Evaluation of Social Instability in Urban Developments, Case Study: Ghaleh Abkooh's Renewal Plan

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ABSTRACT: The old parts of the Iranian cities, which have survived over the past few decades, are now suffering degradation due to the long-term lack of maintenance and conservation. Based on the comprehensive approach to urban planning, despite the high social potentials of some of these deteriorated areas, in order to improve their physical quality; complete demolition is the ultimate suggested solution. Therefore, an urgent strategy is needed in order to reintegrate these forgotten places into mainstream development of the main city in an adequate approach. In recent years, sustainability has become one of the main vital strategies to set as a goal in urban regeneration and renewal projects. This approach can link economic profits and environmental improvement with social aspects. This paper is the study of a historical district called "Ghaleh Abkooh". With a 300-year history, this high density organic fabric is located at Mashhad downtown. Lacking a development plan in the past decades, Abkooh area does not function properly within Mashhad urban socio-eco system. Therefore, it is conceived to be an informal settlement. Despite of long history of residence and strong kinship ties which have led to social cohesion and strong local identity, the proposed regeneration plan consists of complete demolition and rebuilding approach through compulsory acquisition. There are growing local resistance against these culminated disputes, petition movements and negotiations with regional and provincial authorities. This article reviews Abkooh renewal plan. To evaluate the plan, local's opinion as a criteria have been utilized and the gap between the plan and social sustainability dimensions was illustrated. Based on the results derived from content analysis, the following issues in order of priority has been neglected in planning process of Abkooh renovation: "citizen participation and empowerment", "preservation of community spirit and social networks", "social equity" and "preservation of local characteristics". These issues are the most significant social sustainability dimensions which have been totally or in some occasions partially neglected through Abkooh renewal plan. Finally, the paper concludes with some recommendations for a proper intervention according to social criteria in order to promote sustainability in Abkooh regeneration project.

Keywords: Social Sustainable Development, Urban Renewal Plan, Public Space, Ghale Abkooh Neighborhood.

INTRODUCTION

In recent decades, we have witnessed the evolution of theories and methods in urban planning which aim to alleviate physical, social and economic urban problems. In Iran, comprehensive urban planning is still the hegemonic discourse (Farhoodi. et. al., 2009, p. 336). Yet despite some positive aspects, centralized and top-

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down decision-making approach with a great emphasize on economic profit has consequently led to failure of comprehensive urban planning specially in revitalizing deteriorated areas. Proliferation of phenomena such as informal settlements, spontaneous settlement and social vulnerability of deteriorated old city centers, has placed government and policy makers under pressure to apply a refreshing change to tackle urban difficulties.

The domain of interventions in the old fabrics is highly diverse. It ranged between long-term regeneration processes, on one hand, and culminated to rebuilding and reconstruction through total demolition, on the other hand. "Within urban regeneration, a greater emphasis is usually given to economic considerations rather than sustainability "(Cahantimur et al., 2010, p. 252). Therefore, regeneration plans are not usually as effective as they were supposed to be. In this regard, while in the past, social and environmental regeneration actions were dispersed and market-based, economic solutions have been given high priority, now a new platform capable of launching a much more coordinated attack on the poverty and social exclusion of large-scale urban distress is needed (Deakin, 2009, p. 94). Social sustainability is an emerging area of urban planning policy and practice and the concept is increasingly used by governments, public agencies, policy makers, NGOs and corporations to frame decisions about urban development, regeneration and housing, as part of a burgeoning policy discourse on the sustainability and resilience of cities (Woodcraft, 2012, p. 29).

Abkooh area is an example of a deteriorated fabric which is of concern of Mashhad municipality for regeneration. Abkooh old fabric despite its strong social ties is suffering spatial differentiation and social-spatial segregation due to ineffective planning and lack of appropriate supervision. In this paper, first the concept of social sustainability and the relevant criteria is reviewed then social sustainability application in urban regeneration of deteriorated areas is examined. Afterwards, Abkooh renewal plan is introduced and local written documents have been analyzed through content analysis procedure in order to determine how Abkooh's locals evaluate the urban renewal plan according to social sustainability dimensions.

RESEARCH METHODOLOGY

A quantitative content analysis was conducted for this study. The research framework of the study begins with literature review which will explore the notion of social sustainability and its criteria. The literature review helps to develop a framework for content analysis. According to theoretical frame works defined and selected urban regeneration policies, dimensions of case studies, data availability and interpretability of information in physical and functional domain of some of social sustainability dimensions. Following this and based on the selected dimensions and using quantitative content analysis procedures, the content of 75 written documents and declarations that produced by Abkooh residents during 2011-2012 has been analyzed to evaluate how locals consider the mentioned plan meet the social sustainability criteria and concept. Quantitative method and chi- square test are used for statistical analysis. The article seeks to answer the following research questions: (1) What is social sustainability and how it can comply with urban regeneration, (2) To what extent Abkooh development policies have been incorporated into social sustainable urban regeneration development. (3) According to demands of people, what dimension of social sustainability has been most neglected through Abkooh renewal plan?
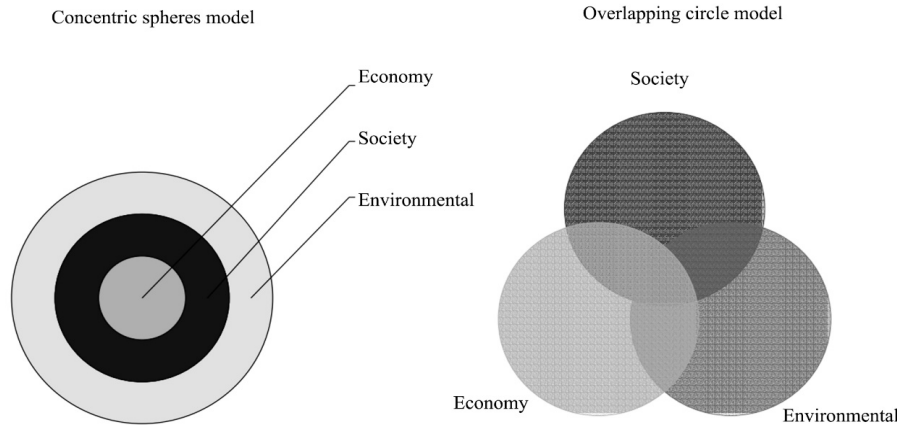
THEORIZING SUSTAINABILITY

