

ADOPTING APPROPRIATE URBAN REGENERATION STRATEGY: A COMPARATIVE STUDY IN TEHRAN, IRAN

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Regeneration encompasses a wide range of strategies, which accelerate quality in a city or parts of it to continue its natural life process. Regeneration strategies range from firm actions such as complete destruction and reconstruction to less affirmative action such as renovation, which may include economic, socio-cultural as well as physical dimensions.

In an action research project commissioned by the City to the authors, two districts of the city of Tehran with tremendous dilapidation were studied to achieve appropriate regeneration strategy. Both districts were located in affluent area in northern Tehran as deprived islands suffering from lack of urban quality and amenities, based on economic and socio-cultural indicators comparing with neighboring districts. The above situation caused a tremendous unbalance situation between these two districts and their neighboring districts.

Gheytazieh District was instantaneously developed with a homogenous background while Chizar District was developed through a natural growth process with strong roots in the community and had a long history of socio-cultural interactions with neighboring districts. The sense of community and place attachment and as a result self-esteem was also higher in Chizar district. The research compared the two neighborhoods employing proper indicators and using AHP evaluation technique to find the appropriate regeneration strategies, completely diverse strategies have been emerged.

Gheytazieh District, considering the socio-cultural, economic and physical unbalance with adjacent districts, must be completely demolished and reconstructed to reduce the adverse effects on the adjacent districts. While the Chizar District could use a set of strategies of regeneration to be enhanced and regain it's invaluable situation within its urban setting. These include, physical improvements as well as socio-cultural and economic empowerment of the community. The study concluded that the appropriate regeneration strategies in various cases might differ and are mainly case dependent, considering the situational circumstances.