



## Assessing the improvement and renovation projects with a tourism approach (Case Study: Yazd)

Malihe Zakerian<sup>1</sup> \*, Fatima Aminipour<sup>2</sup> 

<sup>1</sup> Faculty Member of Islamic Azad University, Maybod Branch, Azad University, Yazd, Iran

<sup>2</sup> Master student, Islamic Azad University, Yazd Branch (Yazd), Iran

### ARTICLE INFO

#### Research Type:

Research article

#### Article history:

Received : 2023.06.02

Received in revised : 2023.09.13

Accepted : 2024.03.14

Published online : 2024.03.30

#### Keywords:

Improvement,  
renovation,  
neighborhood Identity,  
Tourism,  
Yazd

### ABSTRACT

Urban population growth and widespread environmental changes and concrete landscapes have driven many elements of the metropolis closer to exhaustion. This changed the appearance and body of the city, causing the erosion of urban space and urban activities. The purpose of the study is to evaluate the improvement and renovation projects in Yazd city with tourism approach. This study uses observations and literature research of Yazd city, collection of information and statistics, review and evaluation of improvement and modernization plans, and interviews and questions from relevant experts and residents living in Yazd. The area investigated in this study is the city of Yazd, where there are over 4,000 hectares of used textiles in Yazd province, of which about 2,600 hectares are located in the historical city of Yazd, and the rest in the historical Neighboring city of Yazd. The main problem of the quality of life in these areas is the lack of social dignity in other urban areas, although the extent of benefiting these areas from urban services is comparable to other city centers. Also, in urban services, the worn-out fabric is the wear and tear of facilities, especially the accesses, because in the network of connecting roads, the worn-out fabric of the roads must communicate with other urban areas and is important for tourism in this city. These axes are well-suited in a dynamic environment, catering to the needs of tourists visiting the city. Yazd city's strong points, such as the abundance of historical and tourism elements, its central and accessible location, the promotion of culture through its historic neighborhoods, and its potential for development, contribute to its appeal for tourists. Consequently, these factors generate a wide range of uses that cater to the preferences and requirements of incoming tourists to the city.

\*

\* Corresponding author. Tel.: 0098- 913 258 8096.

E-mail address: malihezakerian@yahoo.com, ORCID: 0000-0003-xxxx-9443

Peer review under responsibility of Yazd Branch, Islamic Azad University

2645-5161/© 2024. This is an open access article under the CC BY license (<https://creativecommons.org/licenses/by/4.0/>)

DOI: <https://doi.org/10.30495/xxxxx.2023.1963135.xxxx>



## 1. Introduction

According to Rizvani (2013), cities are considered attractive to tourists because they offer a wide range of services and facilities aimed at enhancing people's quality of life. These include economic, commercial, industrial, cultural, political, health, communication, and leisure activities, as well as historical and touristic attractions. The analysis and planning of tourism capabilities in any region are crucial because they have the potential to create a dynamic and active environment for the region's development (Fazli, 2016). At present, numerous developed nations worldwide view tourism as the most effective means of promoting cultural development, fostering global cooperation, and generating substantial economic revenue. The United Nations General Assembly has designated September 25 as World Tourism Day due to the significant role that travel and tourism play in promoting cultural excellence and fostering international understanding. In addition to the cultural and spiritual impacts, the movement of people brings substantial economic benefits (Dakheli Kohnmoui, 2013). Urban tourism spaces refer to areas that possess tourism resources (Mohvadi, 2016). Within present-day cities, these spaces can be differentiated into two classifications: contemporary or recent spaces such as parks, up-to-date shopping malls, cultural centers, squares, and beaches. According to Anuri et al. (2016), historic sites like markets, imamzades, cemeteries, gardens, and mosques are considered traditional spaces. Nowadays, numerous initiatives are being undertaken to enhance the appeal of urban areas, resulting in significant transformations in the spatial layout of cities. The main objective of these initiatives is to capture the interest and fulfill the needs of city dwellers. However, it is worth noting that tourists also reap the benefits of these initiatives, which focus on improving public welfare and enhancing the aesthetics of the city. Consequently, urban attractions play a crucial and invigorating role in the advancement of urban tourism. This emphasis on urban attractions stems from the growing fascination among people towards national cultural resources and heritage, as evidenced by the surge in popularity of major exhibitions and an increase in visits to valuable treasures and historical landmarks (Faraji Rad, and others, 2010).

Since the 1970s, it could be argued that the majority of major cities worldwide have grappled with the challenges of decay and deterioration. Supporters have made efforts to address these issues by implementing urban revitalization projects, enhancing the overall urban environment, and establishing collective organizations to tackle significant problems. In the organization of such plans, the main focus has been on addressing the rebuilding of areas and enhancing the economic conditions to attract investments. However, there has been a lack of attention to social aspects in these discussions. This lack of attention has resulted in numerous projects remaining incomplete and encountering significant challenges (Naqdi and Kollivand, 2015). Over the last few decades, there has been a notable rise in population with a significant number of individuals relocating to urban areas for various reasons. This trend, as highlighted by Han et al. (2009), has resulted in a peculiar phenomenon affecting both urban and rural regions, as emphasized by Ebrahimi et al. (2002). The presence of environmental problems and the development of cities and urban areas have resulted in the gradual deterioration of many places. This deterioration leads to the collapse of the city's landscape and, over time, the urban fabric loses its function and becomes worn out. Consequently, the once-beautiful landscape of the past is no longer visible. In simpler language, one can state that a city or a village is comparable to a human or a living organism that is continuously transforming and progressing. Similar to a living being, a city also develops and advances, akin to a living organism, and a city represents the framework of buildings and bustling streets. It is not stagnant, but rather continually changing. Consequently, these alterations directly affect the realm of health and well-being. Undoubtedly, the inhabitants of urban areas are deemed as the primary catalyst for the development and well-being of the city, owing to their substantial influence on diverse aspects of urban prosperity, including but not limited to culture, sports, aesthetics, and the environment (Hadian et al., 2012). The wear and tear experienced in both urban and rural areas contribute to social unrest in cities. This includes behaviors like delinquency and various social issues (Shahinifar, 2018). In a different context, it could be argued that an old tissue is not solely a physical problem, rather it can