"Urban design consists of 'Commodities , Firmness and Delight' while one aspect of 'Commodities' in urban development is sustainability, that is a development which is non- damaging to the environment and which contributes to the city's ability to sustain its social and economic structures"(Moughtin & Shirley, 2005, 6). The world commission on Environment and Development defines sustainable development as "development that meets the needs of the present without compromising the ability of future generation to meet their own needs" (WCED, 1987, p. 37). An ideal balance between future and present needs rests on social, economic and environmental pillars (Vanclay & Esteves, 2004, p. 4). Sustainability issues have gradually evolved from ecological viewpoints into holistic one including physical, social, economic, cultural, and environmental aspects (lee, 2010, p. 279). Due to the multifaceted nature of the concept sustainability, a coherent and comprehensive theoretical framework to a fully integrated approach to sustainability is still lacked (Colantonio, 2007, p. 6). As a result, there is a general agreement that the different dimensions of sustainable development have not been equally prioritized by policy makers within the sustainability discourse and it was only in the late 1990s that the social issues were taken into account within the sustainability agenda (Colantonio, 2007, p. 3).

The interrelationship between the different aspects

of sustainability is commonly represented by one of two models. The first model features three concentric spheres which 'economic' and 'social' spheres are portrayed as dependent on the health of the environmental sphere.

Another mode of thinking is 'overlapping circles' model, in which three spheres are best represented equally (McKenzie, 2004, pp. 4-5).

Concentric spheres model

Overlapping circle model

Fig. 1. The Interrelationship between Environmental, Social and Economic Aspects of Sustainability (McKenzie, 2004, pp. 4-5)

THE CONCEPT OF SOCIAL SUSTAINABILITY

"Social sustainability blends traditional social policy areas and principles such as equity and health, with issues concerning participation, needs, social capital, the economy, the environment, and more recently, with the notions of happiness, well-being and quality of life" (Colantonio & Dixon, 2009, p. 78). From social science perspective, there are no adequate dimensions and definitions for social sustainability. There are many sets of urban sustainability indicators (SIs) but none has emerged so far as having universal appeal. Some indicators are especially made for a certain city, community or organization (Turcu, 2012, p. 105). Consequently, each project includes its own set of indicators and criteria specific to the research question analyzed, but rarely applicable on the macro level of societies' social sustainability (Omann & Spangenberg, 2002, p. 1).Therefore, in this article such indicators will be employed that will be relevant to our case study context and can reflect local characteristics.

A project is said to be socially sustainable when it creates harmonious living environment, reduces social inequality and cleavages and improves quality of life in general (Chan & Lee, 2008, p. 245). Polse and Stren

suggest that social sustainability with a special focus on urban environments is compatible with harmonious evolution of civil society, fostering an environment conducive to the compatible cohabitation of culturally and socially diverse groups, encouraging social integration, with improvements in the quality of life for all segments of population (Yung et al., 2011, p. 2).Dempsey and his colleagues found in their exploration of the relationship between urban form and social sustainability identify two main dimensions of sustainability; equitable access and the sustainability of community itself (Dempsey et al., 2011). Vallance and his colleagues (2011) summarized the diverse literature on the term social sustainability and then they represented their own three sub-categories of social sustainability compromising: (a) 'development sustainability' addressing basic needs, the creation of social capital, justice and so on; (b) 'bridge sustainability' concerning changes in behavior so as to achieve bio-physical environmental goals and; (c) 'maintenance sustainability' referring to the of socio-cultural characteristics in the face of change, and the ways in which people actively embrace or resist those changes (vallence et al., 2011).

Another set of three core indicators to classify the social dimensions of sustainability drawn from sociological theory is:

1. Satisfaction of basic needs and the quality of life
2. The claim of social justice within the sustainability discourse as well as social coherence
3. Aspects of social coherence and measurement of, e.g., integration into social networks,

involvement in activities as volunteers as well as measures for solidarity and tolerant attitudes (littige & Grießler, 2005, p. 75).

A list of criteria used by researchers in their studies focusing on social sustainability is presented in Table 1.

Table 1. Criteria for Social Sustainability

Author(s)	Criteria	
Mckenzie, 2004	• Equity of access to key services (including health, education, transport, housing and recreation) • Equity between regeneration • A system of culture relations • The widespread political participation of citizens • A sense of community ownership/ responsibility • Mechanism for political advocacy	
littige & Grießler, 2005	• Satisfaction of basic needs • Social justice • Social coherence • Integration into social networks	
Dave, 2009	• Access to facilities and amenities • Amount of living space • Health of the inhabitants • Community spirit and social interaction • Sense of safety • Satisfaction with the neighborhood.	
Dempsey et al., 2011	• Social interaction/social networks in the community • Community stability • Pride/sense of place • Safety and security, participation in collective groups and networks in the community	
Woodcraft, 2011	• Amenities and infrastructure • Social and cultural life • Voice and influence	
Turuce, 2012	• Sense of community • Moving in and out of an area • Crime and safety • Community activity	
Colantonio, 2007	Social	Equity; inclusion; adaptability; security Identity of the community/civic pride, Image transformation and neighborhood perceptions, Cultural promotion
	Socio-Institutional	Participation and empowerment, Trust, voluntary organizations and local networks (also known as Social Capital)
	Socio-Economic	Economic security, employment, Informal activities/economy, Partnership and collaboration
	Socio-Environmental	Infrastructures, environmental health, environmental and spatial inequalities. Inclusive design, Housing (quality and tenure mix), Transport

Cuthill, 2010	Social CAPITAL	Social networks, norms, trust, civic engagement, community well-being
	Social Infrastructure	the distribution of infrastructure, services and resources
	Social Justice	
	Engaged Governance	
Vallance, 2011	Development Sustainability	basic needs, the creation of social capital, justice
	'Bridge Sustainability	Build better bridges, or connections, between people and the bio-physical environment
	Maintenance Sustainability'	maintenance of social and cultural preferences, People's quality of life, social networks, pleasant work, living spaces, leisure opportunities

SUSTAINABLE URBAN REGENERATION

A variety of definitions of the term 'regeneration' have evolved over time depending on particular perspectives and now is strongly influenced by concepts of sustainability (Colantonio & Dixon, 2009, p. 19). Assessing the effectiveness of social sustainability in urban regeneration field has been the subject of numerous studies (García, 2004; Lombardi et al., 2011; lee, 2010; McCarthy, 1999).

