

The evaluating of renewal plan strategies and solutions in urban old texture

Case Study: Farahzad Neighborhood

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Abstract: Urban old texture Regardless of their different species is resulting some of urban management neglect that over time is became to form a zone of the city that was lack of the required physical stability and strength and have not suitable access to their homes and suffering from a severe shortage of services. This paper is studied with aims to identify the main strategies of renovation process and drawing of and operational objectives as well as renovation solutions in Farahzad neighborhood of Tehran. The methodology is "descriptive-analytical" by using of strategic planning model (SWOT) and methods for data collection for documents and surveying.

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Key words: strategy of renovation, urban old texture, implementation, public participation in renovation

1. Introduction

Many cities in our country are faced with the phenomena of urban neighborhoods erosion. Visual example of this erosion is the downfall of social life in this texture. The consequences of erosion appear for semi-abandoned and abandon of buildings, poor and abnormal housing and declining of socio-economic qualities. High extent of old texture with frequency problems and lack of specified strategies on planning and management of design and execution in renovation of current textures, have caused that not provided fields of current laws and approvals implementation (although few) and urban old textures by incremental trend to become one of the most important challenges of the cities. Exhaustion phenomenon with effects on body of texture, theirs social and economic activities ultimately leads to depression of urban life and severe degradation of the environmental quality in area. These areas due to Residents poverty and their owners, have not the possibility of spontaneous and gradual renovation and ultimately reduction of effectiveness of the texture in the area led to the loss of its status in the minds of citizens that desire to increase migrate and replace the lower strata of society.

Most of current spaces that carry on historical past of groups social life, will lost over time its growth and will expose exhaustion and this process corroded cities from inside. In the central areas of large cities formed textures that mainly due to type of the materials and being low of construction quality of them, have not been required context for creation of a safe, comfort and prosperous life, and this has caused many local residents despite of high dependencies and solely due to structural and functional weakness in these neighborhoods and failing to its provision in

minimum requirements, provided background of establishment of non-native residents by the migration of current textures, instead their place and provided exacerbation in the destruction and deterioration of these textures due to creating of social special issues. (Fathi Beyranvand, 1387: 1081). However, following the change in method of the life and current settlements, especially in the following change of needs to diverse services and the needs of result in developments in over time, including the need to transport infrastructure, access to facilities and utilities and so on, to spend of life, urban ancient neighborhoods is dumped such a trend due to lack compliance with new condition. Connectional disruption among the most important features old and new texture, causing deterioration of old city fabric, alienation and loss of urban identity. In such circumstances it is necessary to by using of appropriate policies to be addressed to restoration of these textures. Restoration to mean of restore the living in old neighborhoods, more than anything requires current regulatory clearance on one hand enables peoples to concept of assignation the and delegating authority for decision-making and creating of executive coalitions, provide counseling services, planning and design as well as municipal actions to solve the of social physical problems of neighborhood and required facilitate on the other hand.

2 Worn Texture And Causes Its Appearance

Worn texture, is presentation the type of disease structure of biological collections and generally in urban areas and a number of factors involve in the development and formation of them which can be noted to the physical, functional, environmental, economic-social and cultural factors. The destructive impact of each of these factors reduce the quality and

quantity of environmental values, in ranges of the city, and with declining of residential - functional values in this ranges, stop renovation, rebuilding and rehabilitation actions and increasing trend toward changes and developments and prevail a mood of wearing is forming as reflection of destructive factors impact and as the space that belongs to everyone and be uninhabitable, it will continue your life.

Mentioned properties, explain the boundary between the wear and the old texture and also the necessary steps in order to rebuild and renovate them. According to definition, the old and inefficient texture means to texture where are appeared reduction in quantitative and qualitative values of human environment while in an old texture but efficient, due to its structure, not only, have not role no one of destructive factor, but harmony between the composed elements of texture, give it as well as historical value. However, antiquity of the texture can't be considered it exhaustion and inefficient criteria and how many, the texture that are including of urban inefficiency texture at beginning of formation, and thus can be considered it exhaustion and inefficient equivalent with each other. (AMCO Consulting engineers, 1382: 1). Exhaustion of the texture and its internal elements or are appear because of age or because of lack of development program and technical supervision on the formation of texture. Consequence the exhaustion of texture that finally reduce its situation in mind, for diverse types; such as lack of livability condition and safety and also physical, social, economic ravages and facilities are receivable and discernible (Shamaei, 1385).

Worn textures because of problems such as low quality of life, reduce security, traffic problems, indefensible spaces, fear, high crime requires fundamental strategies for major changes in terms of physical, social, economic, environmental aspects. (Anderson. et al, 2007: 315).

Improvement and renovation of urban old texture textures for different aspects is very complex topic. Its residents are mainly from the lower sector of society and have few job opportunities and forced people to immerse themselves lowly jobs. On the other hand, presented to them a small municipal services. Due to high exhaustion, rarely be seen diversity of land-use such as commercial, recreational and green spaces, health, education, etc. Feinstein and gray believed that government must to involve as main effective organ in these textures and providing basic requirements such as suitable house, educational centers, job opportunity through minor jobs and daily requirements of residents. Porter (1997) consider the role of social organizations as an important role to private sector in the rehabilitation of old neighborhoods.

Social organizations according to participation of community-based development involved (CDCs) with the aim of improving affordable neighborhoods, carrying presentation the required residents by resident's participation, local organs and government. (Vidal, 1996). In this regard, according to economic structures and isolated actions from trustees on renovation of worn texture can't be effective. (Jude and Parkinson, 1990). Reconstruction and renovation programs depends on considering of capitals and human capacities that solely has been considered it. Human capacities can lead to prosperous of local economy and renovation with considering of people conditions where live there. (Robinson-Barnes 1997).

