



Tools for the Governance of Urban Design: The Tehran Experience*

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ABSTRACT: This research seeks to reflect the managerial, academic and professional experience of the authors in the design and implementation process of urban design projects, aiming to use the application of the “design governance” model, in order to describe the documents and activities of the Department of Urban Planning and Architecture of Tehran Municipality in the last decade. This paper consists of three main parts. The first part introduces the model of design governance and identifies its formal and informal tools. The second part introduces design governance tools based on the experience of Tehran. The third part deals with the comparison of the tools used in Tehran municipality with the design governance model. The research method is qualitative and descriptive-analytic. The data required for research is collected from library and documents available in the Department of Urban Planning and Architecture of Tehran Municipality. Data analysis has been conducted by two methods consisting of 1- qualitative content analysis, to analyze the afore-mentioned documents, and 2- reflective practice method to reveal the empirical knowledge of the authors. Research findings indicate that prescriptive tools have had a high effect on the decision-making process. However, the activities carried out over the last 10 years to improve the quality of urban environments in Tehran indicate a tendency to use informal tools of governance, although certain legal gaps have prevented this tendency from continuing. This requires more attention from legislatures in terms of qualitative issues. Ultimately, the following conclusion is drawn: The design governance will be able to support the qualities of the urban environment if it has legislative status, while it is guided by urban management extended to other stakeholders.

Keywords: Urban Governance, Design Governance, Urban Design, Formal Tool, Informal Tool.

INTRODUCTION

Over the past decade, the tendency toward urban design in Iran has been increasingly valuable as a body of knowledge that can guide urban changes in order to promote quality (Golkar, 2008, p. 51). In this regard, significant efforts have been made by state agencies and municipalities across the country to enhance and improve the quality of the physical environment by formalizing the knowledge and profession of urban design. These

objectives have been considered in decision-making processes and the implementation of interventions in the physical environment from the very beginning of the work (that is, on the largest scale) to the end (that is, on the smallest scale). The creation of appropriate mechanisms and tools for the governance of urban design to guide and control the unbridled development of Tehran are among the most important measures to have been taken during

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the last decade in public sector programs and municipal activities, which have required particular attention due to the lack of integrity and the fragmentation of measures.

The Urban Planning and Architecture Department of Tehran Municipality was established with the aim of overseeing and regulating the field of urban planning and architecture, as well as offering leadership, guidance, and supervision of in-city constructions in Tehran, and formulating executive guidelines for the implementation of laws, regulations, and codes¹. Since the beginning of 2006, this department has been focusing on the preparation of a comprehensive design for Tehran (approved in 2007) as well as the quality of urban environments, with particular attention paid to urban design qualities such as identity, beauty, appropriateness, and individuation. The principal steps in this regard can be categorized in three groups. The first category consists of the production of large-, middle-, and small-scale urban design documents. The second concerns the strengthening of organizational structures and the establishment of strategic committees. The third focuses on promotion and awareness measures as well as using the power and participation of the general public - including designers, builders, investors, residents, and owners - in the process of controlling and supervising construction.

The theoretical framework to the research outlined above utilizes the authors' managerial, academic, and professional experience of using the design governance model (Carmona, 2016a) to ensure that urban design projects are of the desired quality. It attempts to explain the activities of Tehran Municipality as a public sector by evaluating and regularizing documents and records from the last decade (from 2006 to the present) to present the "formal and informal tools" of design governance in the case study of Tehran, identify gaps, and propose what needs to be done to promote design governance in the future. As, the main question of the research is formulated based on "How much do the tools used in the urban design experience of Tehran conform to the tools of the governance design model proposed by Matthew Carmona?"

METHODOLOGY

This research is qualitative and descriptive-analytic. The required data have been collected by means of: Library studies; collecting documents in the Urban Planning and Architecture Department of Tehran Municipality; referring to the archives of urban development documents; studying the statistical reports and administrative performance of the department,

Tehran Municipality's five-year operational plans, and the relevant legal documents; and using researches by other experts in urban design. Two methods have been used to analyze the data: 1) qualitative content analysis to examine the texts and documents mentioned above; and 2) reflection on practice to reveal the researchers' empirical knowledge. The qualitative content analysis method is for the subjective content interpretation of textual data, and the reflection on practice is to investigate the actions in which the researchers are involved.