According to Robert definition, urban regeneration is "a comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental conditions of an area that has been subject to change"(Colantonio & Dixon, 2009, p. 19).

An extensive literature identifies the factors critical to the achievement of social sustainability within regeneration (Hemphill et al., 2004, p. 734). Planning and urban regeneration strategies are consistent in the building of sustainable communities and supporting the more specific objective of achieving sustainable development within area based initiatives at the local level (Hemphill et al., 2004, p. 749). Urban regeneration has a substantial impact on all three dimensions, of sustainability: society, economics and environment (Lombardi et al., 2011, p. 273).

Culture policy can also be used to achieve more sustainable urban development through the provision of appropriate facilities and infrastructure (Darlow, 1996). Cultural sustainability is the most often subject linked to (a) community identity, distinctiveness, attractiveness and sense of place and/or (b) sociability, public participation, voluntarism and (c) social networks (Duxbury et al., 2012, p. 4) and unless these issues are creatively addressed within communities, 'top-down' efforts have no matter how well-intentioned and will not achieve their aims (Hawakes, 2001, p. 38). Chan and lee pointed out 6 significant factors affecting social sustainability of development projects; Townscape design, Provisions of social infrastructure, Availability of job opportunities, Accessibility, Ability to fulfill psychological needs, and Preservation of local characteristics (Chan & Lee, 2008, p. 245).

In urban regeneration agenda, potential outputs and outcomes can be generated by following 10 social sustainability dimensions: Demographic change (ageing, migration and mobility), Education and skills; Employment; Health and safety; Housing and environmental health; Identity, sense of place and culture; Participation, empowerment and access; Social capital; Social mixing and cohesion; and, Well-being, happiness and quality of life (Colantonio & Dixon, 2009, p. 4).

The following table represents elements which enhance the social sustainability of urban renewal projects.

Table 2. Elements to Enhance the Social Sustainability of Urban Renewal Projects

Domain	Factor/ Indicator
Satisfaction of Welfare Requirements	Provisions for basic needs of disabled elderly or children with proper access Preserving & facilitating social network Sense of belongings on community Provision of public facilities e.g. school, health care services, sports facilities Access to public facilities Convenience, efficiency & safety for pedestrian & public transport users Provision of accommodation for different income groups Security against crimes Community involvement in public decision making
Conservation of Resources and Surroundings	Green features (construction related) e.g. Installation of energy efficient/ water saving devices, use of recyclable/durable construction materials Green features (design related) e.g. optimization of natural lighting & ventilation, provision of sun shades, balcony Provisions to control pollution e.g. air & noise Management of buildings, facilities & spaces
Creation of Harmonious Living Environments	Compatibility with neighborhood Layout of building and streets Promotion of local distinctiveness Rehabilitation of repairable building structures Preservation of historical structures & features Building design in terms of appearance, density, height & mass
Provision and Facilitating Daily Life Operations	Access to work Availability of local employment Proximity to business activities Establishment of different business activities e.g. retail shops, banks, Convenience, efficiency & safety for drivers
Forms of Development	Adaptability of development to the changing needs, Efficient use of land & space, Mixed development i.e. various uses within the same building or an area
Availability of Open Spaces	Access to open spaces, Design of open spaces in terms of appearance, location, size & use of materials, Provision of open spaces e.g. parks, seating areas & promenade

(Colantanio, 2009, p. 91)

CASE STUDY DESCRIPTION

Abkooh area is a well-known neighborhood in city of Mashhad, the second most populous city in Iran. This neighborhood originally was located in the rural area of the city prior to physical expansion of the city. The history of Abkooh can be traced back to 1721 (Rezvani, 2006, p. 73). Within the 1954 Master plan and the detailed plan, the barren lands around Abkooh were in the path of development (Fig. 1). An arterial road has been

