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# Effects of Physical and Social Factors on the Participatory Improvement of Worn-out Textures; Case Study: Nader Kazemi Neighborhood of Shiraz

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## ABSTRACT

The worn-out textures make up a wide area in the Iranian cities that are taken out of the urban living space and turned into problematic parts of the cities due to their problems. In addition to physical issues and problems, these textures degrade the urban spaces. Therefore, every country tries to solve such problems based on its facilities. Realizing such an objective requires extensive studies, recognition of the environmental-physical aspects, and investigation of socioeconomic dimensions of the worn-out textures. In this regard, the current study aimed to investigate the improvement and renovation of the worn-out texture of the Nader Kazemi Neighborhood to revitalize the texture. The secondary objectives of the study in the framework of the main objective include recognition of the socioeconomic characteristics of the inhabitants, the physical status of the complex, investigation of the factors effective on people's participation in the improvement of the Nader Kazemi Neighborhood, and provision of scientific and practical guidelines and solutions in this regard. The method used by the current study is descriptive-analytical, and it is applied to research conducted in the Nader Kazemi Neighborhood with a population of 2302 people and a generalizable sample size of 329 people. The results obtained were analyzed using SPSS, Pearson's correlation coefficient, and stepwise regression. It is seen in the analyses that infrastructural installations and lack of facilities and urban services cause large numbers of local people to migrate to other areas. On the other hand, the socioeconomic status of the residents of the texture has led to the reduction of the improvement process inside it and has made the texture get worn out faster. Based on the findings, the respondents had the highest tendency to participate in decision-making and the least tendency to engage in financial participation. Also, the results obtained from Pearson's test indicated a significant correlation between the people's participation in worn-out texture organization and the components of access to urban services and facilities and trust-building.

**Keywords**: Improvement, Shiraz, Participation, Worn-out Texture.

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## 1. INTRODUCTION

Today, with the increase in urbanism, the urban issues made more problems for the Iranian cities than at any other time. These issues have altered the principal relationships of urban life with their effects on all aspects of urban life, greatly reduced their overall quality and livability, and created instability in them (author's impression of Arabshahi, 2003, p. 28). The worn-out texture is the factor all Iranian cities are involved with, each requiring interventions and corrections based on their existing conditions.

The phenomenon of the worn-out urban texture is referred to areas within the legal boundaries of cities that, due to physical exhaustion, lack of proper access to vehicles, facilities, services, and urban infrastructure, are vulnerable and have low spatial, environmental, and economic value (Khodaei, 2009, p. 129), since the physical exhaustion of these textures has provided the opportunity for the residence of the low-income rural and urban classes of the society who lack the financial capability to live in other neighborhoods. It has subsequently led to social exhaustion and poverty in these neighborhoods (Sajjadi et al., 2011, p. 145).

The most prominent indicator of such textures is the lack of consistency with the urban issues and their inefficiency. Numerous factors are involved in the existence and formation of such neighborhoods, among which the failure in following a coherent overall strategy, functional problems, environmental and human factors, etc., can be named. The reduction in the quantitative and qualitative value of the natural environment in these areas and the lack of tendency to change and evolve impose a state of exhaustion and inefficiency on the texture (Habibi, 2007, p. 21). Now, at the moment, the urban managers seek to solve the problems of the problematic neighborhoods, such as the improvement and renovation of the worn-out urban textures. The regeneration and renovation of the cities is an answer to the new needs of the citizens that have led to the reconstruction of the past ruins and the damages inflicted upon the buildings, and the emergence of new performance under the needs of modern life (Kalantari, 2005, p. 23). In this regard, the improvement of the worn-out textures status would be effective in achieving justice goals, better responding to the needs of residents, empowering and social responsibility of residents, improving the mental health of residents, increasing belonging to the place of residence, improving social security, improving the landscape and environment, reducing land use and improving the quality of life of the inhabitants of these areas in general, which are among the requirements for achieving sustainable urban development in the country and affect not only the lives of people in this period but also the lives of future generations (Hashemi Fesharaki and Saeidi, 2011; Sajjadi, Pourmousavi & Eskandarpour, 2011). Those with expertise in urban planning have noticed the importance of socioeconomic evaluation of the worn-out textures before implementing improvement and renovation plans (Sheikhi, 1997, p. 142). That is why public participation is considered the most important factor in the success of projects. Thus, the type of intervention and the improvement used to eliminate the worn-out texture may vary, and public-based participation significantly increases the pace of improvement and renovation of the worn-out textures. Participation is enumerated as a tool to attain human development and a separate value for the development of the urban community. Any plan in the implementation of which the people actively participate is usually successful, and that is why public participation is considered the most important reason behind the success of the plans (Momeni et al., 2010, p. 32).