pose potential risks to society's well-being. The city, similar to living beings, undergoes growth and constant transformation within its environment. Over time, without intervention, it will inevitably deteriorate. Naturally, the city's evolution and the emergence of various locations, alongside innovations in its development, will result in the original city becoming a historical site. Regrettably, this historical place, which holds significance as a symbol of the past, is endangered and subject to decay. A location that holds significant historical meaning and principles and possesses abundant resources can face diverse risks. Nevertheless, when effectively utilized, it possesses the potential to generate tourism value, preserve precious heritage, attract tourists, and foster economic prosperity, eventually becoming a cultural hub. In recent decades, many of Iran's cities, known for their rich history and significant historical sites, have experienced unfortunate displacement and transformation. As a result, these cities have gradually deteriorated without proper preservation measures, losing their original essence over time. This city offers a wide range of attractions, such as handicrafts, historical sites, and tourist destinations, among others. Preserving and taking care of these attractions plays a crucial role in safeguarding the country's culture and society, contributing to a sense of national pride (Habibi et al., 2016). This research focuses on the city of Yazd, which is located in the province of Yazd. Within the province of Yazd, there are over 4,000 hectares of deteriorated tissue, with approximately 2,660 hectares situated in the historical city of Yazd and the remaining hectares found in the nearby cities. The primary issue affecting the quality of life in these regions is the absence of social respect when compared to other urban areas, despite these regions receiving comparable urban services. Additionally, the deteriorated infrastructure, particularly the transportation routes, poses challenges in connecting these areas to other urban centers and impacts the tourism industry in this city. The primary objective of this research is to assess the tourism-oriented improvement and renovation plans for Yazd city. Additionally, the sub-objective of the study is to propose impactful strategies for enhancing and revitalizing the city of Yazd. 2- This research aims to assess the positive and negative aspects, as well as the potential opportunities and challenges, in the old and deteriorating urban areas of Yazd. With the main objective in mind, the following question is posed: How effective are the tourism-focused improvement and renovation projects in Yazd city? Furthermore, the secondary inquiries can be listed as follows:

- 1- When considering tourism, what are the positive aspects, drawbacks, potential advantages, and risks associated with the urban environment of Yazd city?
- 2- What are the effective improvement and renovation strategies to improve tourism in Yazd city?

All scientific investigations aim to address the hypotheses originated in the researcher's mind, which are formulated after analyzing various sources, conducting studies, and examining observations and field investigations. This study aims to address the identification of tourism indicators in Yazd city, which is a crucial step towards planning tourism development in the region.

## 1.2. Research background

researchers	Year	Title	Findings
Karimzadeh et al	2017	An analysis of tourism A city in regeneration Historical textures of the city Shiraz from the perspective of residents	The influencing factors prioritized on tourist-oriented urban regeneration are: social, economic, cultural, and physical dimensions
Saberi et al	2018	"The study focuses on the case of Lamar city and discusses the importance of	The first strength is seen in the transformation of unproductive and vacant land into adequate areas to enhance the environmental quality. On the

		enhancing and revitalizing the deteriorated urban infrastructure to improve the overall welfare and prosperity of its residents."	other hand, the first drawback lies in the limited availability of new and high-standard buildings.
Zahra Feni- Sajid Soleimaniyan	2021	Evaluation of factors affecting tourism in the historical context with an approach	The research findings indicate that developing sustainable tourism in Babolsar relies on reconstructing the city's culture according to its historical background. This can be achieved by enhancing the influence of factors such as indigenous culture, local creative industries, art, traditional crafts, and the preservation of historical structures. Also, the recreation of the cultural-historical context of the city is closely related to the development of urban tourism in Iran, Babolsar city in particular. Simultaneously, despite the distinct advantages offered by these textures, encompassing their physical and architectural allure, as well as their historical customs and traditions, there are significant challenges in recreating these textures. Scarce tourism infrastructure, restricted and temporary urban management perspectives, and severe shortages act as major hindrances to fully harnessing their potentials in this domain.
Soleimani Mehranjani-Ahmed Zanganeh	2021	Evaluation of the role of improvement and renovation projects of worn-out urban tissues in improving the quality of the urban environment (case study: Briyank neighborhood)	The findings of the research show that after the implementation of the project, apart from the physical and functional dimensions in which a slight improvement has been achieved, the implementation of the project to improve and improve the quality of life in Briyank neighborhood has not only failed to improve the condition of other dimensions, but this The dimensions have been decreasing and the level of dissatisfaction with these dimensions and in general the quality of the urban environment among the residents has increased.
Mustafa ShahiniFar	2022	2. Evaluating the effect of improvement and renovation projects in improving the quality of urban life (case study: worn-out fabric in the center of Kermanshah)	The results of this research showed that the implementation of improvement and renovation projects had little effect on the quality of life of the residents. These projects have had the greatest impact on physical indicators and other socio-cultural, economic and environmental indicators have had less impact on their rental. Therefore, it should be noted that improvement and renovation is not only a physical issue, and in addition to physical issues, social, economic and environmental issues should also be considered.
International articles			
Kozunico	2017	The prospect of renovating prefabricated buildings as a source of renovation without	The use of buildings for renovation without demolition and frequent construction has been tested to a great extent not only in the territory of