Generally, whatever thought on urban worn, is old texture of the city that for some reason has not been renovated and gradually been old and rotten. This notion of worn texture (which evokes more subject to obsolescence in mind), it has not included a comprehensive vision of urban textures because of problems that affect them and renovation threats and have given to exhaustion. So, if the goal is to problem recognition for finding for change and improve the quality of urban texture, it can be changed and discussed worn textures term to "urban problematic texture" (Jahanshahi, 1382).

Since that noted, several factors alone or in concert with each other to cause the formation and existence of worn and inefficient texture. These factors can be involved in beginning of texture formation or because of unelaborate intervention in each structural factors of the texture, and zone out from profit and decrease the quality of the human environment. The influencing parameters and its role as damaging environmental factors in the causes of worn texture formation can be analyzed as follows:

A) Unfollow from a coherent plan

The unavailability of codified and holistic comprehensive on urban development issues, affect urban regions or its in beginning of the formation to one of the inefficient two event or lack of identity. Obvious example of these two phenomena can be determined in the urban textures of Tehran, as objective in its northern and southern sectors. In addition, interventions without preset programs, also it capable to converters efficiency texture to a required inefficiency zone.

B) Physical factors

The connecting of a zone with the total area, external and internal accessibility network and also how to link or texture compliance with morphology and terrain is enables to out a context of optimal performance state and putting in inefficient textures. In addition, the imbalance between texture density, mass and space ratio, separation of land and its grading in a zone, it increases the degree of its

vulnerability in the face of unexpected natural disasters and have appeared the its quality and quantity devaluation than its other periphery points.

C) Functional problems

In general, in each zone that does not hold the necessary balance between the work space ratios with residential and leisure space, it has undergone change the numerous social problems of the texture. Workshop, industrial, service, residential, residences and commercial centers zone are all evidence of widespread inefficiency that by prepare of suitable condition appeared in form of functional problem and has cause are optimal devaluation and performance.

D) Environmental polluted factors

Production and distribution of environmental pollutions either actual or potential have cause the quantitative and qualitative devaluation of the texture and to bring renovation stop for them. The emissions of waste and sewage and problems resulting of surface water disposal and also type of pollutions in the air and appearance of type of voice pollutions in the space, hygiene, is threatened health and welfare of the residents in a region. The incidence of these phenomena, the urban texture faced with exhaustion and mortal's mode.

E) Economic, social and cultural factors

Social and ethnic composition of the family and household forms, gross and net densities of population, income and employment, as well as a variety of manufacturing and service activities, are including factors that effect on formation and content of the urban texture, and convert them to efficiency or inefficiency textures.

F) The effects the result of lack of urban infrastructure

Lack or insufficiency of facilities and urban infrastructure, such as the appropriate communication road, channel for disposal of sewage and surface water, electricity, gas, telephone and create problems and at the same time exhaustion into the urban texture. In addition, the crossing of undesirable elements of the urban texture to provide services to the entire urban areas or periphery points have cause exhaustion or inefficiency of urban texture. Crossing of highways and motorways, railways, electrical power, open channels and urban watercourse crossing especially if have the garbage, sewage, urban waste, it's caused decreasing of land price in the texture and its inefficiency (AMCO Consulting engineers, 1382).

3. Implementation mechanisms to renovation and rehabilitation of urban worn textures

To solve the current situation while addressing the general and fundamental debates of renovation and treating it as an ongoing process and long-term and based on strategic management, it need to solutions that for people be measurable; The strategies that

rapidly bring them to their needs or they make sure that sooner will be achieved to expected results. These solutions are short term and quick-return and its sectional results could be carry out by promising to people and engage them in the renovation process. On track to achieve, whatever mentioned above, the first step is to overall identification of issues in strategic management level. In other words, goals, principles, strategies and the requirements in this dimension paused and will be achieved a strategic analysis and pathology of the past.

Renovation term is not physical conceptual merely, and included various aspects. In texture, renovation action or its purpose may be removed from a reactive mode (elimination of exclusion and empowerment) and become by requires situation of renovation that its result will be actively renovation. In active renovation, is considered within the worn with all worn aspects, and physical elements themselves are not the essential subject of the debate. Therefore, it will appear the necessity to change in the methods and the execution methods so that urban rehabilitation and renovation depend on application of human and financial capital (Green Leigh and Ross, 2000: 378).

Renovation Organization of Tehran city as responsible for the renovation in worn texture of area, renovation patterns or what will be produced as final product and working output of worn texture renovation issue, divides four categories, the model or pattern (Andalib, 1385: 41).

A) Production pattern of the plan: projects on worn texture renovation: this pattern is prepared within the framework of the master plan policies. Current project, is a package of renovation programs and projects include detailed levels, urban landscape and architecture in worn texture. In this plan, by studying the neighborhoods and different areas and achieve to discipline and specific boundaries, is determined planning and its management.

In detailed plan for the renovation, is provided uses zoning, main accesses, population ceiling, base density, with charts and per capita, and in urban landscape plan that has neighborhood scale, in addition to land-uses accuracy and proposal fo volumetric composition of texture based on and ideas on space landscape, is determined how quality distribution of density. Both detailed plan and the urban landscape plan carry out proposal for basic parameters of functional- physical based on the properties of spatial exist and proposed organization.