The Nader Kazemi Neighborhood in Shiraz is one of the examples of the worn-out urban textures for which still no effective measures are not taken for improvement. Various issues such as unstable and insecure housing against the natural crises, the improper appearance of the neighborhood, the inadequate appearance of the neighborhood, the inadequacy of the road network and access roads, the widespread presence of addicts, and turning dilapidated houses into shelters for them, insecurity especially for women and girls, low per capita green space, lack of access to adequate development facilities such as recreational and cultural spaces, the weakness of people's participation in the improvement and renovation plan is plaguing this neighborhood, which requires actions as quickly and effectively as possible to implement this plan, with the participation of local people to get out of this situation. In this regard, the current study aimed to investigate the factors effective on the Nader Kazemi Neighborhood's texture exhaustion and people participation, and finally provide scientific and practical solutions for improvement of this texture based on the mentioned problems and characteristics to recognize the physical, social, and economic conditions of the neighborhood. Therefore, based on the research objective, we would try to answer the questions and approve the following hypotheses to improve the Nader Kazemi Neighborhood's worn-out texture.

1. What is the relationship between the social-economic and physical condition of the texture and its destruction?

2. What is the relationship between the components of the facilities, services, and trust-building grounds and the public participation in the process of improving the Nader Kazemi Neighborhood's worn-out texture?

- It seems there is a relationship between the lack of urban services and facilities in the texture and the socioeconomic conditions of its residents, and further exhaustion and destruction of the texture.
- It seems there is a significant relationship between the level of urban services and facilities and public

participation in improving the worn-out texture.

## 2. THEORETICAL FRAMEWORK AND RELATED LITERATURE

Before the industrial revolution, the changes in the urban communities were, to a high extent, invisible, and therefore the body of cities did not undergo significant change. With the social, economic, and cultural changes and the new approaches, the worn-out textures transformed the city also, like other man-made phenomena, has been changed, evolved, developed, and extended over time. This development is an energetic and ongoing process along which the physical boundaries of the city and its physical spaces increase in vertical and horizontal directions in terms of quantity and change in terms of quality (Habibi, 2007, p. 15). In the process of the physical dynamism of the city, the appearance of the new neighborhoods is highly and quickly changed, and the non-geometric and natural texture of the past are gradually replaced with the geometric streets, grid texture, and hierarchy of special options. In this regard, the worn-out textures are those parts of the city that have been isolated from its evolution trend and turned into the center of problems and physical, cultural, and social disorganization. The creation of this problem relates to the time when the constructive elements of the city are involved in the exhaustion, and their dynamism and evolution trend does not comply with the current cities' requirements (Zarabi and Farid Tehrani, 2009, p. 40).

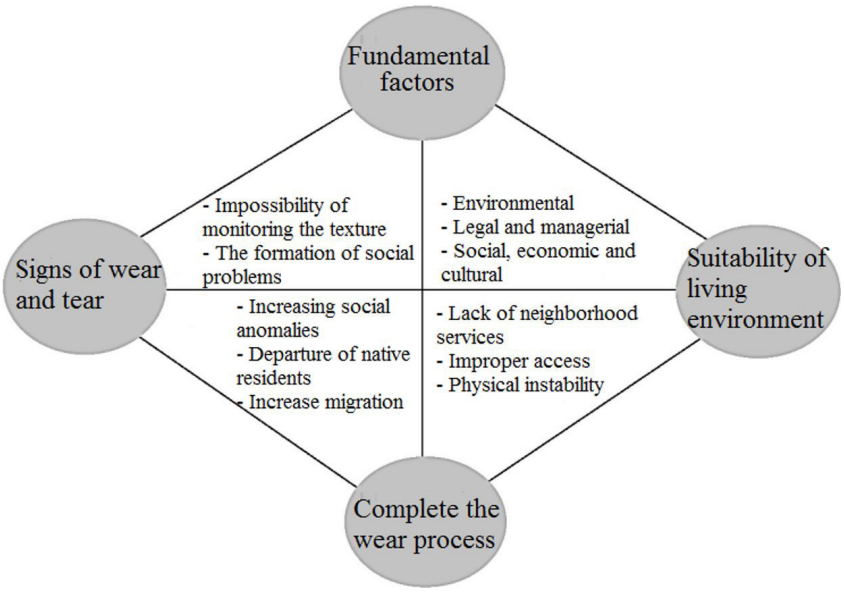


**Fig. 1. Tissue Wear Process**

(Varesi, Tghvaie, & Rezaie, 2012, p. 135)