		destroying existing buildings	countries that have been exposed to commercial housing construction for a long time, but also in countries. This article has its practical value in the structure of the development of integrated video-ecological databases for the design of massive housing constructions.
Jingyi and Chan Shing	2018	Investigating the effects of tourism Culture on the coastal area Juhai from the perspective of changes cultural using the cultural change model	The connection between the growth of tourism, the cultural values brought by tourists, and the local culture of the host community must be acknowledged. As a result, a proposed framework has been developed using findings from Zhuhai, aiming to foster cultural tourism while safeguarding cultural resources.
Liu et al	2020	A system model and an innovation approach towards sustainable housing renovation	Innovation trends (linear vs. organic) and innovation typologies (product vs. process and business vs. social) towards sustainable housing renovation are discussed.
Georginia et al	2021	Improvement and renovation strategies of old cities, with a sustainable development approach, a case study: Tehran's 19th district	The results show that worn-out tissues are the weak points of the region. And at the same time, it has been optimized to benefit from the strengths and opportunities and to achieve the desired level and as a result of improved spatial organization.
Chao and Hsu	2021	3. Effects of urban renewal policies in Taiwan	The findings revealed that government policies, although crucial, have led to new challenges in urban growth, such as heightened traffic and population density, as well as a scarcity of open areas. The main factor behind these issues, resulting from the aforementioned policies, is the absence of synchronization between development goals and strategies at the regional and national levels, and the plans at the city and local levels. Additionally, the government's lack of achievement in enhancing and modernizing policies can be attributed to the utilization of a participatory approach that has proven ineffective based on the evidence, emphasizing the necessity to employ diverse participatory methods in this particular field.
Palumbo et al	2022	Strategies for the renovation and improvement of the city of Rome	The results showed that urban regeneration together with the government, and creating places to attract citizens' participation, in order to provide plans that make it possible to achieve sustainable urban development, has led to social evolution, and in cases where urban renewal and improvement policies have led to Urban instability appears as an obstacle.

---

## 2. Introduction

### 2.1. The concept of tourism

The terms "tourist" and "tourism" were initially employed by the League of Nations in 1937; however, the tourism industry predates this. Nowadays, tourism is widely recognized as a means to promote the economic and social progress of nations, particularly developing countries (Ajit 2004). Tourism cannot merely be defined in one dimension; instead, it encompasses various dimensions within different sectors, such as the economic, social, and cultural aspects. Additionally, the definition of tourism should take into account factors such as duration of visit, mode of transportation, destination, and demand. Ghanbari et al. (2016) argue that the development of tourism hinges on three primary factors. These three factors are the host society, tourists, and the characteristics of the tourist destination, which play the main and essential role in the development of the city's tourism.

Decay in texture: The urban textures suffer from organizational issues, imbalance, disproportion, and disorganization. The exhaustion factor contributes to the erasure of shared memories, the decline of authentic urban living, and the emergence of mundane urban life. Additionally, it leads to a shortened lifespan of buildings and hastens their deterioration, ultimately resulting in an accelerated rush towards their ultimate demise (Habibi, Maqsoodi, 2005).

Revitalization, improvement, and renovation plans are formulated within the framework of urban development plans, encompassing both comprehensive and detailed aspects in order to effectively implement urban revitalization, improvement, and renovation plans in accordance with urban planning principles, as well as technical and architectural considerations. These plans entail introducing new and necessary functions for dilapidated structures, while also encompassing the provision of public services and urban infrastructure, such as access networks, roads, construction projects, urban services, and green spaces, all of which adhere to urban planning standards and reflect the regional influence of Iranian-Islamic architecture. To ensure maximum participation from the owners and residents of the designated revitalization, improvement, and renovation areas, the implementation scope of approved plans is communicated in a positive and suitable manner. This method ensures that residents and owners are well-informed and engaged in the process (Morid Sadat and Mohammadian, 2017).

---

## 3. Research method

The purpose of the research is developmental, while the library research method is descriptive, analytical, and survey-based. The research targeted a statistical population of approximately 10,000 residents living in the old neighborhoods of Yazd. Using the Cochran formula, a sample size of 384 individuals was selected to complete the questionnaires. The research is categorized as applied research in terms of its purpose, descriptive-survey research in terms of data collection method, and quantitative research in terms of the nature of the data. Furthermore, it is regarded as a study related to tourism development. The gathering of information used various methods including documentary and library techniques, as well as field methods such as questionnaires, interviews with individuals, and discussions with tourism planners. A swot matrix was created to assess the strategies, with each strategy being compared to the factors of weakness, strength, opportunity, and threats. The total points obtained for each strategy were compared to obtain the final prioritization. The subsequent stages of the research involved the utilization of the SWAT analytical method to analyze the information and formulate a strategy. To start with, experts, specialists, and residents of the analyzed neighborhood were requested to complete a questionnaire in order to gather the necessary information for identifying and examining the internal factors (strengths and weaknesses) and external factors (opportunities and threats) that influence the success of projects aimed at enhancing the targeted area. Subsequently, the responses received were carefully assessed and verified by revisiting the location to ensure their

validity and precision, while also conducting interviews with experts and reviewing previous studies to gather additional information. This process aimed to determine the most significant internal and external factors impacting the development of the neighborhood. Previous cases were thoroughly examined as part of the investigation.

### ***3.1. Research findings***

#### ***Case study of the five regions of Yazd city***

District One, also known as Region one of Yazd city, stretches across 2450.8 hectares in the northern part of Yazd city. This district extends from the Qur'an Gate Square in the north, Nime Shaaban Street and Bahman Boulevard in the east, Imam Khomeini Street, Nawab Safavi Boulevard, Daulat Abad Boulevard, 22 Bahman Boulevard, and Hefdeh Shahrivar Boulevard in the south, and to the end of Arman Street in the west.

District two comprises the eastern and central parts of Yazd city, ranging from the northern boundary of Shahid Beheshti Boulevard, Shahid Montazer Qaim Boulevard, Shahid Chamran Street, Deha Fajr Boulevard, and Imam Khomeini Street, to the eastern area of Hassan Abad Martyrs Street. Moving towards the south, it extends to Imam Hassan Mojtabi Street, Waliasr Street, West Fattah Street, and Shahid Hossein Jafari Street. Finally, it is bounded by Dazheh Boulevard and Kashani Boulevard to the west. The total area of this region is 2088.2 square kilometers.

