity, skeleton, perspective, and structure of the new textures.

Moreover, the above mentioned factors with their undeniable effects are influenced by a set of factors accelerating their uncontrollable negative effects in the erosion trend as well as the texture insufficiency. Good implementation of the eroded textures` reconstruction and renovation involves investigating and recognizing the damages in each related areas precisely based on which the appropriate and effective methods can be applied to restrain or balance undesirable effects in the environmental and functional space of these textures as well as adjust them with the modern life needs. Generally, it can be stated that some common positive indices of different countries` experiences are considerable which have had a significant effect in the renovation trend. Currently, the eroded textures` interventions may not be fulfilled due to many factors including the spatial (the extent of the intervention plan), management (insufficiency of current principles, not distributing added value, unfamiliar factor system, unrealizable or very long period), financial (unstable economic status of country), and cooperative (citizens absence) factors. Considering the mentioned issues and not experiencing good renovation patterns in country, it can be attempted to achieve the criteria decreasing the existing defects with respect to the successful experiences of the mentioned countries.

Spatial aspects: in most of renovation plans of Iran, very wide range as tens of Hectares have been selected and a great capital has been allocated to possess land pieces in the old centers` textures. On the one hand, it decreases the financial ability of the project manager severely and causes a great number of destructions in the eroded textures in the city centers on the other hand. [8]The experience of renovation in Belleville is a good idea. The idea has been considered to maintain the community identity and taking into consideration different needs of residents. Consequently, it avoids the over extension of the intervention and lack of enough attention to all its issues. While in most of the renovation experiences of Iran, many of necessary parameters have not been considered.

Management aspect: coming off renovation plans facing with complexities due to the ownership right as well as financial interactions require some specific principles while the principles appropriate with these complexities have not yet been determined and approved in Iran. [9]Financial aspects: according to the situation existing in Iran, land price in the intervention area is greatly increased due to possessing the lands by the administrators and inflation is also affect this increase and impose very high financial pressure on the reconstruction and renovation plans. But as it mentioned earlier, the urban management of the mentioned countries was planned in such a way that provided the conditions for low governmental investing as well as financial cooperation of the private section and residents. Therefore, it made the economic return of the plan justifiable for the low classes of the society.

Cooperative aspects: the plan implementation in Iran was based on the focused and authority-oriented activities assumption. In the best case, people have been participated in the plans by selling the participation bonds while the mem-

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

ories and attachment sense of the residents of the old communities can play an affective role to achieve the reconstruction and renovation plans. [10]But in most of the mentioned projects, maintaining the residents` attachment sense has avoided leaving the texture and participating in the plan implementation stages. To sum up, studying the eroded textures renovation plans indicates that the eroded textures should be considered by a different and new view and the public participation as a main element should be highly regarded since people are the actual owners of these textures. So, the trustees should forget the ownership and the consultants should communicate with people and justify them by clarifying the legal supports for them. Additionally, these communities need to specific entities with the presence of the trusted individuals of the community by the purpose of being a place to be referred as well as supervising the plan implementation by people.

Conclusion

Generally, it can be said that a number of common positive indices of different countries` renovation experiences are considerable having significant effect in improving renovation trend. Public participation in implementing the designs, providing the infrastructures as a main aspect in spatial renovation, significant role of urban management to absorb the poor classes as the target group, considering the ownership issue and minimum movement of residents, good financial status, and the capital return can be referred as the instances. In Iran`s experiences based on the ownership goal design focused on the implementation method, all the construction have been done through the management of the governmental or public section as well as the private participation. That is, the primary residents of the texture have not been present any time and have observed the activities only. Therefore, they have been also excluded from the design benefits including the economic profits and improving the residence quality and groups other than the residents of the existing textures have made benefit from the constructed spaces.

To sum up, the following points can be stated:

1.Weak legal supports to implement the eroded textures reconstruction and renovation. The managers should interpret some points hardly among other principles to fulfill the necessary activities.