It can be said that what is common between these textures is facing various physical challenges (exhaustion, granularity, and shortage or lack of proper infrastructure and urban equipment), social challenges (high population density, lack of tendency to renovation and participation among people, shortage of public spaces for citizens), economic challenges (low value of the land, high unemployment coefficient), environmental challenges (audiovisual pollution), managerial challenges (ownership's legal issues, lack of up-to-date texture development programs), and functional challenges that lead to texture inefficiency (Soolati, 2013; Dorudi & Khooshab, 2013; Mehdinejad et al., 2012). Improvement and renovation of the worn-out urban texture greatly affect the economic, social, environmental, and physical aspects of the city and the achievement of sustainable urban development and sustainable communities (Bremli et al., 2005; Lamberdi et al., 2011). Based on the commitment to the past, this framework raises three interventions as improvement, renovation, and reconstruction interventions. The basis for improvement is the commitment to the past and conservation of the identity-making works. In renovation, the commitment to the past is flexible includes little intervention to change per case. In the reconstruction intervention, not only there is no commitment to the past, but the main focus is creating a new physical-spatial and environmental condition of intervention, destruction, and improvement (Bukani, 2015, p. 2). In this regard, three important theories are conservative, radical, and rational theories that, in general expression, the first is focused on the conservation of the existing condition, and the second is focused on transformation, destruction, and improvement. The rational theory

emphasizes the conditional restoration, revitalization, and renovation of old textures. In this framework, and based on the school of Humanism, Lynch considers the need for planning with the participation of the people, experts, and the government to improve and renovate worn-out urban structures (Mohammadi et al., 2014, pp. 112-113). Simultaneous with the provision of different theories, the trend of urban planning also underwent changes and evolutions. Accordingly, the urban planning approaches for the worn-out textures have arisen in 4 forms: (planning for buildings, urbanism and planning for people, urbanization by people, urbanization with people). In the urbanization with people approach, each individual does his task, and through the participation of the individuals, the construction of cities is realized (Andalibi, 2010, p. 229). On the contrary, the people also behave differently in the process of participatory renovation, and these behaviors can be analyzed as follows:

In a state of supportive care failure by the government and the related organizations for supporting the residents in the renovation, they would also not be eager to participate in this field, and it would become meaningless and worthless to them. In case the supportive activities are relatively realized by the municipality, but other desires of people, such as the economic desires, are not met, they also show a kind of need for the government's protection for their affairs. If the people consider themselves partners in the improvement, but the relevant centers do not take the necessary supportive measures, it will lead to prejudiced behavior for the improvement, and the achievements of both parties will be wasted in the lack of mutual coordination, and participation will not be achieved. The most suitable state for the people-municipality relationship is realized when the supportive measures by the relevant centers are provided, and the residents see their needs met in improvement (Ibid, p. 383). In this regard, numerous research has been made by various individuals and organizations based on the need for principles of renovation and participation, some of which are provided in the following table:

**Table 1. Studies Conducted on the Renovation of Worn-out Textures**

| Researcher(s) | Year | Subject of Article | Results | Source |
|---|---|---|---|---|
| Alkaei | 2014 | Renovation of worn-out urban textures with the approach of public participation: a case study of 6 neighborhoods of Chalus city | There is a relationship between the level of public participation and the process of texture renovation. Due to the variables of neighborhood identity and intimacy between the neighborhood residents, there is more effort for participation among the residents. | Master's thesis (Islamic Azad University, Noor Branch) |
| Fathi | 2017 | Organizing worn-out urban textures with the approach of increasing stability in the quality of residents' life (A case study of worn-out structures in Amol City) | Use of voluntary method and land reconfiguration. Expansion of programs to create a culture of public participation to improve the quality of life of residents | Ph.D. thesis (University of Isfahan) |
| Hadipour | 2010 | Empowering the urban management system with emphasis on the centrality of the neighborhood and public participation, a case study of Sangalaj and Shahrak-e Gharb neighborhoods in Tehran | There is a direct relationship between education level, belonging to the place, citizens' trust in urban management, citizens' sense of power, and their level of participation in urban management. Also, the rapid trend of urbanization has played an effective role in declining the status of old neighborhoods, which has continued to reduce people's participation in urban management. The formation of new neighborhoods during accelerated urbanization is also mainly based on the economic homogeneity of residents, and these neighborhoods do not have sufficient social cohesion to be a stimulus for their participation and cooperation with urban management. | Ph.D. thesis (University of Tehran) |
| Mohammadian | 2018 | Participation in the improvement and renovation of worn-out texture (Case study: Khairabad neighborhood of Birjand) | There is a relationship between public participation and the components of a sense of belonging, trust and social cohesion, and access to services. | Master's thesis (Shahid Beheshti University) |