LITERATURE REVIEW

Design governance is the process of government intervention in the design concepts and processes of the built environment in order to shape both the process and the product in the general interest(s) (Carmona, 2016a, p. 16). Given the characteristics of "urban governance" as defined above (operation, authority, and power), "design governance" has the following characteristics (Carmona, 2016a, p. 16):

1) It is in the public interest; 2) It is implemented through various concepts and processes; and 3) It is considered to be a responsibility of the public sector.

- **Operation:** In order to achieve a set of public interests and expectations, called "better design", design governance is somewhat ideological. It is difficult to ensure design quality without the presence of professional referees; however, due to the fact that a good design is always relative and full of arbitrary disagreements, managers have shown less commitment towards design, and have moved more toward management and response activities.

- **Authority:** In the design and implementation process, responsibility is divided among a large number of individuals, each having a share in the decision-making environment. Governance helps to shape this. What is important is that diversity is created in the spectrum of actors and that the level of the authority of, and domination by, the state in the power relations between them will change. Therefore, design governance will shift along the "authority" axis accordingly.

- **Power:** State resources and authorities are always limited, and the success of design governance depends on the combined authority of the private and public sectors. The balance between the two can have a great impact on the power axis so the state may have no control in one part and complete authority elsewhere.

Carmona attempted to introduce the dimensions of design governance by means of conceptual distinctions as follows: "tools and administration of design governance";



“the focus of design governance, whether on the process or product of the intervention”; “whether tools and processes are ‘formal or informal’ in nature”; and “how

these engage with ‘direct and indirect’ modes of design”. Each of these dimensions is briefly defined in table 1 (Carmona, 2016a, p. 20).

Table 1. The Broad Limits of Design Governance, Four Conceptual Distinctions

Conceptual Distinction	Explanation
Tools and Administration of Design Governance	A complete range of existing tools and techniques for those who are responsible for design governance, ranging from research to design review, from design policy to hands-on propositional design, and from design competitions to direct financial or other assistance in the design process.
Process or Product of Intervention	The definition concerns the pursuit of good design process as much as it does good design outcomes, as ultimately outcomes are shaped by the processes of their creation, whilst any state intervention in design takes place within a process.
Formal and Informal Tools and Processes	Including formal tools, such as zoning, that are sanctioned by legislation, and defined and governed by law; and a complete range of informal tools and processes that can complete or improve formal tools (such as design awards or courses to promote professionals' designs).
Direct and Indirect Modes of Design	Design governance includes both direct ² and indirect ³ forms of design. Therefore, when there are many interventions during the decision-taking or in the decision-making environment (such as the codification of design guidance), such direct and indirect modes of design ⁴ will ensure more and higher-quality outputs and results.

Tools for the Governance of Urban Design (Formal and Informal)

Generally, the different tasks and roles of formal and informal design governance tools derive from two major natural differences between them.

1) “Formal tools” are directly related to the product and results of the designs, and use the criteria of standards and laws that intervene in the design directly. This indicates the tested approach of the public sector in the design because such criteria obviously derive from the power of the state and are approved by legislation or compulsory national-governmental policies. There are three types of formal tools: 1- guidance tools (directional); 2- incentive tools (supportive); and 3- control tools (supervisory) (Carmona, 2016b, pp. 5-6).

- Guidance tools (directional): These do not include compulsory and unchanging design guidance documents. In fact, they provide suggestions rather than impose obligations. Guidance documents cover a wide range of functions, such as practical design guidance, design strategy, design frameworks, design agenda, three-dimensional comprehensive design, design codes, design protocol, and design charter (Carmona, 2016b, pp. 6-11).

- Incentive tools (supportive): These are financial supports and encouragements that government gives to owners and builders to produce or operate high-quality designs. Such tools focus on the issue of whether the government uses public resources to encourage and support certain projects or considers indirect support and

encouragement for citizens’ “good behaviors”. They are classified in four groups: subsidies, direct investment, process management, and bonuses (Carmona, 2016b, pp. 11-13).