2.Lack of harmony between other governmental organizations and institutes as a social activity and the organizations responsible for implementing the urban eroded texture reconstruction and renovation

3.The eroded textures reconstruction and renovation should be considered as a social activity but not as a physical activity. Constructing in the intact lands is a mere physical activity.

4.The responsible organizations should be facilitator for the participation of the ownerships with each other and introducing the capitalist to the owners

5.The culture and taste of the texture`s people, the social correlation of people and trust and participation amount of people with the government should be studied socially before presenting technical records of construction.

Recommendations

1.Updating the comprehensive plan of the eroded textures risk

2.Creating enough capacity for the public section participation to renovate and reconstruct the eroded textures

8.Redefining the urban renovation process in the form of the private section participation model

3.Designing different intervention approaches of the eroded textures due to their different social, cultural, historical, environmental, and spatial features

4.Targeting the qualitative achievements of the renovation and construction in the framework of the sustainable urban development, improving the environmental and residents` life quality in turn of attempting to achieve the quantitative achievements of urban renovation and reconstruction

[Downloaded from ijurm.imo.org.ir on 2026-11-03]

5.Paying attention to the urban collection building approach in turn of building single constructs in the designs of the eroded textures` renovation and reconstruction
6.Moving to miniaturizing the renovation management set and changing the role from outsourcing to policy making
7.Retrofitting the constructions , equipment and main installations of cities
8.Equipping the safe empty spaces and locating the crisis management system in important places
9.Training and absorbing the public participations and organizing voluntary forces in the crisis management scope

ACKNOWLEDGMENT

This article is based on Ph.D. dissertation of the author entitled, "Evaluation of the renovation plans effect on participation of urban deteriorated areas residents. (case study: the Shahid Khoob Bakht neighborhood, Tehran, Iran)" under supervision of: Dr. Alireza Andalib and co-supervisory of Dr. Hamid Majedi In department of Art and Architecture, Science and Research Branch, Islamic Azad University, Tehran, Iran.

Reference

Ali, H, Tajik, "Restoration of monuments and textures of Tehran", Jahan Jam-e-Jam, 2008.

Andalib, Alireza, Haji Ali Akbari, Kaveh, "the eroded textures renovation offices", 2008.

Andalib, Alireza and Haji Ali Akbari, "repair of worn tissues in partnership with residents (Khoob Bakht Neighborhood - Region 15 of Tehran)", 2008.

Farnahad consulting engineers, "studies of municipal complex of Mashhad", 2003.

Fokkohi, Naser, "Urban Anthropology, Tehran", Nei publisher, 2004.

Gleeson, Brendan, Low Nicholas, "Australian Urban Planning: New Challenges, New Agendas", 2000.

Habibi, Kiumars, et, all, "old urban textures renovation and reconstruction", Kordestan University, 2008.

Habibi, Kiumars, "spatial development, maintenance, reconstruction, and renovation of old urban textures using GIS", doctrine thesis, Tehran University, 2006.

Hamnett, Stephen, Freestone, Robert, "The Austrian Metropolis a planning history", 2000.

ICOMOS, "Charters for the Conservation of Historic Towns and Urban Area", 2003.

Ministry of Housing and Urban Development, Iranian supreme council of architecture and urbanism, issued in 2005, "definitions, structure, reference type and legal intervention documents in urban eroded textures", 2005.

Munro-Clark, "Citizen Participation in government", 1992.

Naghsh-e-Piravesh consulting engineers, "the strategic-structural plan of the central old texture of Tehran", 2005.

Preparation of Detailed Area Plan Development, district 15, Research group of renovation organization of Tehran, 2007.

Sanoff, Henry, "Community Participation Methods in Design and Planning", 2000.

Shamaei and Pour Ahmad, "urban reconstruction and renovation from geographical viewpoint", Tehran University, 2006.

[Downloaded from ijurm.imo.org.ir on 2026-11-03]