District three encompasses the southern parts of Yazd city, covering an area of 2677.6 hectares. This region is defined by its boundaries, which include Madrasi Boulevard, Janbaz Boulevard, and Kausar Boulevard in the north. Moving to the east, it is bordered by Daghu Boulevard and Kashani Street. In the south, it is delimited by Jihad Boulevard, Ithar Boulevard, Pasdaran Boulevard, Shahid Qandi Boulevard, Ibn Sina Boulevard, and Holy Defence Boulevard. Finally, the western side leads to Wahi St., ultimately reaching Shahidan Naqvi Bridge.

District four encompasses the central and western sections of Yazd city, spanning across 2288 hectares. Its northern boundary is defined by Shahid Dehghan Monshadi Boulevard, Shahidan Takvizadeh Street, and Hefdeh Shahrivar Boulevard. To the east, it is bordered by Shahid Paknejad Boulevard and Shahid Bahonar Boulevard. The southern limits are marked by Kausar Boulevard, Janbaz Boulevard, and Modaresi Boulevard, while the western boundary is delineated by Shahidan Boulevard, ultimately leading to the beginning of Shahid Dehghan Manshad Boulevard.

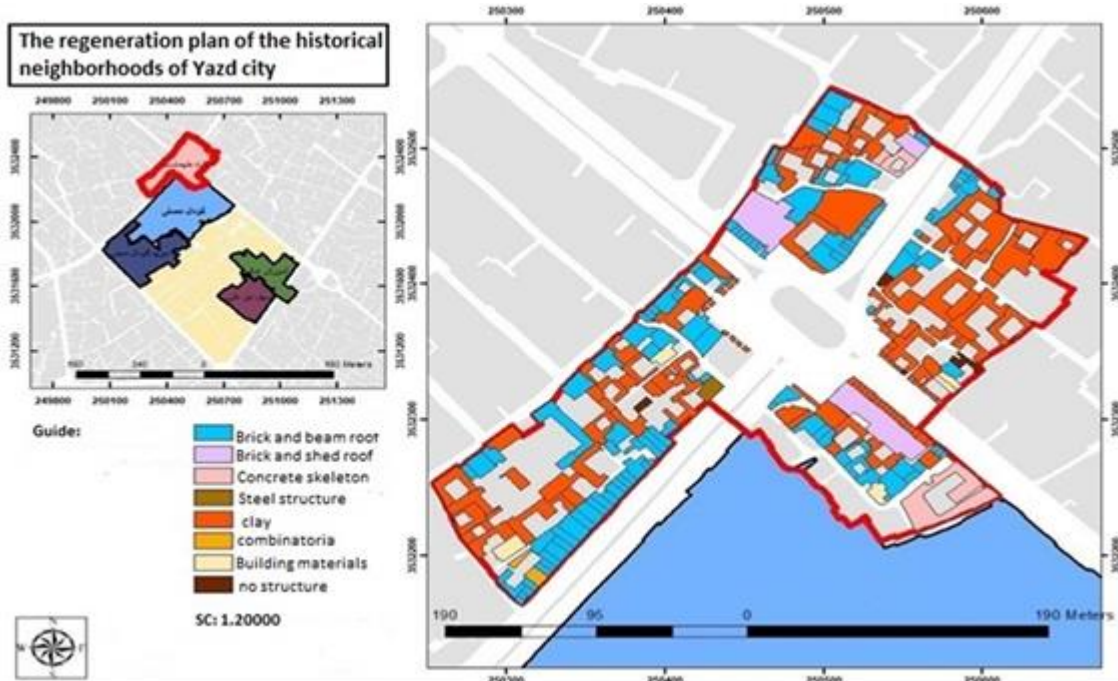


Fig.1.Study area .\

The historic zone comprises the central part of Yazd city and spans over 1285 hectares of land. It is bordered by 22 Bahman Boulevard, Daulat Abad Boulevard, and Shahid Nawab Safavi Boulevard to the north. To the east, it is bounded by Fahadan Street and Deha Fajr Boulevard. The southern boundary is defined by Shahid Chamran Street, Shahid Montazer Ghaem Boulevard, and Shahid Beheshti Boulevard. Finally, the western limit extends to Shahid Bahonar Boulevard and Shahid Pakjead Boulevard.

### 3.2. First part: Application of SWOT technique in developing development strategies

This section focuses on discussing the development strategies of Shahreza. The effective factors were categorized into two groups: internal factors (weaknesses and strengths) and external factors (opportunities and threats). These factors were analyzed from various perspectives such as economic-social, cultural-institutional, and ecological. To determine the significance of these factors, different weighting methods were employed, and the Likert spectrum of qualitative parameters was slightly altered based on their value.

The first step: effective internal factors in the city of Yazd

The objective of this phase is to recognize and assess the strengths and weaknesses within Shahreza, specifically, the factors that can support or impede the achievement of planning objectives. These strengths and weaknesses have been examined and categorized according to economic-social, cultural-institutional, and ecological development dimensions, as outlined in the provided table. The collection of internal factors that impact Shahreza was compiled through documentary sources and expert opinions. Firstly, the discussion began by highlighting the successful instances. These cases were analyzed in terms of their strengths and weaknesses in order to identify the internal factors that



had an impact. The primary objective of this stage was to categorize these factors as either weaknesses or strengths. To determine the significance of each parameter mentioned, weights ranging from 1 to 5 were allocated on the Likert spectrum. A score of 5 represented the highest level of impact, while a score of 1 denoted the lowest level of impact.