| Researcher(s) | Year | Subject of Article | Results | Source |
|---|---|---|---|---|
| Eskandarpour | 2011 | Improving worn-out urban textures with an emphasis on citizen participation (Case study: Dolab Neighborhood of Tehran) | Due to the components of neighborhood identity and belonging among the neighborhood residents, there is a good potential for their participation. Also, due to the prominent nature of religion in the neighborhood, religious places such as mosques, ḥosayniyas, and Takaya are always considered community bases and convergence of neighborhood people. | Master's thesis (Shahid Beheshti University) |
| Taghavi | 2011 | Assessing the feasibility of urban landscape designs with a worn-out texture renovation approach (Case study: Urban landscape design of Nematabad neighborhood, District 19, Tehran Municipality) | With all its strengths, weaknesses, shortcomings, and progress, the urban landscape plan in the Nematabad neighborhood was implemented to an acceptable level. By sustaining and maintaining ongoing activities and reviewing them, optimal management, and expansion of incentive programs, we can hope for more public participation in neighborhoods of worn-out areas. | Master's thesis (Islamic Azad University, Tehran Science and Research Branch) |

## 3. METHOD AND MATERIALS

The current study is applied research with the descriptive-analytical method. The research sample is the Nader Kazemi Neighborhood in Shiraz. The questionnaire and field observations gave been used for data gathering. The statistical population of the current study included 2302 people living in the Nader Kazemi Neighborhood of Shiraz, based on the latest census provided by the Statistics and Information Organization. Based on Cochran's formula, the number of generalizable samples is estimated to be 329 people, and the distribution of the sample was done by the simple random method. The SPSS software was used for calculations and data analysis. The reliability was calculated as $\alpha$=0.8, which is indicative of the good reliability of the questionnaire used in the current study. The statistical procedures used in the current study were the Spearman correlation and stepwise regression.

Calculation of the number of samples:

$$n = \frac{2302 \times (1.96)^2 \times 0.5 \times 0.5}{(4876-1) \times (0.05)^2 + (1.96)^2 \times 0.5 \times 0.5} = 329$$

## 4. AREA OF THE STUDY

Nader Kazemi Neighborhood is located in District 3 of municipal districts and Zone 7 in the regional divisions. This area is enclosed by South Saheli street (Masnavi street) with residential structural identity and the dry river in the north, Modares boulevard with residential, commercial, and structural identity in the south; Kaveh Street from the east, and Shahid Ghorbani and Salman Farsi Streets with a commercial-service structural identity in the west. The area of this neighborhood is 114939 m2, with its full texture being 64% and empty texture being 36%. Based on the full and empty map, the yards are surrounded by buildings in a natural and homogeneous texture, and most of the buildings in the area are located in the north-south direction. The land use conditions show that there are 481 pieces of land in this area, among which 397 are allocated for residential use, 75 are allocated to commercial use, and nine pieces are barren. The population of the area is 2302 people, and the number of households is 721. The total number of plates is 481, among which 64% is allocated to residential use. The passages of this area are among the second-degree side-roads, and most of the passages are in the range of 6-8 meters. The scale of placement of these passages is neighborhood. The land use in this area includes residential, commercial, barren, educational-religious, cultural-administrative, and passages. The residential density of the area is 108.3%. The number of buildings' stories ranges from one to three in this neighborhood (two-story buildings are the most frequent). The area's architecture includes contemporary and second Pahlavi's architecture, and there is no specific architectural pattern in the formation of the buildings in the area. The main function of the neighborhood is residential, with commercial activities on the edges. The condition indicates that the main role of this area is placed within the depth of the residential texture and belongs to low-income housing (Authors, 2020; Shiraz City Texture Consulting Engineers, 2016).

This neighborhood has various problems in terms of the exhaustion indicators. These include improper access to the facilities and different types of services, narrow passages, irregular plates, low per capita requirements such as green space, very bad passages in terms of materials and asphalt and poverty of urban furniture.


**Fig. 2. Land Use Map of the Area**
(Shiraz City Texture Consulting Engineers)

## 5. FINDINGS AND DISCUSSION

This chapter seeks to evaluate the two main research hypotheses and analyze each separately.
Based on the first hypothesis, the physical, social, and economic information of the textures obtained from the 329 questionnaires filled in by the residents are as follows:

- Ownership of the house

Regarding the following table, it can be seen that the type of ownership of the residential unit for the majority of the residents is tenancy. 15% of the residents have leased the property, and 85% own the property.