constructed through the neighborhood (Dastgheib Street) and along both sides of the road retail uses gradually were emerged (Fig. 2). However, the other suggestions in plans were not implemented. During last decades, Mashhad development process ignored any particular economic and social plans for Abkooh area. As a result of such a shortcoming of strategic plan for Abkooh, the neighborhood appearance is similar to poor rural area and it faced with numerous physical and social problems that segregated from rest of the city (Rezvani, 2006). Nowadays, Abkooh area, about 30 hectares, is surrounded by prosperous districts (Fig. 3. Sajjad, Palestin, Khayam). The neighborhood has been under scrutiny by local as well as provincial institutions for many years, as it was a no man's land.
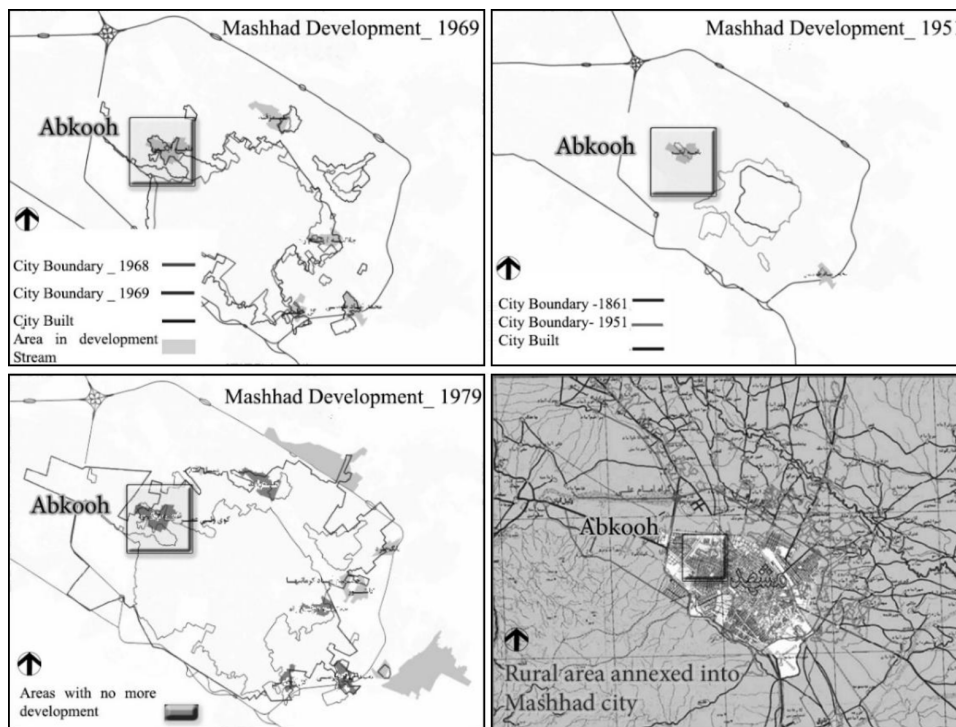

Fig. 2. The History of Abkooh Deformation to an Informal Settlement (Farnahad Consulting Engineering, 2007)
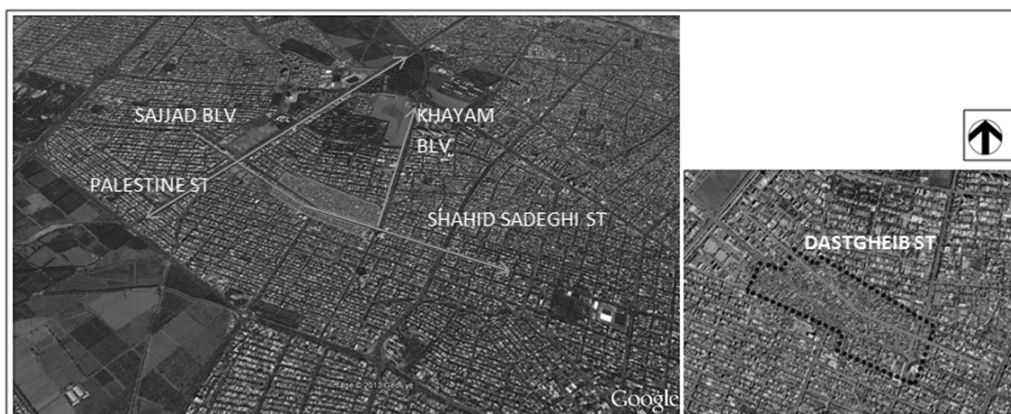

Fig. 3. Position of Abkooh Area in Mashhad (Google Earth)

RENEWAL AND REHABILITATION PLAN OF ABKOOH

In January 5, 2011, "renewal and rehabilitation plan" was devised with the aim of improving the quality of Abkooh environment and provision of people's need based on renovation-rehabilitation approach (Farnahad Consultant Engineers, 2012, p. 1). High density and commercial stimulant zones in Dastgheib Street is designated as the main agenda of amelioration (Farnahad Consultant Engineers, 2012).

As a part of Abkooh renewal vision:

"Abkooh fabric with a distinctive identity is an active and lively part of Mashhad city. Abkooh is highly integrated to the neighboring areas as it has suitable structure and function. Advent of new mixed use development with commercial retail activities along Dastgheib Street enhances economic structure of the space and increases pedestrian activities" (Farnahad Consultant Engineers, 2012, p. 13).

The main problem in Abkooh is its spatial isolation due to environmental-economic isolation. In terms of fulfilling the determined prospects, having optimal function similar to the neighboring areas, flexibility, integral link with local activities and investors, decision-making institutionand use of mechanism for encouraging people and attracting investors should be the main agenda of development.

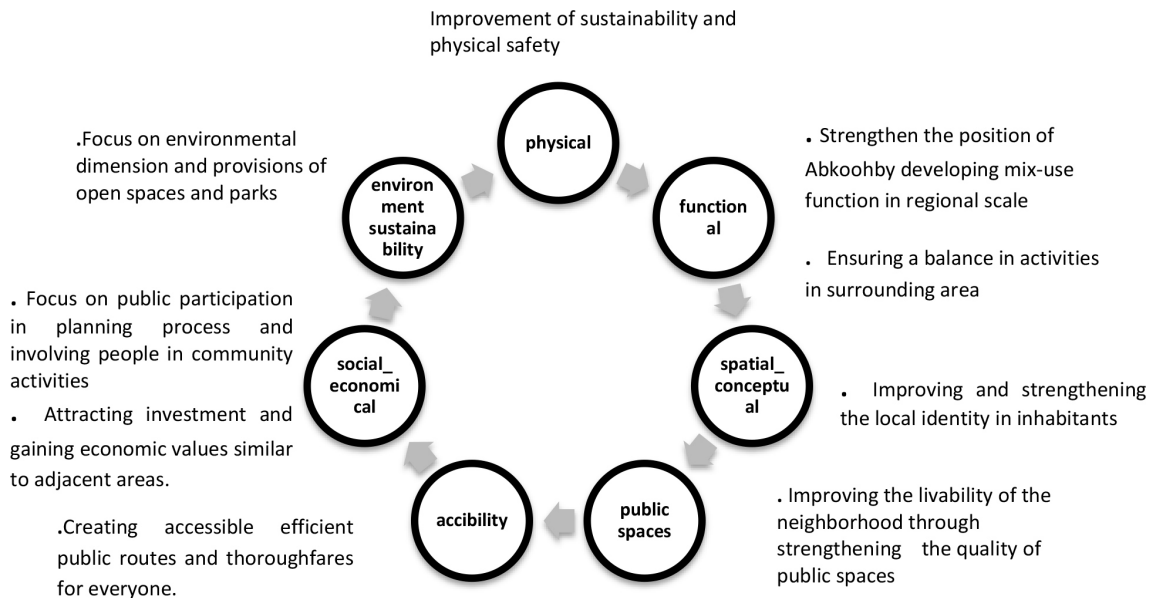The following cycle demonstrates the main purposes, strategies and policies associated with Abkooh renewal plan.