- Control tools (supervisory): These are used to supervise design and operation with respect to legal frameworks and limitations. They are located between policies and laws, and include such matters as the requirements of plans, policies, and guides, and are classified in three groups: the collaboration of developers, approval, and license and warranty of developments (Carmona, 2016b, pp. 11-16).

2) “Informal tools” follow frameworks in which the spectrum of intervention, from the collection of evidence to the dissemination of information, active support for the design to evaluation of the design quality, and, potentially, direct collaboration with interrelated projects and design processes. They fall into five categories: 1- tools to provide supportive evidence; 2- training and knowledge tools; 3- promotional tools; 4- evaluation tools; and 5- assistance tools (Carmona, 2016b, pp. 15-17).

- Tools to provide supportive evidence give scientific support which can provide the awareness of city management actions and activities required at government level, and are grouped in two subsets, namely research and testing. They also help to give supportive evidence through research, and emphasize perception and understanding of problems, design, and development processes affecting the built environment (Carmona, 2016, pp. 19-21).



- Training and knowledge tools fall into the three categories of scientific guides, case studies, and education. Their proactive and active use depends on how they are employed in relation to other formal and informal tools (Carmona, 2016b, pp. 21-23).

- Promotional / supportive tools play a naturally supportive role and help to form particular normative designs and goals of the design process based on executive experiences or evidence. Promotional tools can be categorized in two groups: 1) tools which are used to increase awareness, including awards for top-quality projects, public partnership, and promotion campaigns for “good design”; and 2) promotional activities focusing on particular audiences, including support for government policies, and the plans and experiences of the private sector and participants (Carmona, 2016b, pp. 21-25).

- Evaluation tools have the capability of forming

certain results and products beyond the environment, and include tools utilized by referees to evaluate the design quality in the design process. They include indexes for test, documents, review in design, and competitions (Carmona, 2016b, pp. 25-28).

- Assistance tools play a very important role in the design process financially (financial assistance to local councils and communities to improve design quality) as well as in enhancing the strength of expert bodies (Carmona, 2016b, pp. 28-30).

The present research, while emphasizing the studies mentioned, not only identifies the gap in the documentation observed in the urban design project decision-making process in the Urban Planning and Architecture Department, but also considers other informal activities and actions which are effective in that process.