**Table 3- Internal strategies**

<b>Evaluation table of internal factors (strengths and weaknesses)</b>			
<b>Strength factors</b>	<b>Coefficient</b>	<b>Rank (3rd and 4th)</b>	<b>Score</b>
S1: Central and focal location and public access to the neighborhood	0.04	4	0.16
S2: Reasonable land price	0.03	3	0.09
S3: High percentage of private ownership	0.04	4	0.16
S4: People's desire to improve and renew in context	0.03	4	0.12
S5: The potential of establishing land use according to the arrival of tourists in the neighborhood	0.03	3	0.09
S6: The presence of Hosseiniyeh and Takaya as a religious index element	0.05	3	0.15
S7: Existence of historical and tourism elements	0.09	4	0.36
S8: Concentration of economic activities and income generation	0.05	3	0.12
S9: The potential of creating public participation in the improvement of the neighborhood	0.04	4	0.16
S10: Active and young population	0.04	4	0.16
S11: Potential for barren spaces	0.03	3	0.09
S12: The potential of creating recreational-tourism spaces	0.04	3	0.12
S13: historicity of the neighborhood and cultural promotion	0.05	3	0.15
S14: The existence of cultural centers in the neighborhood	0.07	4	0.28
S15: The growth of industries and the increase of the labor market	0.04	3	0.12
<b>Weakness factors</b>	<b>Weight factor</b>	<b>Rank (2 and 1)</b>	<b>Score</b>
W1: The low quality of some buildings and their wear and tear	0.05	1	0.05
W2: Not having a sidewalk and feeling unsafe on the roads	0.03	2	0.06
W3: The presence of some narrow and impenetrable passages in the neighborhood	0.04	2	0.08
W4: their unstable and eroded adobe structures	0.04	1	0.04
W5: Per capita lack of green, sports and cultural spaces	0.03	2	0.06
W6: Lack of financial ability of some residents of the neighborhood to participate in the renovation and improvement of the neighborhood	0.04	2	0.06
W7: Inappropriate visual qualities and spatial anomalies	0.04	1	0.04
W8: Not defining the public open space in the neighborhood	0.03	2	0.06
W9: Turning the ruined spaces of Baft into the gathering center of criminals and creating insecurity	0.05	2	0.1
W10: Entry of some noisy businesses and noise pollution	0.02	2	0.04
W11: Reducing the growth rate of neighborhood population in some years	0.03	2	0.06
Total	1	-	2.77

According to the studies, the sum of the scores obtained from the matrix of internal factors was 2.77, which shows that the strengths prevail over the weaknesses.

The second stage involves assessing the external factors that have an impact on Shahreza, with the aim of identifying the opportunities and threats related to its development.

**Table 4- External strategies**

<b>Evaluation table of external factors (opportunities and threats)</b>			
<b>Opportunity factors</b>	<b>Coefficient of importance of weight</b>	<b>Rank (4 and 3)</b>	<b>Score</b>
O1: The possibility of increasing public transportation	0.04	4	0.16
O2: The possibility of assigning passages to pedestrian and bicycle spaces	0.07	3	0.21
O3: The potential to attract private capital	0.05	4	0.2
O4: Employment creation potential	0.08	4	0.32
O5: The potential to create regulations due to being limited by the historical context	0.09	3	0.27
O6: the possibility of transportation-oriented development	0.06	4	0.24
O7: Maintaining the visual character of the streets	0.05	3	0.15
O8 Strengthening local handicrafts	0.06	4	0.24
O9: Creating a high potential for land investment in the area due to the high extent of barren and abandoned lands	0.08	3	0.24
<b>Factors of threats</b>	<b>Coefficient of importance of weight</b>	<b>Rank (2 and 1)</b>	<b>Score</b>
T1: Investors' uncertainty about the return on investment in Baft	0.07	2	0.14
T2: The limits and powers of each of the improvement and renovation organizations and municipalities are not clear	0.08	2	0.16
T3: Lack of credibility regarding the restoration of historical structures and buildings	0.06	2	0.12
T4: Lack of cooperation and investment of cultural heritage organization for historical places	0.03	2	0.06
T5: Lack of coordination of cultural heritage with the municipality	0.06	2	0.12
T6: intensification of the wear process	0.06	2	0.12
T7: Increase of indefensible spaces inside the neighborhoods	0.04	1	0.04
T8: increase in delinquency	0.06	2	0.12
Total	1	-	2.91

## 4. Conclusion

The study and research conducted on the feasibility of urban development plans in Iran, particularly in the city of Yazd, revealed that despite the four-decade span since the creation of these

plans, they have failed to meet their objectives in urban development. The inflexible and rigid structure, prioritization of the end product over the process, limited scope of comprehensive planning limited to physical aspects, and lack of strategic approach are identified as major issues of these plans. In addition, the absence of public participation in the development and execution of the plan, the insufficient scope of detailed plans in addressing underlying issues in urban areas, particularly in dilapidated areas, the narrow and traditional perspective of city managers, the absence of management for urban units, particularly in worn-out areas, a lengthy and unorganized process for obtaining necessary approvals, the need for consolidation of deteriorated structures, the prevalent expansion of detailed plans, the decrease in urban development funding and government assistance to municipalities, and the lack of hierarchical structure in the formulation of city development plans have all contributed to the failure to achieve most of Yazd city's proposed initiatives.