B) The pattern of land production; pattern of land production or ownership is the most important implementing step in the process of worn texture renovation. Most projects in the early stages and due to lack provide of background for acquisition is reaching to dead end. In this regard, significant

patterns experienced in the world that each of them can be useful in some cases. Apart from the mechanisms for public participation program to mentioned issue and with assuming of preparation the lands estate assignment for texture renovation, it should be specified in administrative process of domain acquisition and its priorities. These priorities include:

- Acquisition of proposal network path of detailed plan for renovation.
- Acquisition of the replacement housing unit's area (renovation projects).
- Acquisition of mixed projects area.
- Acquisition of Stimulation points area for development based on the urban landscape.

C) The pattern of capital production, value-creating land- uses: there are hidden resources in the city that does not use them right and municipal politicians rely on cash resources primarily, thus, it can be revived these resources and urban sprawl in various ways. In this regard, the urban master plans can by offering of value-creating land- uses such as scholarships and various commercial-administrative centers in poor areas and urban worn, provide the necessary background to renovation of worn texture. Such holistic views of investors, is guarantying economic ensuring of renovation process and sustainable development.

D) Pattern of building production: industrial works in construction: it is no doubt that by construction current mechanisms, is not allowing possibility of extensive renovation on urban worn

texture whether in form of quality and or quantity (Pardaraz Consulting Engineers, 1387: 85-82).

In during of past years, the governments have experienced various strategies in order to restore and rebuild of urban worn textures, and each one has its advantages and disadvantages. Here, we addressed a brief introduce of them so that get receive positive and negative point of these ways, and have been found the ways in which have indigenious possibility in Iran society and by a combination of these methods, to achieve by a comprehensive and effective manner.

- Land acquisition by the government.

In this way, the government after assessing the lands within the region and necessary legislation approve, act for lands purchase and acquisitions. In this way, high-speed, ability and power of the state to appropriate implement of projects is from design benefits and public dissatisfaction of owners, needing to huge and high budgets and inflationary impact of the paid funds flow to owner on housing prices-is seen as disadvantages.

- Voluntary entry of owners.

In this way, owners who are determined to build or changes in their property, could be paid than to land divide, land consolidation or moving the boundary of their property based on urban development comprehensive plan. Benefits of this approach include low cost and popular of reforms perform and disadvantages include time-consuming and lack of consensus among the owners.

- rebuilding of worn textures by using of land resetting.

Table 1. Administrative solutions to renovation and rehabilitation urban worn textures

solution	Performed solution	Strangeness	weakness
Compulsory acquisition	Pricing, purchasing, owned and run by the government	The respect of architecture and urbanism principles at high speed	The lack of share the owner in the profits, the need for high initial investment, public dissatisfaction of owners, inflation, residents resistance,
Voluntarily method	Reform and renovation by the owners based on urban development master plan	Owners participate in reconstruction profits, low-cost, being popular	The be longevity of reconstruction process, owners lack of interest, lack of consensus among owners
land Reset	Integration plan lands and prepare a comprehensive plan and determine of required lands for public consume. then redistribution of land between owners so that is possible within the around of previous land.	Owners share in the project profit, creating a homogeneous urban space, has not to need for high initial investment, respect of of urbanism principles, keep to primary residents in the project, enjoyment of owners from value-added, creating a homogeneous urban complex, reducing of needed resources	The need for specialists to texture evaluation before and after the project, inflation in, land and housing price, the need for centralized management, problem for attracting of people's property, high cost on studies, cultural problems on making of culture for partnership, the residents resistance for pilot

Source: Naghedi mehr and Ahadian, 1386: 655

The main idea is land reset in the fact that instead of "expropriation" of land and the purchase of owner's lands of worn intended texture, the government attempted to "move" property of the owners in the regeneration process in texture limitations. In this way, the government get necessary land for public purposes such as parks, roads and streets worn texture owners achieved to residential units in improved texture.

The main feature of this method is its "win-win". This means that the value-added value concept resulting from the conversion of worn texture to modified texture is divided between the owners and the government. The way of works is that each of the owners based on of its property at the end of regeneration, receive housing units and municipalities by set up and modification of the texture deduct a percentage of the land, gain required land for public purposes without the cost. In this approach, urban management is trustee of reconstruction of worn textures on a large scale and has duty to manage from land of owners of worn textures and order the construction of residential units on these lands. It is explained that the government in this process was the only trustees can assign policy duty to non-public sectors. In the first step, the government attempted to land evaluation and exist properties in considered area so that is calculated each owner's share in the project.

At the end of project, in proportion to the same shares each one project, to get benefit of through residential unit receive. Financing of projects made provide from this source and so regenerate all texture.

4. Materials And Methods

With respect to the studied components, the dominant approach of this research is "descriptive-analytical". The statistical society of worn neighborhood texture is based on detailed plan of Region 2. Required information has been gathered through General population and Housing consensus and statistical yearbook and fulfillment of questionnaire.

First, given that restructuring of worn texture follow a rational process that organize working different stages and the relationship between them. studies and checks are systematically and in a goal-oriented approach consisting vision steps and objectives, analytic identification of environmental in terms of social, economic, cultural and physical, have been identified and reviewed within the worn neighborhoods texture end up using the analytic pattern SWOT (Hekmatnia and Mousavi, 1385: 293) identify strengths, weaknesses, opportunities and threats to codification of the development strategies of Farahzad worn neighborhood texture.



