

عنوان مقاله:

The contrast of transit-oriented development, sustainable urban development and gentrification with a look at the cities of Karaj and Tehran

محل انتشار:

چهارمین کنفرانس ملی شهرسازی و معماری دانش بنیان (سال: 1402)

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خلاصه مقاله:

In urban planning, transit-oriented development is a type of urban development that maximizes the residential, commercial, and recreational spaces within a short walking distance of public transportation. The goal of transit-oriented development is to create a symbiotic relationship between dense urban areas and public transportation usage. One criticism leveled against transit-oriented development is that it leads to gentrification in low-income areas. In some cases, transit-oriented development has resulted in increased housing prices in previously affordable neighborhoods, causing residents with low or moderate incomes to be pushed further away from their workplaces. In this situation, transit-oriented development can adversely affect low-income neighborhoods. The increased awareness of the role of urban transportation has paved the way for achieving a clear political goal and has led to a shift from individual to public transportation choices. This study aims to draw the reader's attention to the negative impact of gentrification caused by this policy by providing evidence from the cities of Karaj and Tehran, urging policymakers and urban planners to consider the other aspect of this policy in urban planning and minimize the harm to low-income groups. The findings raise doubts about the assumption of gentrification resulting from transit-oriented development, questioning some methodological shortcomings in studies related to transit-oriented development.

کلمات کلیدی:

Sustainable Urban Development, Transit-oriented Development, Gentrification

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