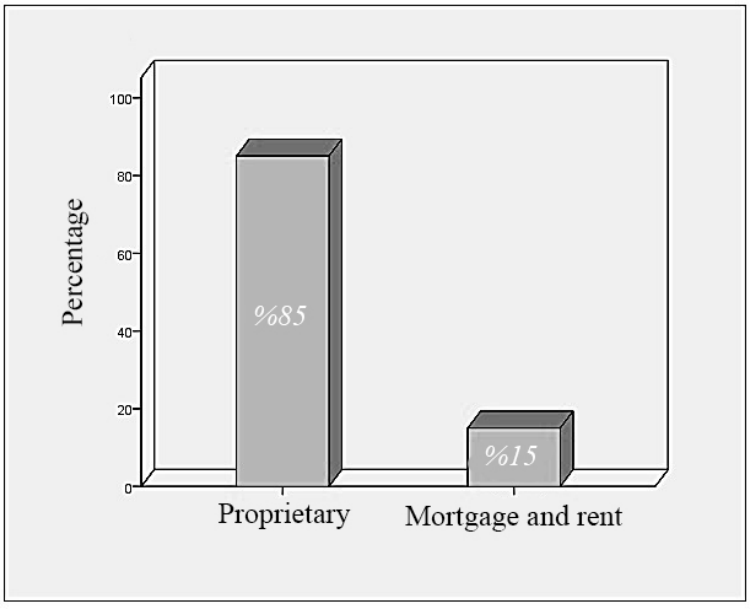


**Fig. 3. Ownership Status of Residents in the Area**

However, although a main portion of the ownership in the texture is Waqf (donated) or private, its residents are migrants, and it has played an important role in the disorganization and exhaustion of the whole texture because of the conflicts between the partners, the residents have made disorder and subsequently, and nothing is done to make the condition better and prevent the texture exhaustion.

**- The Type of Building Materials Used in the Texture**

Investigation of the building materials as the main elements forming the urban texture allows for comparing the urban zones or even the regions in the same zone. The following table shows the materials based on land use and per distance and frequency.

**Table 2. The Type of Materials Used in the Area Based on the Land Use and the Area of the Buildings**

| Land use | Durable Building | | Non-Durable Building | | Total | |
|---|---|---|---|---|---|---|
| | Area | Percentage | Area | Percentage | Area | Percentage |
| Residential | 393.7 | 0.5 | 74695.8 | 99.5 | 75089.5 | 100 |
| Commercial | | | 3598.8 | 100 | 3598.8 | 100 |
| Cultural | | | 89.8 | 100 | 89.8 | 100 |
| Religious | | | 222.5 | 100 | 222.5 | 100 |
| Non-governmental high school | | | 272.1 | 100 | 272.1 | 100 |
| Other educational usages | | | 242.6 | 100 | 242.6 | 100 |
| Administrative | | | 4092.4 | 100 | 4092.4 | 100 |
| Warehouse | | | 542.9 | 100 | 542.9 | 100 |
| Total | 393.7 | 0.5 | 83756.9 | 99.5 | 84150.6 | 100 |

The general condition of the structures of the buildings in the texture consists of durable buildings (metal or concrete facilities) and non-durable buildings (brick and iron, clay and wood, and cement block).

According to the following table, it is seen that the texture is physically exhausted. 99.5% of the texture is made of non-durable materials, and only 5% is made of durable buildings.

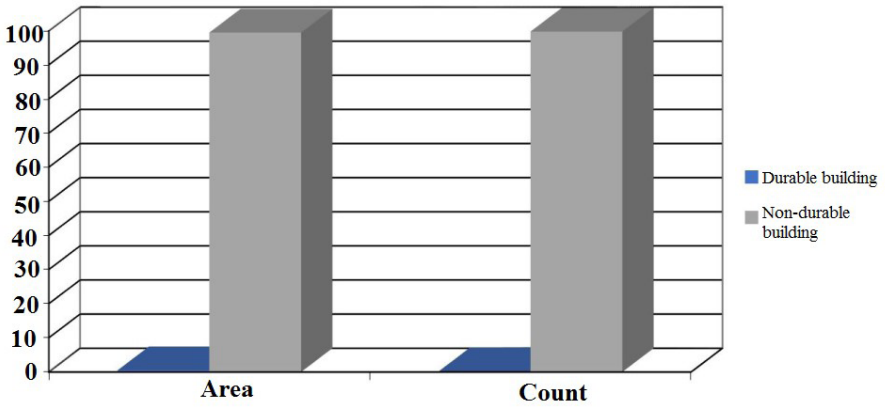


**Fig. 4. Building Durability in the Area**

**- Quality of Buildings**

In terms of investigation of the quality of the buildings, the activities are divided into three categories: new, reconstructed, and dilapidated. The evaluations indicate that 90.3% of the buildings are reconstructed in quality. Also, 95.2% are reconstructed and 2.3% are new in terms of frequency. The statistics indicate that the texture is physically worn-out.