The disorderly state of deteriorated and susceptible buildings, the deficiencies and issues with the road network, the inadequate allocation of land for service purposes in proportion to the population residing in the region's neighborhoods, the interference of residential structures with workshop centers, the inappropriate closeness of different uses, the absence of green spaces, the demand for schools, specifically at the first and second secondary levels, the disregard for the importance of preservation and upkeep and the destruction of spaces and buildings with historical significance, the lack of influence of income regulations on the level of economic activity, household income, property transaction value, social indicators, and household income level are some of the challenges caused by the inefficiency of the improvement plan and the modernization of Yazd city. Furthermore, it is evident that improvement and renovation plans in the domain of worn-out structures lack effectiveness in providing specific and operational proposals. These plans also lack concrete and practical solutions for addressing the issues faced by such structures. The city of Yazd possesses numerous strengths, including its historical and touristic elements, its central location with easy public access, its cultural and historical significance, the potential for economic growth through tourism, affordable land prices, a high percentage of private ownership, the willingness of people to enhance and modernize the area, the presence of religious establishments like hosseiniyehs and takayas, the capacity for internal development, the concentration of economic activities and income generation, the potential for fostering public participation in the improvement efforts of Yazd, the existence of a vibrant and young population, the availability of open spaces, the possibility of establishing recreational and tourism areas, as well as the presence of cultural centers within the neighborhood. Based on investigations into the current state of the neighborhood, several weaknesses have been identified in the city of Yazd. These include the poor quality and deterioration of certain buildings, the absence of sidewalks, and a general feeling of insecurity on the roads. Additionally, the presences of narrow and inaccessible roads, as well as the erosion of non-resistant adobe structures, further contribute to these weaknesses. Furthermore, there is a lack of green spaces, sports facilities, and cultural areas on a per capita basis. Many residents in the neighborhood are also unable to financially contribute to the renovation and improvement of their surroundings. In terms of aesthetics, there are visual shortcomings and spatial abnormalities that detract from the overall appeal of the area. The absence of clearly defined public open spaces adds to this problem. Moreover, damaged areas have become hotspots for criminal activity, leading to an increase in insecurity. The presence of loud and disruptive businesses contributes to noise pollution, further detracting from the neighborhood's quality of life. Finally, the population growth rate of Yazd city has experienced a decline in recent years. Yazd city presents various opportunities, such as the potential to enhance public transportation, allocate specific areas for pedestrians and cyclists, attract private investments, generate employment, and enforce regulations within its limited historical setting. On the other hand, the city also faces threats, including a lack of investors' trust in the profitability of the fabric industry, unclear divisions and authority among organizations responsible for improvement and restoration, insufficient funding for the preservation of historical buildings, limited collaboration and investment from cultural heritage institutions towards historical sites, and a lack of coordination between these institutions and the municipality. Investigations conducted on the condition of renovation and improvement projects to organize and promote tourism indicate that historical contexts possess historical significance and are integral to the city, possessing physical, economic, cultural, and values. These values make them capable of playing a

pivotal role in attracting tourists. Historical contexts are regarded as national assets, and by preserving and enhancing their capabilities with specific objectives, they can contribute to the betterment of national capitals. These contexts, including their structures and physical entities, face fundamental challenges and require comprehensive problem-solving approaches to address these issues and threats. Adopting a tourism-oriented approach, by prioritizing the renovation and design of historical urban areas in a city rich in history and uniqueness like Kashan, and leveraging the historical, cultural, and tourist potentials of this city, tremendous success can be achieved in attracting visitors.

The findings of this study align with Rafiyan's research (2019). Tourism routes encompass more than just the connection between attractions; they also involve entrances and routes connecting the entrances to the residences. This means that in cities like Yazd, which have gained popularity among tourists due to their inclusion in the world heritage list, the presence of important attractions, historical context, and suitable tourism facilities alone is insufficient. Instead, a network of tourist routes based on a hierarchy of entry plays a crucial role. This is also consistent with Rakhsari's study (2022) on the characteristics of tourists' trips, which found that individual characteristics of tourists, mobility patterns, physical characteristics of the destination, and the distribution of attractions/activities greatly influence visitors' spatial mobility within the historical context of Yazd city. Additionally, seven patterns of spatial movement behavior were identified based on visitors' cognitive maps of the destination. According to the final model, the Amir Chakhmaq complex is the most favorable node within Yazd city's historical context.

---

## 5. Recommendation

To enhance the effectiveness of improvement and renovation projects in the old neighbourhoods of Yazd city, the following suggestions are proposed:

1. Identify and establish a pedestrian tourism axis to address the shortcomings in per capita service usage and local needs.
2. Increase the presence of urban green spaces and open areas.
3. Enhance the quality of houses and visual aesthetics, and designate local open spaces utilizing green areas at the heart of the neighbourhood.
4. Foster better coordination among agencies to ensure efficient planning and resolution of neighbourhood issues and problems.
5. Implement prudent urban management techniques to facilitate neighbourhood revitalization and preparedness
6. Establish a dedicated authority responsible for coordinating urban planning and construction activities in the area.
7. Preserve historical structures and enhance their capabilities with specific objectives in mind.