Map 1: Aerial pictures of Farahzad area

5. Case Study: Farahzad neighborhood

5.1 General Overview of the neighborhood

Farahzad residential texture is divided into two parts include old Farahzad villages and Groups marginalization are north part. Group's marginalized area of Farahzad north is reach very desirable physical condition. Inappropriate accesses with very low width and very much slope has cause problem on traffic and commuting. There is no roadway access in many parts of the area and most importantly, blocked all the roads if take place earthquake possibly, there will be no possibility help-aid. Very low quality housing in suburban of high age and low durability materials of rural areas, will double the risk of result in possible accidents. The buildings that Groups in Farahzad watercourse privacy are made in addition to the earthquake danger are expose of threat of result in possible floods. In this regard, first it will study on various aspects of texture because, on the one hand, it be recognizing obstacles to renovation, and on the other hand, the potentials and the possibility of renovation in the area and in next step, it be used them for planning codification, determination of the goals and setting development neighborhood prospects.

5-2. Demographic and social characteristics

Farahzad neighborhood by include six demographic sphere totally have been 9095 people in 1385 (Saravand Consulting Engineers, 1386: 5). In 1375, it was Farahzad population 8632 peoples and were living in 1966 households. Total of population in this area divide into 1196 households that indicate household dimension about 4.45 in Farahzad, while household dimension around of region are equal 3.8. According to calculations of Saravand consultant, population density in plan area are 267 persons per hectare. The sex ratio in this area, are 111.5 and the illiteracy ratio are equal 15.6. Age groups of 15-19 years-old between men and women, are the biggest age group of the population in the area. Highest increase rate in Farahzad population is related to its arrived immigrants in the neighborhood. Immigrants from different parts arrived, because of land with low prices, as well as forming the primitive core of informal settlements on the outskirts of Farahzad and the possibility of its expansion in the urban area. Farahzad population in three periods in 1375, 1380 and 1385 indicate a growth rate of 1.2% in this area.

Table 2. Willingness to relocate from the neighborhood if real change

Percent %	frequency	cases
7/43	270	stair
4/54	336	no
9/1	12	unanswered
100	618	total

Resource: author

According to the neighborhood immigrant of Farahzad, 56.5% of heads of households, have come to Farahzad from locations outside of this neighborhood. 34.5% have been settled in this neighborhood and these groups have more belong than neighborhood, because, they are from the past residents of the Farahzad neighborhood but according to the neighborhood Farahzad old, we can say, this rate is low. According to carried survey despite of this fact that almost half of population that living in the neighborhood have less enthusiastic to Farahzad, according to Table 2, 54% have stated that if take place real change in the neighborhood Farahzad they have not willing to relocate from Farahzad. But 44% stated that even if real change has tended to migrate from the neighborhood. This high rate can indicate a high disinterest than Farahzad neighborhood. The main reason of disinterest is undesirable situation in part of social problems and condition of infrastructure in the neighborhood.

The important point in this regard is that due to the low value of land and housing, and lack of supervision in urban management on construction issue and the possibility of construction at least possible situations (even in form of shed and hut, etc.) there is a continues flow of immigrant absorption of economic poverty parts from inside and outside the country. Under these circumstances from inside and outside. This situation the worn textures issue has turned into a serious problem. The migration of neighborhood according to the above-mentioned issues into exit of old and local Farahzad residents, if providing economic conditions there is better situation for going to more suitable area (Saravand Consulting Engineers, 1386: 6).

5.3. Economic features

Low income most households and reduce the welfare of the majority of residents, employment in low-level jobs, seasonal or false, involved in providing the initial levels of the pyramid needs and inability to contribute in improving the environment, weak economic entities within area, problems and rights and property conflicts in addition to some positive

features, such as accountability and area talent to investment in the field of tourism, outlining the current position of Farahzad in economic dimensions. Activity rate among men equal 59.4% and among women was equal 6.6%. According to the most occupation duration that evaluated 5-10 years, manpower relatively has not high skill and majority of residents of this area have not sustainable occupation situation and only 39.3% head of households are insurances. The share of working population than to the active population in this year are equal 85.7%.

According to carried studies, the most influential economic characteristics in Farahzad neighborhood include the following:

- Weakness of economic institutions so that they have not suitable return.
- Lack of direct application plan and project to development (social and economic) in the area.
- Lack of formal document of legal and regulated ownership in the hands of beneficiaries.
- The threat of property speculation in during the implementation plan.
- Trends in the formation and absorption inappropriate activities with the talents and visions (Technical automobiles service, etc.).
- There is strong potential for investment in tourism field.
- Low relatively housing prices despite of and suitable urban and natural position.
- The returns favorable possibility of investment in field of tourism and housing.

5-4. physical features

Farahzad residential texture affected by natural features such as topography, gardens and green spaces and settlement patterns and the way of your physical expansion to exception of parts from the southern area with organic texture and different characteristics in terms of climate is orientation. The main core of the old village of Farahzad addition to it downstream gardens over time and influenced by various factors such as how do you separate gardens and lands, in other word large property and topographic conditions of the area, created by organic texture with native identity, it may be that considered texture as native value of the area.

In addition to the traditional core, many marginal textures have been created in recent years that in term of network structure and how do you separate the parts of textures consider as organic textures which have not any physical and cultural value and at the same time also created many problems and to rapidly penetrate into the textures surrounding.