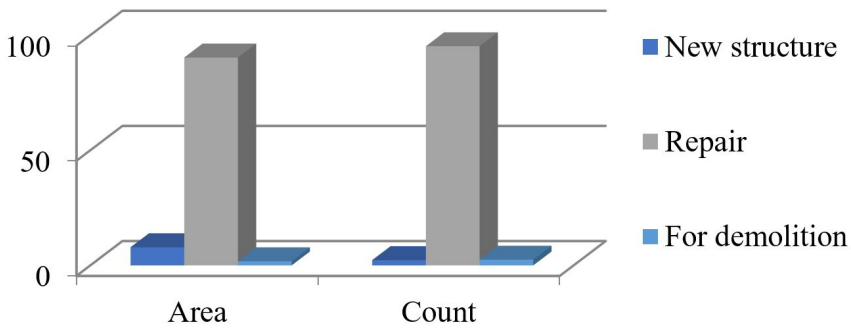


**Fig. 5. Quality of Existing Buildings in the Area**

**Table 3. Quality of the Buildings in the Area Based on the Land Use and the Frequency**

| Land Use | New | | Reconstructed | | Dilapidated | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Frequency | Percentage | Frequency | Percentage | Frequency | Percentage | Frequency | Percentage |
| Residential | 9 | 2.3 | 378 | 95.2 | 10 | 2.5 | 397 | 100 |
| Commercial | | | 74 | 98.7 | 1 | 0.3 | 75 | 100 |
| Cultural | | | 1 | 100 | | | 1 | 100 |
| Religious | | | 1 | 100 | | | 1 | 100 |
| Non-Governmental High School | | | 1 | 100 | | | 1 | 100 |
| Other Educational Usages | | | 1 | 100 | | | 1 | 100 |
| Administrative | 2 | 66.7 | 1 | 33.3 | | | 3 | 100 |
| Warehouse | | | 1 | 50 | 1 | 50 | 2 | 100 |
| Total | 11 | 2.3 | 458 | 95.2 | 12 | 2.5 | 481 | 100 |

(Shiraz City Texture Consulting Engineers, 2016)

**- Age of Buildings**

The age of the building is an important indicator for estimation of the physical development of the city as investigation of the quality of the relationship between the age of buildings and their year of construction reveals the trend of gradual formation of the city's body. Based on the following diagram, 48% of the buildings in the tissue are between 20 and 30 years old, 30% are more than 30 years old, and only 1% are new and have a lifespan of fewer than five years. However, the physical exhaustion of the texture is high.

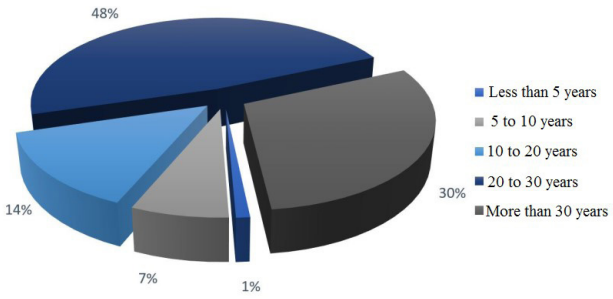


**Fig. 6. Age of Buildings in the Area**

**- Demographic Status of the Worn-Out Texture**

The studied area's population is 2302 people with 721 households and household size of 3.19. in this area, 53% of the households contain two families, and 47% are single-family. Also, the less than 14-year-old age group makes up 14.5% of the population, the 14-65-year-old makes up 74.2% of the population, and the above-65-year-old age group makes up 11.2% of the population.

**Table 4. Demographic Characteristics**

| Studied Area | | |
|---|---|---|
| Household size | Number of households | Population |
| 3.19 | 721 | 2302 |