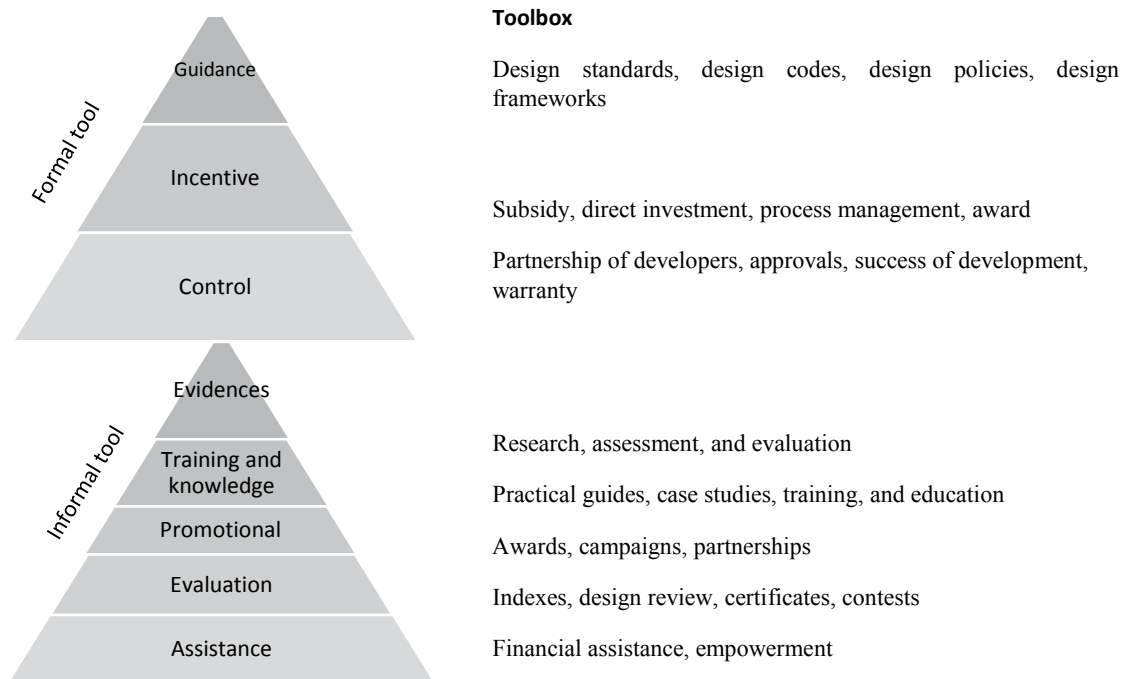


Fig. 1. Toolbox of Design Governance (Formal and Informal)
(Carmona, 2016)

CASE STUDY: THE EXPERIENCE OF URBAN DESIGN PROJECTS IN TEHRAN AND THE USED TOOLS

As mentioned above, this research intends to explain the efforts made in the field of urban design in Tehran over approximately one decade in terms of urban governance,

using extant documents and the authors’ experience in various managerial, academic, and professional fields. In this regard, according to the theoretical framework provided above, the data can be organized in the two categories of formal and informal tools of design governance, as follows:



Formal Tools of Design Governance in Tehran

Guidance Tools

- Regulations, Guidelines, Approvals, and Design Codes

In Iran, design guidance tools have been codified in various forms and types, including regulations and guidelines that guide and control urban development merely in the form of building. In this regard, we can mention the 22 issues listed in the “National Building Regulations” of the Codification Council of the Ministry

of Roads and Urban Development, responsible for the technical, operational, and legal regulations required in the design, supervision, and implementation of building operations (National Building Regulations Office, 2013). In addition, a “design guideline and operational and executive requirements for construction facades” have been codified by the Center for Research, Roads, and Housing, with the participation of the Planning and Budget Organization (Journal No. 714), which is now required for all organs and executive agencies, including the municipalities of the country (Planning and Budget Organization, 2016).

Table 2. The Performance Report of Facade Committees in the Districts

Number of Meetings of Facade Committee	
2016	2015
907	893
Total Meetings in 2015 and 2016	
1800	

(Administration of Architecture and Building, 2017)

Incentive (Supportive) Tools

Incentive (supportive) tools are generally utilized in the two ways outlined below:

- Giving incentive packages provided by Tehran Municipality to improve quality of life in an old context. These kinds of tools have been given to 149 neighborhoods and 12 regions in Tehran with an old context, and are currently being implemented. These tools include items such as: 1) giving modernization loans; 2) 100% allocation of electricity, gas, water, and sewage costs; 3) providing housing deposit facilities; 4) paying the cost of designing facades; 5) removing charges for the issue of building licenses; and 6) providing incentive density. In these cases, subsidies are granted to owners for the implementation of approved projects (Tehran Renovation Organization System, 2016)⁵.

- Managing the process of guiding and controlling designs and projects (forming specialized working groups and committees) is the most important support given by Tehran Municipality when guiding and directing urban design projects and facade projects. This is done by technical and specialized committees such as the “Council for Qualitative Improvement of Architecture and Urban Planning”, chaired by Tehran’s Mayor, management committees for urban design projects chaired by the Department of Urban Planning and Architecture, and

facade committees in 22 regions of Tehran Municipality chaired by regional deputies of Urban Planning and Architecture (Ten-year Performance Report of the Department of Urban Planning and Architecture, 2016). Fig. 5 illustrates the activities carried out by regional facade committees during the years 2015 and 2016.

Tools for Development Control and Supervision of Construction

In Tehran, control and supervision tools include codes, regulations, approvals, and circulars issued by the authorities to executive systems, such as codes and regulations of zoning in the detailed design⁶, National Building Regulations, and Circulars of Tehran Municipality. They also include supervisory systems (such as district urban planning managers and observer engineers). Any development and construction are based on the codes and regulations of a detailed design, on which basis a building license is issued for each institution. Should the request for development and the issue of a license be contrary to the detailed design codes, it is necessary to obtain approval from the Article 5 Commission or the Supreme Council for Urban Planning and Architecture.