Fig. 4. Main Objectives of Abkooh Regeneration Plan (Farnahad Consultant Engineers, 2012, p. 18)

APPRAISAL OF ABKOOH PLAN BASED ON SOCIAL SUSTAINABILITY

As a result of implementing the plan, the area faced with several controversial issues. Subsequently, to deal with the issues different actions were adopted by residents such as; arranging several meetings at various levels between local households and municipal government then further action adopted by local resident to petition their demands to higher authorities at several levels through letters, declaration and visits; In this study, written documents of local demands, the content of local residents' regular meetings in public spaces, community movement by means of petitioning and their discussions with the relevant authorities for the duration of 2011 and 2012 has been chosen as the data. Quantitative content analysis is adopted in this study to analyse data.

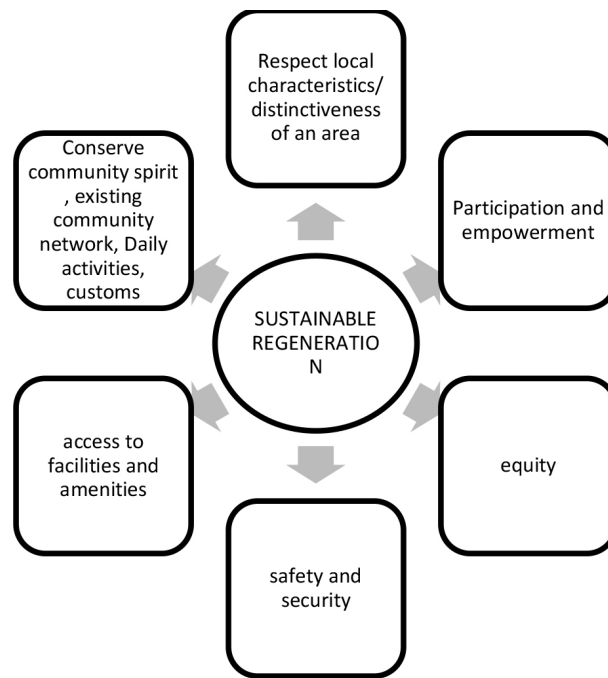In following, in order to examine the content of

the documents, some social sustainability criteria that reviewed in literature review and listed in table 1 will be selected as a conceptual framework. Each dimension is defined and discussed according to Abkooh existing situation. Afterwards, content analysis of 75 documents is conducted to explore social instability dimensions of Abkooh's renewal plan.

Selecting Significant Social Sustainable Dimensions and Exploratory of Each Dimension

Dimensions of social sustainability explored through literature review, via considering the following issues; the case study dimension, data availability and physical and functional interpretability of issues. , shows selected dimensions that are relevant to the case study of this research.

Fig. 5. Criteria of Social Sustainability Used as Dimensions for Content Analysis

Participation and Empowerment

Citizen partnership has revealed itself to be a key factor in the design and implementation of urban policies (Parés et al., 2012, p. 264). Participation in local and community activities is described as one of the domains of social capital and a dimension of social sustainability related to social coherence and social network integration (Demsey, 2011, p. 295). Citizen participation in urban regeneration policies not only makes it possible to take advantage of the social capital already in the area but also it fosters it by giving a new impetus to actions that are supposed to promote the connections among networks of stakeholders and rise in civic engagement (Parés et al., 2012, p. 262).

Intervention approach in Abkooh area is represented as a renovation-rehabilitation approach with local and macro investor's participation (Farnahad Consultant Engineers, 2012, p. 13). However, there is widespread consensus that in spite of participation of local people, the plan is not necessarily makes the intervention a participatory approach typeu because the nature of the plan is based on an authoritarian up-down intervention ideology.

Conserve Existing Community Network, Daily Activities, Customs, Ways of Living and Interaction

Sustainability of community involves social interaction between community members; relative stability of the community both in terms of overall maintenance of numbers/ balance (net migration) and turnover of individual members. Without social interaction, people living in a given area can only be described as a group of individuals living separate lives, with little sense of community or sense of pride or place attachment. Social interaction and social networks are consistently described as integral aspects of social capital (Dempsey et al., 2011, p. 295).

Field observations reveals there to be fairly strong social networks with respect to strong family and friends relationship in Abkooh district. On the other hand, according to demands of the people, the proposed plan is failed to improve social cohesion and stability.

Fig. 6. Presence of Local Councils

Fig. 7. Abkooh People Commemorating Imam Hussain in Ashura Mourning Procession Photo: Jan 13, 2013

Fig. 8. A Different image of Abkooh Area during Mourning Ceremonies. Photo: Jan 13, 2013

Social Equity

Social sustainability in development literature calls for greater equity between social groups not only in economic terms, but also in relation to social and cultural identities and rights (Raco, 2007, p. 318).

One of the most important objectives of revitalizing Abkooh deteriorated area was to minimize socio-economic gap with adjacent areas and it was assumed the plan could provide the opportunity to obtain social justice, while social justice cannot be obtained through forceful relocation of the locals and unfair money compensation. The process of removing residents from their property is compulsory and fair monetary compensation is not being envisaged within this plan. This approach causes the residents to fell into poverty hole after the new resettlement arrangement. Compulsory acquisition as a fundamental cause of social conflict method is inherently disruptive, especially when the compensation is designed or implemented poorly. Therefore, communities should entail significant economic, social and political costs (Fao, 2008).