Farahzad village has an organic system, alleys and other passages are for winding and they are very narrow (Figure 1) and on its side are arranged the residential plots together. The absence of legislation or

regulations on how this configuration allows the compression of them, on the other hand, by plots breaking and its resale to immigrants or people with poor economic conditions, particularly in the Farahzad Northeast, have caused micro-lithic of the texture, as about 75% plots with a total area of 150 meters and about 45% have area 100 meters. Texture Micro- lithic and compactness will have lack of appropriate equipment and facilities, pollution and insecurity (see Figure 2).

Compactness and high density of the texture, is reducing the amount of land per capita in the Farahzad.

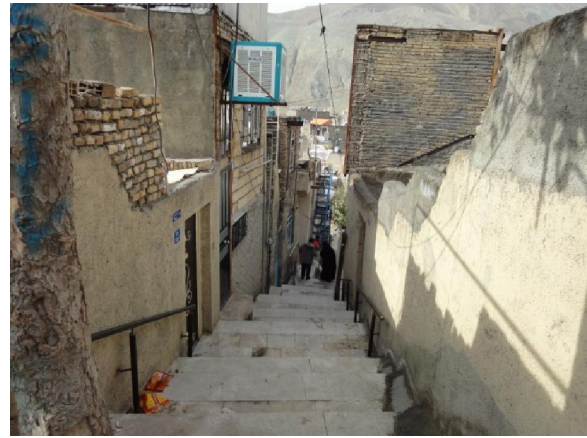


Figure 1 - accessibility winding System and narrow passages



Figure 2. Compactness and over density

Overall, the average residential land in the area is equal to 19.2m² per person. While average land per capita in region 2, is equal to 31.4 m² per person. It means that land per capita in Farahzad is about 65% in region 2. On area land-uses in the status quo, the whole of Farahzad area 37.41 hectares and land-uses area of Farahzad is about 21.24 hectares. It is the largest area is belonging to residential use with 12.2 hectare, it means that has 57.4% of total use area.

After residential use, green space is second with 2.3 hectares (11.2 percent). Table 3 shows land- use of Farahzad area in the status quo.

5-5- Features of Space organization

Exist neighborhood in Farahzad have a major role for in in defining its spatial organization. this area defines through organic texture and with mostly traditional structure and composition with gardens and winding corridors, and mainly seen physical similarity in all its parts details, and on details such as aging and quality of building have been seen distinctions. Thus, the most important and most powerful factor for internal divisions within mentioned area is dramatic differences in social and community of residents. The concentration of particular ethnic's settlement in Farahzad were causes social and community cores almost identical. Also, it is well known Alamuti and Turk neighborhood in the north of the Zolfaghar neighborhood. Residents Farahzad neighborhood or

Farahzad village in marine of Farahzad river and Imamzadeh Davoud street and in neighborhood west part, residents Ghoochani neighborhood so-called Toutestan in eastern south and a neighborhood by having social mixed texture in western south of the area which mostly are Farahzad residents, it so-called waterfall neighborhood. Therefore, each ethnic group in Farahzad area has their mosque Tekieh which have been the most important center and resident's source, and the other word, it is spatial and social main center of residents. It notes that Farahzad Square is well known as conjunction point of exist neighborhood. This square in addition to recognize spatial and physical center of all current neighborhood in Farahzad, also, in term of function and service, has an important role in presentation of service and creation of social links in area. Therefore, it be introduced as the most important spatial and functional center of the area.

Table 3. User Groups Farahzad in the status quo

Land- use	Number of plots	Land- use area	Percent of land- use
residential	807	122043.81	57.44%
commercial	28	10522.28	4.95
educational	1	861.66	0.41
Higher Education	1	177.19	0.08
religious	7	5086.38	2.39
tourism	3	895.54	0.42
therapeutic	2	1259.33	0.59
sanitary	1	282.77	0.13
administrative	1	41.63	0.02
Green space	7	23957.77	11.28
industrial	1	344.86	0.16
Urban equipment	1	138.07	0.06
other	31	19007.25	8.95

Source: Detailed plan, region 2, 1385

According to what said, in the spatial organization of the area, three main elements: zone, core and communication will play a major role that be paid a summary of explored information's in status quo:

5-5-1- zone

1. Residential zone: the main residential zones, including four Farahzad old neighborhood: Ghouchani, Alamooti, Imamzadeh Aboutaleb and a neighborhood that apartment units of passport office and other public organizations have given it a special character neighborhood.

2. recreational- tourists and businessmen zone: it was in outskirts of Farahzad axis and is considered main component of texture physic and identification factor in area.

3. Tourism and leisure zone: This zone includes land-use that are in shape of Garden -Restaurant and natural spaces of Farahzad river- valley sides.

4- Industrial services and workshop zone, that mainly are original axis of Farahzad. The main reason for the formation of this zone is spatial advantage in the establishment of such activities. Lands with having Reasonable price and available and cheap labor force are major cause the establishment of mentioned land-uses at level of the area.

5 other zones: zones have been identified in the area includes (protected) mountains zones in the north area of texture and special green spaces, including natural parks and meadows on southern domain of Alborz that have taken place in corner of area eastern.

5-5-2. core

Important cells that have been identified in the spatial organization of the area, include the following:

1. Commercial-service core of Farahzad square: Farahzad square as a pause space in tourist-recreational axis in is one of major focal points in spatial organization of the texture.

2. The core- axis of activities in the area scale around Imamzadeh Davood St: This axis involves the land- use of surface area and it has convenient access because of its proximity with Imamzadeh Davood axis.