Informal Tools of Design Governance in Tehran

As explained in detail above, a wide range of informal tools is used by urban management to complement official documentation.

- Tools for Providing Supportive Evidence

Evaluation of the records shows that several studies have been conducted in the field of urban design since the 2000s. One of the most important was conducted by Behzadfar (2002, pp. 16-27) in the field of urban design. In order to eliminate ambiguity in the content and executive areas of urban design projects, and questions of utility, responsiveness, and efficiency, he presented characteristics of urban design knowledge which would bring about the desired efficiency in construction methods in Iran. Research by Golkar (2008, pp. 95-114) entitled "The city's visual environment: the evolution of the decorative approach to the sustainable approach" introduces the "urban visual environment" as a dynamic concept which is able to meet new expectations. Another study, entitled "Dimensions of environment quality in urban design", was carried out by Zekavat (2015), in which the structure and application of the qualitative dimensions considered from the viewpoint of urban design knowledge are explained.

Some large-scale, middle-scale, and small-scale studies have been carried out with the support of Tehran Municipality. On the large scale, for example, is the preparation of documents for the "Strategic plan of urban design and urban landscape management of Tehran", which has been formally listed on the agenda of Tehran Municipality since 2006 as a supplement to the Tehran comprehensive plan (2007). The document is one of those due to be prepared in the Tehran comprehensive plan (approved in 2007). A part of the document was prepared in 2006 and the rest is ongoing. In this regard, research by Golkar (2013, pp. 5-23) briefly explains the results of the first stage of the plan, and analyzes and interprets its data through a survey of landscaping studies. The results show that the overwhelming majority of respondents consider the city's urban landscape to be in either a bad or a very bad state, and believe that by applying the correct urban management, Tehran has the potential to become a beautiful city. Furthermore, they believe that one of the main reasons for the ugly and chaotic landscapes are the lack of urban design planning.

On the middle scale, more than 30 projects focusing on urban design have been put on the agenda of the Urban Planning and Architecture Department since 2008, some finalized and others in preparation. The most important of these are the "integrated design of the Enghelab axis",

the "integrated design of the Valiasr axis", "rules for organizing and improving Kargar Street", and "developing a framework for the urban design of the Tabiat axis". Small-scale research has also been conducted in the field of building facades, developing criteria to evaluate facade designs⁷. The research project for "identifying and providing methods for the use of new materials in the facades of buildings in Tehran and drawing up the relevant codes" evaluates and identifies new materials and their new methods of use⁸. These documents will be the basis for action at the time a building license is issued, following approval from the relevant authorities (Table 2).

- Training and Knowledge Tools

Some of the tools from the training and knowledge set are the preparation of design guides and local and topical designs by Tehran Municipality.

- Since 2006, after the comprehensive plan was developed with a strategic planning approach, a new opportunity has arisen to improve the quality of the urban environment of the capital in various ways, including improving the quality of urban design and the urban landscape (Consulting Engineers of Naghsh e Piravash, 2007). For this purpose, preparing documents for urban design guidance to supplement the Tehran comprehensive design plans was put on the agenda. These are to include general and specific guides to aspects of urban design (urban landscape, townscape, context, public space, land use, mobility) (Behzadfar, 2011). Furthermore, three categories of guidance for passages were created: "design guidance for corrective passages", "design guidance for newly constructed passages", and "design guidance for work and activity passages" (Consulting Engineers of Gozine, 2007)⁹.

- Case Studies: Preparing Local and Topical Designs

In addition to comprehensive and detailed plans and guides, a city will require two types of plans: thematic, which can be applied to the city as a whole; and location-specific, for particular neighborhoods (Behzadfar, 2011). Since 2008, a significant number of the above projects has been prepared in the Urban Planning and Architecture Department, and the characteristics of 44 projects are presented in table 2 (Urban Planning and Architecture Department of Tehran). Results of the projects are communicated to the districts of Tehran Municipality for implementation after approval by the competent authorities.