Security and Safety

'Public Peace' should be kept by an intricate network of voluntary controls and standards, with sidewalks, adjacent uses and their users becoming 'active participants (Carmona, 2003, p. 122). In Abkooh, passive surveillance is provided by locals moving through spaces. Moving through space is called movement economy by Bill Hillier (1996) when he was introducing concept of space syntax. Economy of Movement is the type that carries prosperity and security to a neighborhood. The movement of people in space is one of the key factors of generating place.

Close family ties to the local hangouts in front of mosques and local shops and other visible outdoor activities has strengthened the sense of belonging, affinity and social safety within space; this helps preventing complete takeover of space bynon-locals, who are especially susceptible to criminal and illegal activities.

Fig. 9. Sufficient Surveillance: Eyes upon the Street

Fig. 10. Presence of Local Hang out and Outside Activities

Respect Local Characteristics

Not only regeneration process in Abkooh relies on total conversion of inner-structure through physical reconstruction and rebuilding, but also social capital, identity and sense of place has been totally ignored through this plan (Rezvani, 2006, p. 78). Fig. 11 illustrates that renewal plan contrives a new spatial structure.

Principles of sustainable urban design would place priority on the adaptation and re-use of existing buildings, infrastructure and roads (Moughtin & Shirley, 2005, p. 21). However, in order to fulfill the proposed vision, renewal plan envisages a complete destruction of present structure and setting up two commercial buildings in large urban scale (2 and 5 stories) and 5 commercial buildings in regional scale (4, 5, 6 and 7 stories) and lastly, two commercial cultural buildings (6 stories).
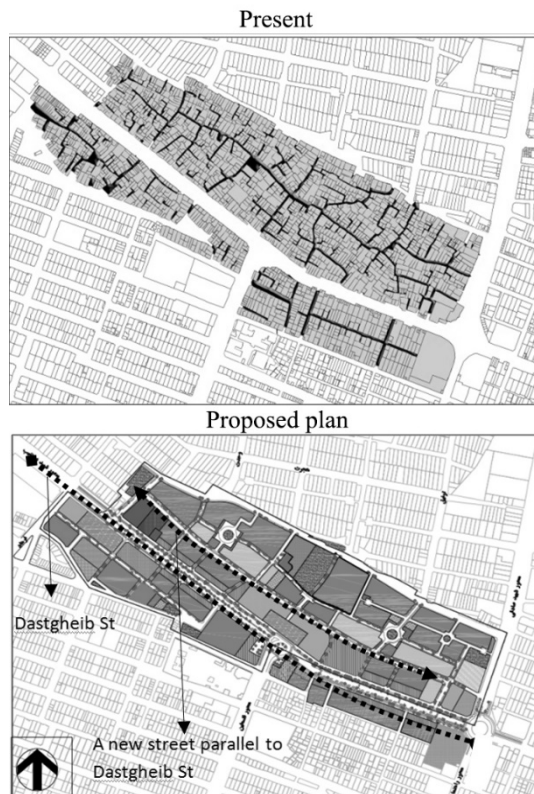

Fig. 11. Abkooh's Spatial Structure in Present and Proposed Plan (Farnahad Consultant Engineers, 2012, p. 39)
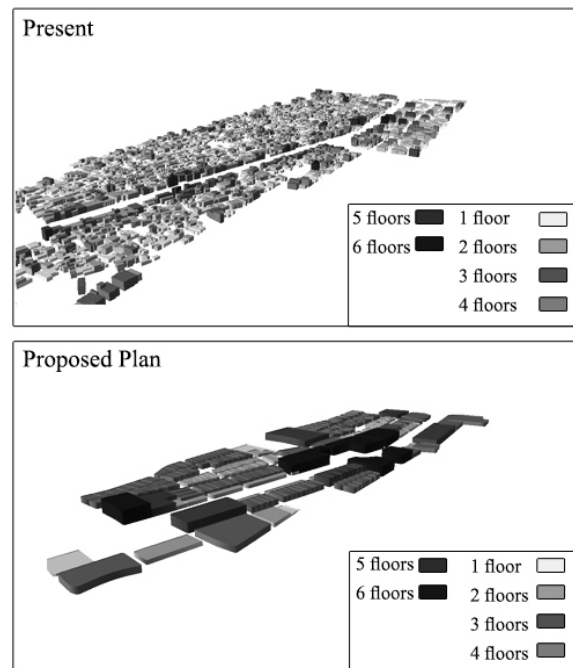

Fig. 12. Mass and Space in Present Situation and Proposed Plan

Based on proposed plan, Parallel to Dastgheib Street (Fig. 11), a collector road about eighteen meters wide will be constructed to support activities in Dastgheib Street. According to figure 4 it seems that by including depicts such as green landscaping as an environmental upgrade, improving pedestrian movement and safety, sustainability issues were taken into consideration. However, absolute change in land use, rapid upgrade to regional scale, high building density (Fig. 12) and emerge of components up to 5000, 6000 meters (Fig. 13), will lead to an abrupt local image change.
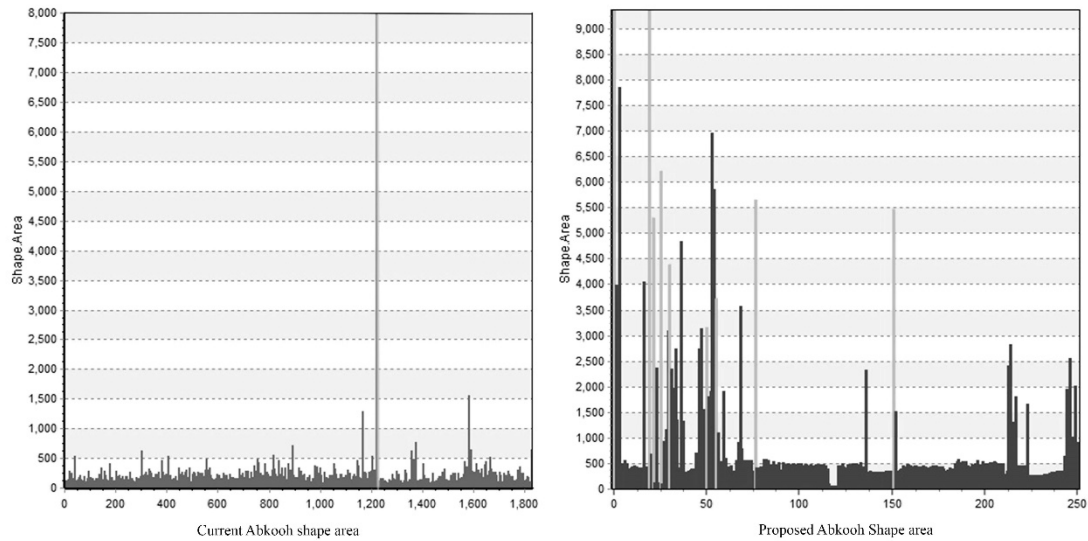