## References

- 1-POURAHMAD, AHMED ET AL. (2016). SUSTAINABLE REGENERATION OF THE STUDIED URBAN INEFFICIENCY TISSUES (ZONE 10 OF TEHRAN), AMASH MOHIT, 10(37).
- 2-Tarshizian, Mohammad. (2006). New incentives for renovating worn-out fabrics, Iran Economy Newspaper, 86.
- 3- Tagvi Zanjani Taghi, Ebrahimi, Leila, Bozorgmehr Kia, Haqzad Amina. (2019). Analyzing the effect of the variables of the healthy city on the improvement and renovation of the dilapidated fabric (case example: dilapidated neighborhoods of Qaimshahr), 9(36), 131-152.
- 4- Habibi, M., & Maqsoodi, M. (2011). Urban restoration, University of Tehran, Publishing Institute, Tehran.
- 5- Hijazi, Seyed Jafar. (2019). Measuring the participation of marketers in the improvement and renovation of the worn-out urban fabric (case example: the worn-out fabric in the central city of Ahvaz). *Geography and Environmental Studies*, 9(33), 105-118.
- 6- Hosseini, S. (2008). Sustainable Involvement of Citizens in the Revitalization and Reconstruction of Dilapidated Urban Areas. Mashhad, Sokhon Gostar Publications.
- 7- Haq Neghadar, Mohammad Rasul, Rahmanian, Ahmed, Zarei, Hammet. (2018). Executive solutions for the regeneration of deteriorated urban fabric with an emphasis on the justification of cooperative construction. *Urban Design Studies and Urban Researches*, 4(2), 33-46.
- 8- Khani, Ali. (2008). Considerations regarding urban renewal. *Nozazi Internet Journal*, 2nd year, 8th issue.
- 9- Khodami, Daryabari, Seyyed Jamaluddin. (2016). Investigating the improvement and renovation of worn-out fabric in the 14th district of Tehran metropolis. *Geography Quarterly (Regional Planning)*, 7(2), 267-275.
- 10- Jahanshahi, Mohammadhossein (2012). Worn-out fabrics and urban problems. *Journal of Urban Planning*, No. 4.
- 11- Diani, L., Portahiri, M., Iftikhari, A., & Ahmadi, H. (2017). Ranking of the main structures of organizing worn-out structures of villages around metropolises using cumulative ratio evaluation method: case study: Around Tehran Metropolis. *Space Planning and Planning Quarterly*, 22(3), 145-181.
- 12- Sarhadi, Hosseini, Seyed Hossein, Zamani, Amin. (2018). Investigating the role of education and information in the willingness of investors to use industrial construction methods in the improvement and renovation projects of worn-out urban structures (case study: Hamadan city). *Scientific-research quarterly of research and urban planning*, 10(38), 101-114.
- 13- Salmani Moghadam, Mohammad, Alavi, Sayeda Fatemeh, Gonabadi, Hamed. (2015). Investigation and analysis of people's participation in the renovation and improvement of the worn-out urban fabric (case example: Shahrtaibad). *Journal of geography and urban planning of the Zagros landscape*, 8(28), 129-146.
- 14- Sataysh Nia, Rehane and Beik Mohammadi, Hassan (2015), improvement and renovation of dilapidated urban structures with emphasis on public participation (Lanban neighborhood, district 1 of Isfahan), the first national conference on urban planning, architecture, civil engineering and environment.
- 15- Shahinifar, Pakkideh, Iqbal, Charejo, Farzin, Khaledian, Jila. (2019). Measuring the level of people's participation in the renovation of worn-out urban structures (case example: the old structure of Kermanshah). *Amish Mohit*, 13(48), 153-172.
- 16- Shahriari, Mohammad Reza (2018) Investigating the level of people's participation in the reconstruction of the worn-out urban fabric, a case study: Shahadaei Elah Street, Shiraz. *Green Architecture Quarterly*, 5th year, number 9-17, July 15, 2.
- 17- Saberi, Irfan Menesh, Akbari. (2019). Improving and renovating the dilapidated urban fabric for the social and economic well-being of the residents: the research case of Lamard city. *Urban and Regional Development Planning Quarterly*.
- 18-Ziaabadi (2015). Economic and social evaluation of plans for improvement and renovation of worn-out traditional urban tissues. *Social Sciences*, 10(32), 281-298.
- 19- Talebi Habibabadi, Babak (2016), Examining the challenges and solutions of renovation and improvement of worn-out urban structures in order to achieve the physical dimensions of sustainable development (case example: Isfahan). *International Conference on Civil Engineering, Architecture and Urban Planning*.
- 20- Azizi, Araste. (2010). Evaluating the success of consolidation projects in the historical context of Yazd, a case study of Naft and Khatam residential complexes. *Urban and Regional Studies and Researches (Discontinued)*, 2(5), 1-28.
- 21- Kalantari Khalilabad, Pourahmad, Mousavi, Seyed Rafi, & Shiripour, Mehdi. (2016). Strategic planning for the improvement and renovation of dilapidated urban tissues: Qiyam and Kausar neighborhoods of District 12 of Tehran Municipality. *Quarterly Journal of Geography and Urban-Regional Studies*, 7(22), 207-226.
- 22- Kamanroudi, M., Salehi, S., & Prizadi, T. (2018). Evaluation of the process of land consolidation in the renovation of worn-out structures in Tehran - Case study: Nizam Abad neighborhood. *Urban Management Quarterly*, 93-103.
- 23- Kayani, Akbar, & Heydari, Fatemeh. (2015). Evaluation of influential factors in the process of wear and tear of old urban structures in the direction of renovation and improvement (case study: Darab city). *Amish Mohit*, 9(34), 27-44.