- Promotional/ Supportive Tools

This category of tools includes measures introduced by the 22 district facade committees to present and



introduce top-quality facade works. In this regard, considering the experience of the members of the 22 district facade committees of Tehran Municipality, seasonal exhibitions are held periodically in each district to increase awareness of the committees' achievements, and for different social groups to familiarize themselves with fine examples of facades. To date, the following measures have been taken:

- Holding exhibitions for top-quality architectural works (facades) with the participation of their designers,

owners, and builders as well as university professors, directors, and Tehran Municipality officials.

- Publicizing the Selected Designs and Giving them Awards.

Holding six congresses and three group sessions with experts in the fields of urban design, architecture and landscape architecture, facade engineering, and other related subjects in order to create a unified literature in the decision-making process.



Fig. 3. Exhibition of Selected Samples of the Facade Committee of the 22 Districts
(Museum of the Qasr Prison, March 2017)

Other promotional tools include using “sub-portals” provided in all 22 districts and the Urban Planning and Architecture Department of Tehran Municipality¹⁰ to disseminate information in the field of urban landscape and facades.

An obvious example of this is the attempt since late 2013 to improve the facades of buildings. At that time, guidelines to control the facade design of buildings were issued to all 22 districts. Subsequently, to clarify the various dimensions of the guidelines, commissions were established in the 22 districts whose members included professors in the field of architecture and urban design, representatives of the Islamic Council of Tehran, experts in the district, and staff from the Administration of Architecture and Building. Simultaneously, the issue of a building license was made subject to the facade being approved by the owners. However, a considerable number of owners and builders considered that adding this last requirement to the capital's others made it a cumbersome process, and protested. This led to some changes in the new process and the removal of the requirement for the

facade to be approved before the building license was issued.

At this stage, increasing emphasis was put on another of the activities outlined in the introduction: promotional measures were put on the agenda to make owners and builders familiar with the procedures, and to unify the literature produced and used by designers and members of the facade committees. Some of the most important promotional and incentive activities were printing promotional brochures and distributing them in the districts, regions, and Tehran's Electronic Services Offices with the largest number of clients; holding periodic facade exhibitions in the districts and congresses and group sessions with designers, owners, and builders; and installing a special portal for the district facade committees. Now, three years after the facade committees were established, a comparison of the numbers of building licenses and approvals issued by them in 2015 and 2016 indicates that not only has the quality of the facades in Tehran improved, but also the number of licenses issued with facade approval has also increased.



Generally, there has been a change in the approach to the design of buildings' facades on the part of those involved in construction (Fig. 6).

- Evaluation Tools

Some evaluation tools used in Tehran Municipality evaluate the social effect of projects and the urban design and architecture contests in which residents participate, which creates sensitivity towards the built environment and the environment.

- Social and Environmental Evaluation of Projects

In Iran, evaluation is mostly of “environmental” and “social” issues, and is based on special criteria. The evaluation of social effects was also made a requirement by Tehran Municipality for all construction projects in the three stages of “pre-operation”, “during operation”, and “post-operation”, as approved by the City Council in 2007. At present, 3% of credits for approved construction projects must be spent on evaluation studies (Ashrafi & Yousefi, 2013).

- Holding Contests

During the past 10 years, many measures have been taken by Tehran Municipality to hold contests, with three general goals: 1) encouraging residents to participate in the formation of urban environments, and informing them of their environmental rights; 2) raising designers', owners', and builders' awareness of and familiarity with good design; and 3) attempting to achieve suitable solutions in the decision-making process. An example of the latter is the holding of urban design and architecture contests with popular participation in 2007, 2008, and 2009 with the themes of “introducing a good facade from the perspective of citizens”, “introducing good alleys from the perspective of citizens”, and “introducing good

neighborhoods from the perspective of citizens” (The Performance Report of Administration of Architecture and Building, 2017).

- Assistance Tools

Tehran Municipality has undertaken significant activities in this regard, as outlined below.

- Empowerment of Directors and Experts

Tehran Municipality has made significant strides in recent years by running training courses in the fields of urban design, architecture, building, energy saving, and so on, using the professional skills of university professors. For example, a training course on the “basics of urban design” was held in 2006, over ten sessions, for municipality directors¹¹, and six ten-hour courses on “facades” were held for secretaries of facade committees, district managers, and relevant experts. Other training courses were held on such matters as facade engineering, lighting of building facades, visual aspects of urban design, the process of evaluating and supervising the implementation of approved facades, and evaluating the fire regulations which affect facade design¹².