3. Functional core at neighborhoods level: these cores are neighborhood focal points and include: neighborhood center of Farahzad village and created center in Ghouchani neighborhood. Other neighborhood also enjoying from special elements that have become to center, including mosques in the neighborhoods that by using of wasteland and its adjacent places are the best potential for centers formation.

4. religious-cultural core: include important focal point around Imamzadeh Abootaleb that addition of green around spaces have special identity and character.

5-5-3- communication axis

The most tangible connection is concern to the access network and existing corridors. The main

passages and axes which play essential role in spatial organization, as follows:

1. Farahzadi St: this axis and around land- uses, the first considered as main order of texture and the second one of the most important access axis of texture in status quo. Now, due to functional nature, surrounding zone plays dominant role in long of the pedestrian path. Also associated with the Farahzadi Sq. Imamzadeh Davood St and main texture entrance (at the intersection with the Yadegar-e Imam. highway) have added on role and importance of access this axis.

2. Imamzadeh Davood St: This axis history has not Farahzad as old as and essentially is a new axis is added to the texture and it is not considering main component of texture structure. But due to force resulting from lateral land-uses and first and last points is acceptable as the structure.

3. Other axis: mainly their main role in the relationship between neighborhoods, centers and focal points and inter and around neighborhood traffic in and around is appear and are consider second grade factor. This type of axis is marked on the diagram.

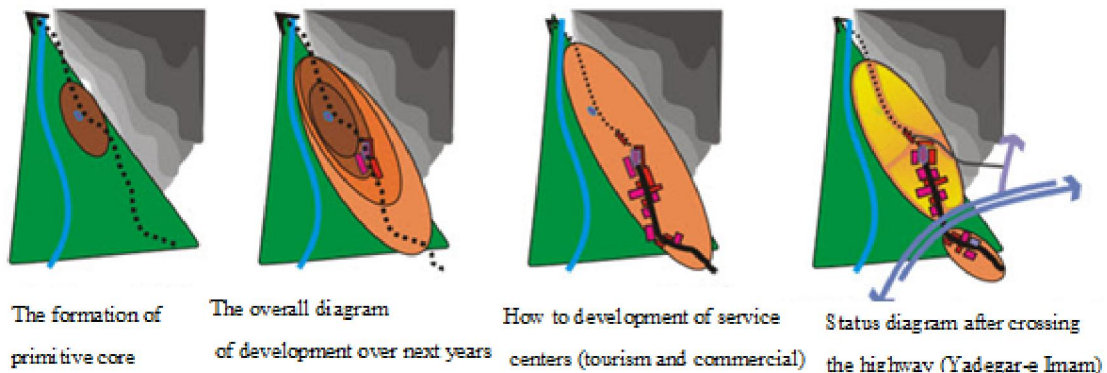


Figure 1. The evolution of relations between zones and center

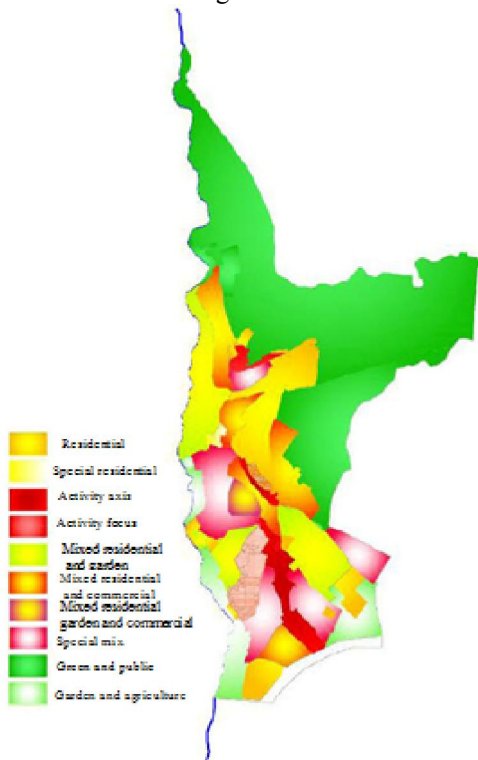
6. Summary and SWOT analysis of area features in regard with community development strategies

According to carried studies in various aspects, Farahzad area is a decline community in residential neighborhoods and influence social values on quality of the environment. The replacement trend of new social groups is so that not only have caused to spatial dependence of the inhabitants, but also affected social communications network. Farahzad neighborhood locational situation is blocked from three sides with natural factors; from the North and East by hills and mountains, from West also by Farahzad River, and flatted the possibility of commuting residents of this area through the south side and Yadegar-e-Emam expressway. Also, due to conflicts between this area and the surrounding neighborhoods has reduced relationship exist communities. In this way which

Farahzad adjacent neighborhood in form of apartment units have higher and suitable living level and these differences cause social isolation of communities from one another. This lack of communication with out of texture and it's became introverted have been effected on reduction of cultural and social level, and it will follow social mustiness. The lack of internal communication in neighborhood through traffic appropriate networks, discretion of physical texture and its consequently the social texture, accommodation of social low-income groups, high potential of social problems in addition of the resulted problems of micro-lithic and economic and residential instability, is triggered critical situation for the neighborhood. Zoning status quo of Farahzad show that Farahzad, has two main application of residence, recreation and tourism in all its area. These two

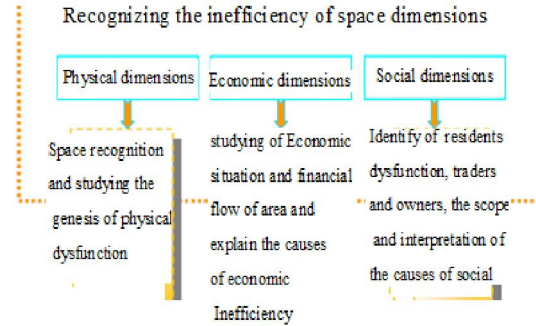
functions are performed and in regions and is mixed with together. Existence of green land on the northern border and Farahzad East and its watercourse and forest edge increases the possibility of extending of leisure and recreational function in the area. Map No. 2, shows zoning status quo in Farahzad area.