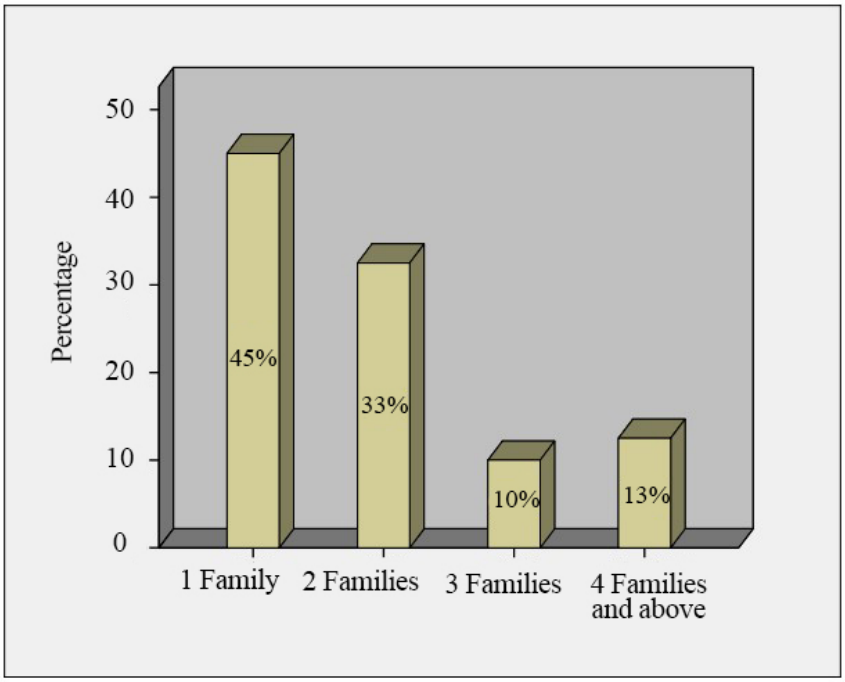


**Fig. 7. Number of Households in the Studied Area**

In this regard, regarding the young population of the area and the economic outcomes of this phenomenon, it should be also taken into consideration that a great portion of the population who are in their youth and adolescence need basic and educational services on the one hand, and recreational and leisure services on the other hand.

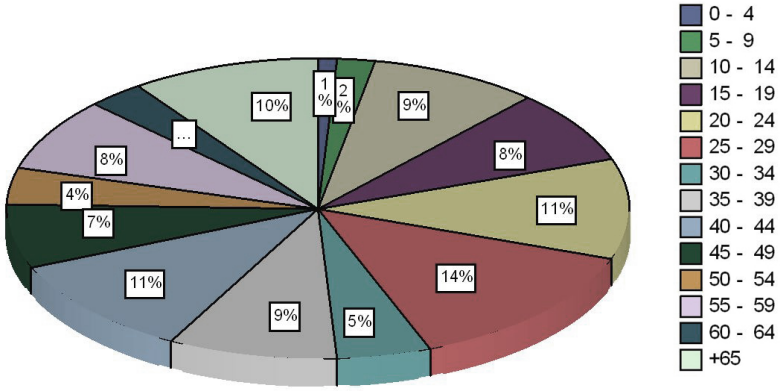


**Fig. 8. Population Age in the Studied Area**

**- Duration of Stay and the Rate of Migration in the Worn-Out Texture**

In the studied area, 54% of the residents had a stay of 0 to 10 years, and those staying in the area for more than 25 years made up 33% of the population. The number of those migrating to the area from other neighborhoods of Shiraz is equal to those migrating from the adjacent neighborhoods.

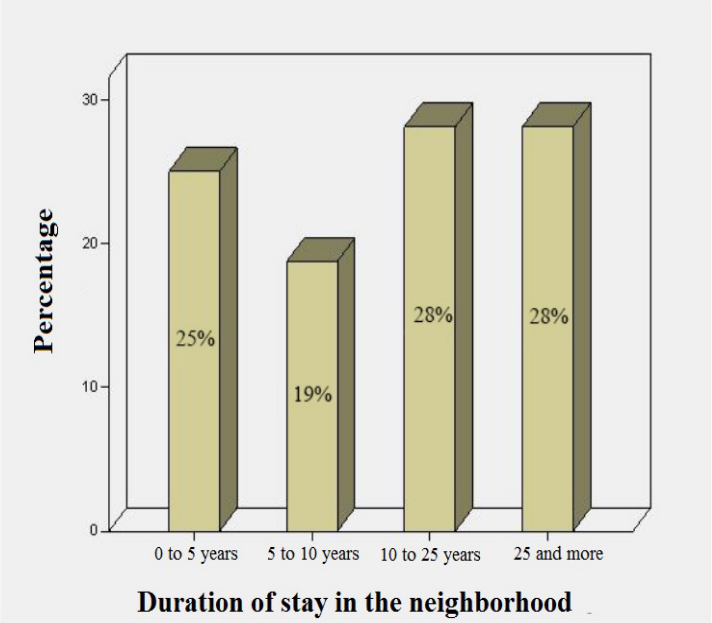


**Fig. 9. Duration of Stay in the Area**

Based on the second hypothesis on the evaluation of people's participation in the improvement of the worn-out texture of the Nader Kazemi Neighborhood, the analysis of the obtained results is as followings:

According to this hypothesis, there is a relationship between the trust-building and attraction of public participation in the renovation of the Nader Kazemi Neighborhood of Shiraz. The Spearman method has been used to find the correlation rate between these two components. The results indicate that regarding the calculated probability since it is lower than the rejection region at α=0.05, the null hypothesis can be rejected, i.e., there is a significant relationship between the attraction of participation and trust-building in the Nader Kazemi Neighborhood from people's point of view.