FINDINGS OF THE RESEARCH

The following tables have been prepared to answer the final question of the research and to more accurately evaluate the extent to which the tools used in Tehran's urban design comply with the model proposed by Carmona while using the toolbox of design governance. The findings show that extensive efforts have been made in Tehran Municipality to improve the quality of urban design, but that certain tools have not been used due to lack of legislative support.



Fig. 4. Municipality of Tehran's Architecture & Urban Design Competition, 2007



DISCUSSION AND CONCLUSION

In this article, the nature of design governance tools was tested by considering the experience of Tehran in the field of urban design and urban landscape management during the past 10 years. We have attempted to categorize rules, regulations, and plans related to the urban design and activities carried out by the Urban Planning and Architecture Department of Tehran Municipality in compliance with formal and informal tools of urban governance, and to evaluate and study them individually. In this regard, we can mention valuable measures taken to “improve the quality of the urban landscape and appearance” in the country and its capital, such as considering the issue in the Law of the Third and Fourth Development Plans, and the approval of codes and regulations for the promotion of the quality of the urban appearance and landscape¹³. Along with these legislative measures, the Urban Planning and Architecture Department of Tehran Municipality has engaged in new activities to achieve a desirable visual environment, to identify and promote new and appropriate methods in the field of the design and construction of buildings, and to enforce the law and the new plan. As a popular institution, it gave more executive weight to citizens and, as the first step, it held a contest to present a good facade from the perspective of citizens, in partnership with residents. Ten works were selected as the best facades, all of which were shown at the closing ceremony, to which all the participants were invited. In the contest, two groups were encouraged: The first included citizens who had introduced good facades, and the second consisted of designers, observers, and executors of the selected works (the author, 2012).

The results showed that in the past decade, policy-makers and decision-makers of urban design issues have gained significant awareness of informal tools, and everyone has found that, in addition to these, there are other actors involved in the decision-making process whose presence will bring about positive changes in the process of improving the quality of the environment. However, the authors’ managerial, academic, and professional experience and the changes that have occurred over the last decade in the policy-making and decision-making process indicate that the tendency of the directors to rely on laws, production of criteria, and obligatory cases is still greater than the attention given to informal tools, due to the ease of controlling development and construction. This has been seen differently in various management periods, and indicates not only inconstancy in decision-making, but also the temporary and personal

attitudes of directors. On the other hand, developments in the way cities are conceived and the changes made in social systems show the readiness of society to partner city management and move toward urban governance. Ultimately, urban design governance is a subset of urban governance. It is dedicated to qualitative issues such as aesthetics and the culture of application. These qualitative categories are relatively complex due to urban design’s own definition. It is concluded that the governance of urban design will be able to support qualities such as the aesthetics, place, and process of designs which have legal status and are directed by urban management and government authorities, and are developed by other beneficiaries.



ENDNOTE

1. Taken from the website of Tehran Municipality: Shahrsazi.tehran.ir.
2. First-order design - at the first level, designers are placed who have a direct relationship with the subject of the design. These designers take decisions which directly shape the object.
3. Second-order design - the second level is dedicated to a state in which designers have only an indirect relationship with the subject of the design. They shape the subject of the design by affecting the decisions taken by other designers who can be in a direct relationship with the object.
4. Tiesdell & Allmendinger, 2005.
5. Nosazi.tehran.ir.
6. Codes and regulations of using lands and construction in zones of Tehran, 2011.
7. Administration of Architecture and Building, 2016.
8. Research and Planning Center of Tehran Municipality, 2017.
9. Consulting engineers of Gozine (2007) Design Guidance for Corrective Passages, Administration of Architecture and Building (2016).
10. Shahrsazi.ir.
11. Management report of consulting engineers of Naghsh e Piravash, 2006.
12. 10-year report of the Administration of Architecture and Building of Tehran Municipality, 2007.
13. Approved in 12/15/2008 by the Superior Council of Urban Planning and Architecture.



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