Fig. 13. Shape Area Analysis (Abkooh Gis)

With the aim of preserving Abkooh identity, the current plan, has preserved the main three mosques while other religious places which were inconsistent with the proposed plan were to be demolished; However, this approach in practice is actually incapable in maintaining Abkooh identity because by relocating the natives, local residents would not be able to commemorate the Abkooh martyrs of the 8-year war between Iran and Iraq anymore. As a result, there would be no hope to revive the local identity.
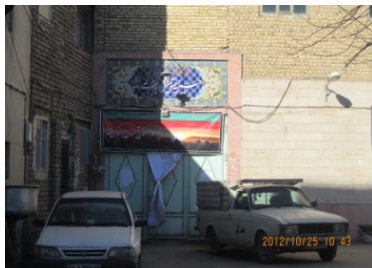

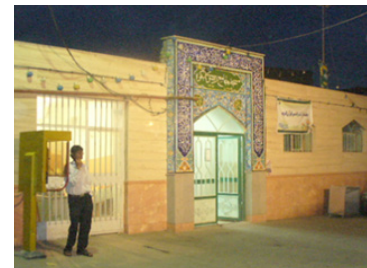**Fig. 14. Hosseini Mosque in Dastgheib Street**

Fig. 15. Razavi Master Mosque

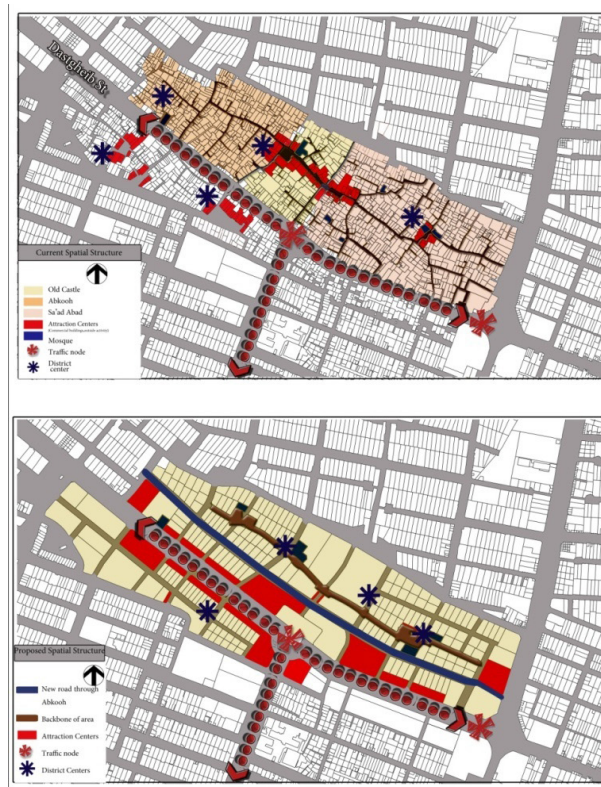**Fig. 16. Religious Buildings Photo: Jan 13, 2013**

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Fig. 17. Abkooh Configuration (Source: Modified from GIS database)

Access to Amenities and Facilities

Provisions of various social infrastructure and public facilities are good for social well-being as they help to improve the public health and quality of life of different groups, meet their modes of living, reduce social inequality, and enhance civic pride (Chan & Lee, 2007, p. 252).

RESEARCH FINDINGS

For Data analysis, first, according to the above selected social sustainability dimensions, the textual data has been read word by word to derive coded content categories, word counts; second, quantitative or statistical methods and chi- square test is used to analyze data.

Table 3. Content Analysis Based on Social Sustainability Dimensions

Criteria of social sustainability used as dimension for content analysis	Codes	Frequency of Code	Total	Category
Participation and Empowerment	Readiness for participation and assistance	21	74	Ignorance of "public participation"
	Ignorance of Introduction and attendance of local representative	20		
	Ignorance of Institution of inner local investment corporation	3		
	Demanding a transparency in Abkooh planning project	22		
	No responsive approach to complaints	8		
Preservation of Local Characteristics	Ignoring existing structure of the neighborhood and ignoring maintenance of the mosques as one of the main element of this structure.	16	17	Ignorance of "local characteristics": abrupt local image change
	Emerge of large scale grain in morphology of the area	1		
Community Spirit and Social Interaction, Civic Pride	Ignorance of Family relationship among neighbors	3	61	Ignorance of "community spirit and social interaction, civic pride" dimension
	Pride of living in a religious and distinctive area(mosques, Abkooh martyrs, participation in Iranian revolution)	43		
	Take pride in the antiquity of the area(tracing back to 300 years ago)	16		
Social Equity	Ignoring local demands and interest	3	41	Ignorance of "social equity" di dimension
	Demanding a none-profit approach	2		
	Fair purchase and money compensation	18		
	Stop compulsory purchase till an association between locals and government	10		
	Declining compulsory resettlement	8		
Security and Safety	Ensuring relative safety in existing status(feeling safe)	2	13	Presence of "security and safety" dimension in existing situation
	supervision on problematic immigrants	7		
	Recent Immigrants are susceptible to crime not locals	4		
Accesses to Amenities and Facilities	Welcome an adequate urban upgrading	5	22	Necessity of " amenities and facilities" dimension
	Welcome Widening streets	17		
	Welcome Provision of public facilities e.g. school, health, care services, sports facilities	2		