- 24- Mokhtari Malekabadi, Reza et al. (2014). Sustainable regeneration of inefficient urban tissues, case study: District 10 of Tehran. *Amash Mohit Quarterly*, No. 37.
- 25- Madanlojoybari, Massoud, & Safaipour, Massoud. (2014). Prioritizing the implementation of improvement and renovation projects in run-down areas using GIS and Topsis method studied: (Three cities of Sari region). *Geography of the land*, 12(48), 1-18.
- 26- Merid Sadat, Pegah, & Mohammadian, Sajjad. (2017). Participation in the improvement and renovation of worn-out urban fabric (case study: Khairabad neighborhood of Birjand city). *Amish Mohit*, 11(42), 139-164.
- 27- Maleki, Saeed, Shujayan, Ali, & Farahmand, Qasim. (2016). Evaluation of the renovation and improvement of worn-out tissues of Izeh city using fuzzy operators and FAHP model in GIS. *Geographical Space*, 17(59), 143-164.
- 28- Mousavi, Seyyed Yaqoub, Zandmghadam, & Masoudi, Sasan. (2018). The social and economic effects of the renovation of worn-out urban fabrics due to the policy of consolidation of parts (case study: the worn-out fabric of the 15th district of Tehran). *Urban Sociological Studies*, 9(30), 1-24.
- 29- Ermanshahr Consulting Engineers. (2008). Plan for improvement and renovation of the dilapidated fabric of Zanjan city, Tehran. Volume 3, Rah and Shahr Sazi Publications.
- 30- Mehranjani, Mohammad et al. (1400). evaluation of the role of improvement and renovation projects of dilapidated urban tissues in improving the quality of the urban environment (case study: Briyank neighborhood). *Geography and Human Relations*, 4(1).
- 31- Hadian, Rahimi, (2012). The role of middle cities in regional development, a case study; Shahr Iranshahr. *Applied Research Journal of Geographical Sciences*, 12(3), 18.
- 32- Davoodpour, Z., & Niknia, M. (2011). Rehabilitation & Renovation of Urban Distressed Areas as a Strategy to Achieve the Physical Dimensions of Urban Sustainable Development. *Journal of Management System*, 15, 31-59.
- 33- Dayneko, A. I., Dayneko, D. V., Dayneko, V. V., & Zykov, S. V. (2021). Crisis of Institutional Change: Improving Restoration and Reconstruction Methods for Estate Cultural Heritage. In *Emerging Research in Sustainable Energy and Buildings for a Low-Carbon Future* (pp. 53-74). Springer, Singapore.
- 34- Fanni, Z., Tavakoiniya, J., & Beiranvandzadeh, M. (2020). Analytical-structural application of sustainable urban regeneration, Case study: Khorramabad city. *Human Geography Research*, 52(1), 181-197.
- 35- Furlan, R., Petruccioli, A., Major, M. D., Zaina, S., Zaina, S., Al Saeed, M., & Saleh, D. (2018). The urban regeneration of west-bay, business district of Doha (State of Qatar): A transit-oriented development enhancing livability. *Journal of Urban Management*.
- 36- -Galdinin, R. (2005). Urban Regeneration. Process the Case of Genoa, an Example of Integrated Urban Development Appear. 45th Congress of the European Regional Science Association: Land Use and Water Management in a Sustainable Network Society, Italy, 2005.
- 37- Goodarzi, G., & Razavian Amiri, S. A. (2017). The Role of Renovation in Environmental Quality of Urban Places with Emphasis on Eco-Schools. *International Journal of Urban Management and Energy Sustainability*, 1(4), 73-84.
- 38- Gorjnia, A., & Amini, E. (2016). Strategies for Rehabilitation and Renovation of Old Urban, with a Sustainable Development Approach Case Study: Nineteen Region of Tehran. *Bulletin De La Société Royale Des Sciences De Liège*, 85, 1717-1729.
- 39- Han, Ji, Yoshitsugu, Hayashi. Xin, Cao, & Hidefumi, Imura. (2009). Application of an integrated system dynamics and cellular automata model for urban growth assessment: A case study of Shanghai, China. *Journal of Landscape and Urban Planning*, 12(3), 133-143.
- 40- Hedblom, Marcus. (2008). Bo Soderstrom Woodlands across, Swedish urban gradients: Statusstructure and management implications. *Journal of Landscape and Urban Planning*, 6(2), 62-73.
- 41- Hejazi, S. J. (2020). Evaluation of Market Participation in Improvement and Renovation of Worn Urban Textures) Case study: Central worn-out fabric of Ahvaz city). *Journal of Geography and Environmental Studies*, 9(33), 105-118.
- 42- Ibrahim, M., Al-But'hie, Mohammad, A., & Eben, S. (2002). Urban and industrial development planning as an approach for Saudi Arabia: the case study of Jubail and Yanbu. *Journal of Habitat International*, 2(2), 1-20.
- 43- Kolobova, S. (2018). Evaluation of economic efficiency of the state programme of renovation of residential buildings in Moscow. In *MATEC Web of Conferences* (Vol. 193, p. 05023). EDP Sciences.
- 44- Kozhevnikov, D. (2017). Prospects for Renovation of Prefabricated Buildings as a Source of Redevelopment without the Demolition of Existing Buildings. *Journal of Advanced Research in Law and Economics (JARLE)*, 8(30), 2464-2474.
- 45- Lind, H., Annadotter, K., Björk, F., Högberg, L., & Klintberg, T. A. (2016). Sustainable Renovation Strategy in the Swedish Million Homes Programme: A Case Study. *Sustainability*, 8, 388.
- 46- Liu, J., Bengtsson, B., Bohman, H., & Staffansson Pauli, K. (2020). A system model and an innovation approach toward sustainable housing renovation. *Sustainability*, 12(3), 1130.
- 47- Nakhi, A. A., Ahmari, N., & Rezaei, S. (2016). Renovation and Rehabilitation Strategies for Worn-Out Texture of Ab-Anbar-No District in Sari Using SWOT Technique. *Open Journal of Geology*, 6(04), 270.
- 48- Oleynik, P., & Slavin, A. (2018). The Housing Renovation Program and the Demolition of Five-Storey Buildings in Moscow. In *IOP Conference Series: Materials Science and Engineering* (Vol. 463, No. 3, p. 032098). IOP Publishing.
- 49- Rogers, R. (2011). *Cultural Institutions and Urban Regeneration*. M9's role in the regeneration of Venice Mestre.

- 50- Sedaghat Rostami, K., Etemad, G., Bidram, R., & Molaz, J. (2011). Drawing up some indexes to recognize blighted fabrics. *Spatial Planning*, 1(1), 103-120.
- 51- Selyutina, L. G., Pesotskaya, E. V., & Trushkovskaya, E. D. (2020). Analysis of approaches to the implementation of programs for the urban complexes reconstruction in Russia. In *IOP Conference Series: Materials Science and Engineering* (Vol. 753, No. 3, p. 032044). IOP Publishing.
- 52- Sodangi, M., Kazmi, Z. A., Salman, A., Bakri, M. H., & Anwar, F. (2021). Towards Promoting Efficient Management of Mass-Housing Reconstruction Schemes. *International Journal of Built Environment and Sustainability*, 8(1), 121-129.
53. Pourgafar, Marzieh, Maral Asgharpour Arshad, Leila Madghalchi, Golnaz Ghayyomi Ilkhchi (2023). The effects of contemporary wall construction in the historical context of Tabriz city; Case example: Maghsoodieh neighborhood of Tabriz city. *Journal of Research in Art and Human Sciences*, 56, 47.