In the physical field, existence the congestion in the texture construction and construction of passages with inappropriate accesses and completely organic are Farahzad properties, so that about 95% passages have width of lower than 6 meters and mainly, have not possibility of accessibility to automobile. It caused problems in the help-aid system. Existence of passages with a slope of over 35%, many stairs, soil path, inappropriate and not designed stairway, etc. are such as current problems in this area. Regarding the tourism issue and presence of non-local residents in texture, makes more attention to this issue. In Farahzad area, about 65 percent of buildings are non-durable and low-quality, and also about 83% of the parts, have an area under 200 meters. With these conditions, more than 60 percent of Farahzad texture has third type worn which it require a 100%intervention. Perhaps, subject the lack of an approved development project and do not allow residents to renovation and repair of their homes and uncertain of land ownership issue and lack of credit documentation of ownership are the main factors reinforcing for texture worn.



Map 2 zoning status quo of Farahzad

Graph 1 shows the ineffectiveness dimensions of the texture within Farahzad area.



In general, to understand the issues facing the area in social, economic and physical components, codified strengths and weaknesses and the opportunities and threats table neighborhood (Table 4). According to the content of the table it is clear that which in current situation, have dominate weaknesses than strangeness of neighborhood that should became in the process of change and renovation in a different manner and community development capacities that are already potentially, it will be find activation ability.

Table 4. Strengthens, opportunities, weaknesses and threats of Farahzad area

7- Overall objectives, strategic directions and operational objectives

Attempt to qualitative development of settlements, protection of remaining gardens and perhaps its development, providing of services needed centers of residents and development of the restaurants and tourism places and quality improvement of shrine pace, improvement of road networks and public transport both for residents and tourists, will be including development quality objectives of urban environment in Farahzad. With this orientation, it can be restored Farahzad by new form "live urban nature" with suitable environment to live and work.

Table 5. The overall, strategic and operational objectives within Farahzad

operational goals (micro)	Strategic goals	Overall goals
Protection of exist turnover space	The development of tourism industry and recreational-tourist spaces	Removing of physical, economic and social inefficiency conditions and creation the flow of commercial life within Farahzad
The preparation of environment for tourism boom		
Consolidation of suitable housing units	Elimination of inefficiencies	
Elimination of inadequate and substandard structures		
The accumulation of land and improvement of the services		
The establishment of accommodation centers for low-income		
Improving of the public equipment		
Protection of the natural and green environment	The Protection and enhancement of environmental quality	
Protection of water, soil, air and soil against pollutions		
Control and waste management		
Stability of the clean air		
Enjoyment of quiet environment	Economic and social development	
Achieving to sustainable and equilibrium social development to enhance and recycling of urban and social identity		
Achieving to dynamic local economy		
Achieving to settle new patterns of in the Farahzad		
Increase employment opportunities		
Determination of appropriate population density	Restoration of values and enhancement of physical quality	
Enhancement of minimarket economic		
Achieving to optimum spatial organization		
Enhancement of environmental quality in different dimensions.		
Enhancement of the efficiency of earth and space	Improve the traffic and transport system	
Protect and improve the natural landscape		
Making humanity of commute environment		
Strengthening of public transport		
Efficient use of current infrastructures		
Facilitate the movement and stopping vehicles		
Improving and organizing of pedestrian and increasing of walkable path	Improve the management system and financial resources	
-Increase the public participation on the decision of area development		
-Provide the urban sustainable financial sources from national and local sources		
-Organization the development management coalitions	Amendment and supplement of urban facilities	
- Organizing the condition of sewage disposal		
-Organizing the gathering of surface waters		

Source: author

8. Intervention implementation program of the project

The root of exist problems in Farahzad, which is now clearly reflected in the urban landscape should be found in the course of an essential change of village and normal range of Farahzad from bungalow village within few kilometers distance of the capital to marginalized range and with different problems in north margin of the capital, Farahzad in its past has two basic properties:

1. Recreational and shrines character (Based on extensive natural talents);

2. Rural character based on agriculture economy.

The important and different point of Farahzad, as stated previously, existence of natural values - recreational and the importance of reproduction and enhance them. There is Factors such as natural characteristics, connectional status, physical and spatial, socio-economic characteristics, legal and psychological issues that could threaten conditions and

program intervention framework for possibility of plan progress and realizable.

According to combination of physical factors, we can say that: the main part of the urban texture of Farahzad range is including of peripheral textures (informal settlements). In terms of intervention mechanisms, construction trustee can be owner of land, and could be small investors (jerry builder) or large investors (mass producers) or that the state itself take over responsibility for construction. Each of these four categories, demands their requirements that must be seen in the mechanism of implementation. Due to the characteristics of each sector and its problems should be considered mode of action. These methods are categorized in terms of focus and required energy in intervention:

- Investment, Focused Intervention and implementation.
- Organize, motivation, coalition and infrastructure.
- Provide guidance and supervision documents.
- Conservation, protection and care.