According to statistical analysis which was done using chi-square test, the p-value (asymp. Sig. in the table above) is p = 0.00 (A p-value less than 0.05 is said to be statistically significant) and Chi- square value (X^2=83.053) is much greater than critical value (X^2=11.1, df =5). That is, the difference between actual data and the expected data (that assumes the groups aren't different) is probably too great to be attributed to chance. So we conclude that there was significant difference between these six categories and according to frequency, we can rank the categories.
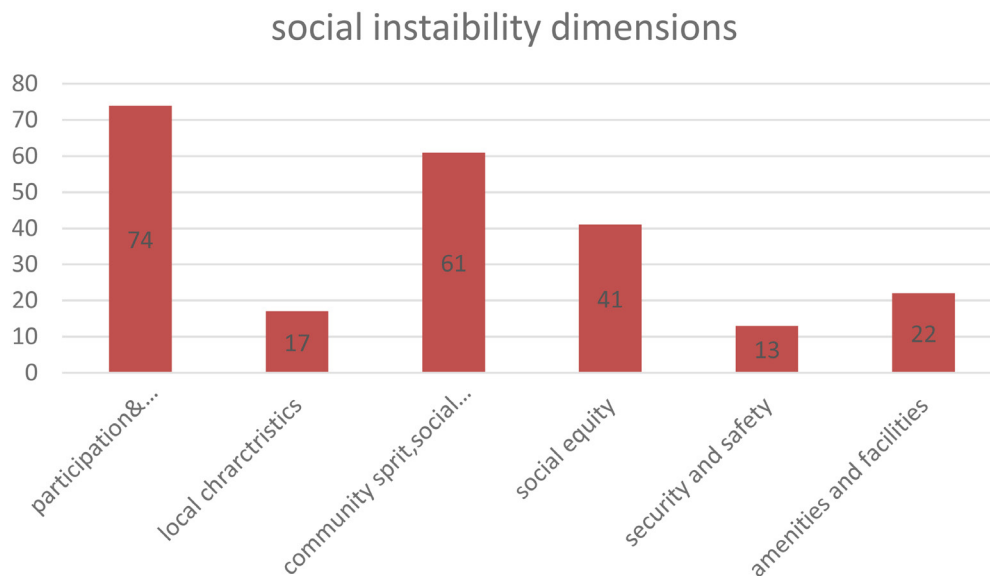
Table 4. Chi square test_ Social Instability Dimensions

	Observed N	Expected N	Residual
Ignorance of public participation	74	38.0	36.0
Ignorance of " preservation of local characteristics"	17	38.0	-21.0
Ignorance of "community spirit and social interaction, civic pride"	61	38.0	23.0
Ignorance of "equity"	41	38.0	3.0
Ignorance of "security and safety"	13	38.0	-25.0
Ignorance of "access to amenities and facilities"	22	38.0	-16.0
Total	228		

Table 5. Chi square test_ Test Statistics

	social instability
Chi-Square	83.053a
df	5
Asymp. Sig.	.000

a. 0 cells (.0%) have expected frequencies less than 5. The minimum expected cell frequency is 38.0.

Fig. 18. Social Instability (People's Point of View)

Table 3 suggests that from local's point of view, participation and empowerment dimensions with 74 frequency (32.4 percent) were least covered by Abkooh renewal plan. Community spirit and social interaction dimension with 61 frequencies (26.7 percent) are good reflection of residents' value that has been neglected in the proposed plan. Almost one fifth (18%) of total sample indicates that Abkooh renewal plan is missing the dimension of social equity. Both "preservation of local characteristics" and "access to amenities and facilities" dimensions are placed under "social equity". This could mean that local people would welcome adequate urban

upgrade, street widening and provisions of public facilities as they help to improve the quality of life. However, at the same time, these changes should be compatible with Abkooh existing structure. Lack of "safety and security" was one of the motives for preparation of this plan. However, according to Table 3,"presence safety and security" with 13 frequency proves that in existing situation there is a sufficient surveillance in Abkooh district.

CONCLUSION

Over the time, the rural cores, with the evolution of settlements around them were annexed to their adjacent city and were encapsulated by them. Due to the lack of a pragmatic planning, as time passes, they could not have an equal progress as other developments. Therefore, they gradually were cut off from the mainstream development. These forgotten aging inner city areas have been suffering from physical, social and functional disregard with loss of livability over the past decades.

In our case study, the 300 years old historical context and its location in the midst of hustle and bustle of city life, intervention could be considered as a very complex issue. In reviewing the proposed plan, Abkooh outlook in terms of procedural and analytical aspects is not corresponding with social sustainability criteria. It applies an approach which seeks to maximize economic benefits through razing or removal of its total structure which would definitely change the character of the area. Participatory methods, as a social sustainability objective, have not been used in practice. The study demonstrates that urban renewal plan in Abkooh is missing the dimensions of "participation and empowerment", "preservation of community spirit and social networks", "social equity" and "preservation of local characteristics".

Consequently, according to people's point of view, adequate urban upgrade is welcomed. However, far from being integrated into social sustainability strategies, Abkooh renewal plan should be revised for a more efficient approach. A number of recommendations have been presented as follows:

- The local government should change its reconstruction approach to regeneration and rehabilitation approach and focus on local conservation and community led development with least intervention
- It is important to Change top down approach to bottom up approach with focus on partnership between residents, private sector and municipal government.

- Take local and cultural conditions into consideration and make optimum use of social capital and resident's participation.
- Take into account the actual residents' economic power and benefits from local investment opportunities.
- Avoid compulsory displacement of residents.
- Identify all the beneficiaries, primary and secondary stakeholders and ensure to take up the win-win approach.
- Decentralizing and devolving powers to sub-national levels and placing local actions within the context of Abkooh district
- Maintaining and conserving valuable features, land marks and memorable nodes of the area in regeneration plans.

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