**Table 5. Statistical Test for the Relationship Between the Participation and Trust-Building**

| Correlation coefficient | People | |
|---|---|---|
| | Value | Significance level |
| b-Kendall's tau | 0. 635 | 0. 047 |
| c-Kendall's tau | 0. 555 | 0. 036 |
| Gamma | 0. 734 | 0. 054 |
| Spearman | 0. 455 | 0. 023 |

The second assumption states that there is a significant relationship between the shortage of urban services and facilities and the attraction of people's participation in improving the Nader Kazemi Neighborhood's worn-out texture. The Spearman method was used to find the correlation rate between these components.

The results indicate that regarding the calculated probability since it is lower than the rejection region at α=0.05, the null hypothesis can be rejected, i.e., the shortage of urban services and facilities is effective in attracting people's participation in the improvement of worn-out texture in Nader Kazemi Neighborhood.

**Table 6. Statistical Test for the Relationship between the Participation and Shortage of Urban Services and Facilities**

| Correlation coefficient | People | |
|---|---|---|
| | Value | Significance level |
| b-Kendall's tau | 0.335 | 0.032 |
| c-Kendall's tau | 0.425 | 0.028 |
| Gamma | 0.410 | 0.035 |
| Spearman | 0.512 | 0.031 |

Moreover finally, the quality of the residents' participation in the renovation of the worn-out texture has been addressed. As seen in Table (7), the respondents were more inclined to participate in decision-making and less inclined to participate financially.

**Table 7. Statistical Test, Quality of Participation**

| | Frequency | Percent | Valid Percent | Cumulative Percent |
|---|---|---|---|---|
| Investment | 45 | 14. 4 | 14. 4 | 14. 4 |
| Untrusting to government | 86 | 27. 6 | 27. 6 | 42. 0 |
| Decision-making | 175 | 53. 2 | 53. 2 | 95. 2 |
| Other | 15 | 4. 8 | 4. 8 | 100 |
| Total | 213 | 100. 0 | 100. 0 | 0 |

## 5. CONCLUSION

Based on the findings from the first and second hypotheses analysis, the following results are obtained:

- Numerous factors such as infrastructure and lack of facilities and urban services within the texture have led to migration and the placement of non-local people instead of local people with different cultures.
- This texture is greatly worn-out in terms of economic, physical, and social dimensions, which is itself affected by different factors such as the low price of land and houses in this texture, the low financial capability of Nader Kazemi residents, inadequate roads, lack of proper infrastructure, inadequate urban furniture, strict rules and regulations of the municipality, problems in receiving facilities, etc. The most important factors affecting the texture are the high rate of wear and physical destruction of the texture, which causes the destruction of healthy urban life in the study area.
- The overall status of people's participation in the Nader Kazemi Neighborhood is stated to be under average level, necessitating recognizing factors effective in developing people's participation in the improvement and renovation of the worn-out texture more than ever.
- The participation quality in this region is more in the form of entrusting to the government (of course, in case of provision of proper conditions by the government). Also, a few cases have been in the form of investment and participation in implementation.
- The municipality discriminates between this neighborhood and the other neighborhoods from the viewpoint of people, and the level of their satisfaction with the urban services and facilities is low. They will be more willing to participate if the facilities are improved.
- Most people in this area own the property they are living in, and it has been a reason to participate in the region's restoration; however, all of them refused to participate due to a lack of support from the government. Some people also refused to participate since the property was Moqufah.

Based on the mentioned results, the following suggestions can be made:

1. Increasing the physical interventions in the texture and eliminating the existing shortages such as required urban services and facilities to increase the environment's quality to increase the residents' motivation to improve the residence.
2. Provision of requirements for residents' welfare, such as green space, leisure time, etc., in suitable places such as the empty and dilapidated spaces or the lands their owners are willing to sell.
3. Creation of commercial-residential land use and promoting it based on the adjacent boulevards and main roads- Widening the roads in the texture provides better services and relief in case of emergencies such as fire, earthquakes, etc.
4. Proper planning for collecting the garbage and disposing of it with the participation of the residents.
5. Planning to organize the surface water network and

flow of water hygienically has caused problems for the residents of the neighborhood.

6. Improvement of the residential units by the owners and provision of support and protection by the public and government sector through payment of low-interest loans.

7. Increasing the incentive programs (exemptions, discounts, subsidies, etc.) and governmental executive guarantees motivate the owners to participate in texture improvement.

8. Defining collective projects in the form of renovation programs and identifying the owners who can partner up with each other.

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