According to what has been said, could be considered five different mechanisms to implement of project which each one has its specific characteristics and should be elected carefully. It is obvious that due to the socio-economic and spatial properties in each region, it could be applied one of these mechanisms or a combination of them.

1. Self-help:
2. Affordability and empowerment:
3. Exchange with housing (instant construction):
4. Exchange with housing (flexible):
5. The ownership of land and buildings:

For implementation of project, consider a combination of methods depending on spatial position and change period. Macro approach to considered method in Farahzad is "method of self-help and empowerment". Main characteristic of this method, is distinguishing of plan and implementation approach for all ranges and in each implemented phase so that will distinguish in overtime approach and methods of dealing to range each sector and will be moved according to focus condition of forces with regarding to goals and strategies. Spatial structure (situational) of overall pattern of intervention in the urban texture of Farahzad are follows in three stages (approximately 18 to 24 months):

- First stage:
 - Focused action in margin of river - valley, in north of the Tabarok, entertainment – tourists ax.
 - Organization and measures in south of the Tabarok and the village.
 - Conduction through documents in residential gardens and waterfall.
- Second stage:

- Focused action in south of the Tabarok and the village.

- Conduction, control and continuity in north of the Tabarok, entertainment ax- tourism river-valley margin.

- Conduction through documents in residential gardens and waterfall.

- Third level:

- Conduction, control and continuity in north of the Tabarok, river-valley margin, entertainment ax-tourism -

- Organization of measures, local focus action in residential gardens and waterfall.

8-1. Effective points and design factors of current mechanism.

- Flexibility and create conditions for refining of development and responding to changes.

- implementing of Focus and stimulus measures of the development in the first phase from the margins and corners so that by creating these poles, be putted in flow of the development between them with more readily.

- On the north and margin river- valley margin, is more significant physical problems and instability of residential texture.

- The price of land and buildings is lower in the river-valley margin and northern part.

- Focus and attention and implemented monitoring in the river- Valley margin and the northern part, is preventing from growth of texture level.

- Action in the beginning phase of the project, in entertainment- tourism ax according to the importance and its role and position which have in the minds of its citizens will help properly to motivation for attraction of properties and making confidence and of residents and owner cooperation.

- Different areas for focus action in the first phase, have characteristics and complex technical requirements that needs to concentrated presence of an institute by having of appropriate technical and controlled capability (renovation institute). Also, primitive calibration in entertainment-tourism ax, for the important and its impact, needs to concentration and technical- financial investment of institute.

- Features and natural and position talents of overt and covert in selected areas in focused action of first step in order to flourish, requires to comprehensive view. This attitude in current conditions is not first priority for availability trends in the construction market and renovation organization should undertake calibration of for making-context, guidance and control in these positions.

- Specified positions for focused action in the first phase (in residential texture) are corresponds to specific ethnic groups (Khalkhali and Shirvani in north

of Tabarok) and social texture are generally unstable problematic (especially on the river- Valley margin) and social effects of change can have a positive effect on the whole Farahzad.

- it is Recommended, resources and financial and management capabilities of organizations, be cost dividedly (not concentrated) in several strategic points, according to the designed process.

- With regarding to the empowerment and self-help approach which is essential approach in trend the transformation of the old texture of Farahzad. Implementation of project according to strategic interventions program, compliance on main construction can be response the different aspects of empowerment.

- With regard to extraction of social and economic construction of Farahzad residents, the first step of action for the development and evolution of business-driven caused boost of employment the residents in the commercial sector. On the other hand, the development of construction to provide jobs for residents that is in part of the construction activities (buildings workers and craftsmen) which will help to discuss this empower of the residents.

-by regarding to macro-approach for solution of slums as an urban problem, each type discarded and extensive in sector of area or faced with problem and or likewise it caused slums phenomena in the city, consequently, it recommended requirement of the viewing to gradual evolution by dependence on empowerment and micro and sectional intervention.

9. Conclusions

In the current study that codified inferred points by inspiration from urban landscape design studies of Farahzad and author studies, were examined deterioration livability neighborhood of various physical aspects: micro grained, tends to be inefficient construction practices, lack of ownership on land and property, lack of systematic monitoring, non-compliance of development documents with the requirements of the status quo and also worn patterns are the main issues that stimulate the worn essence of the place and worn flow. Existence of rural texture of Farahzad with remarkable historical age and background and texture with a social, culture and visual values demand deliberate interference with efforts to preservation of existing values. In Farahzad neighborhood, many factors have cause to current texture trend to the stagnation and inefficiency. As well as, it was reviewed economic, social and cultural conditions rights associated with these physical conditions that developed gradually with current condition, and eventually has led to the deterioration of the neighborhood. Then, using SWOT (which has the capacity to provide solutions in terms of the mutual impact between internal and external factors of

neighborhood), operational goals for renovation of the old texture of neighborhood was prioritized and extracted. Reviewing on solutions of resulting from operational objectives indicate that what's, naturally socio-cultural, political, legal - economic and technical complexity backgrounds in the way of successful physical interventions in the neighborhood.

Analysis suggest is that the absence of proper supervision, and lack of respect of urban authorities and stakeholders, lack of proper scheme for determining the quality of the construction and development are the most important factors of these inefficiencies. On the other hand, the creation and development of slum in margins of Farahzad, has led to more fatigue and depression this area. Existence of many physical issues would bring inappropriate communities to this area. Also, the exhaustion overflow in most parts of Farahzad, reduced financial value and neighborhood economy has stagnated, and only the factor of organized accumulation of people potential could be provide physical and psychological fields on the successful renovation.

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