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Internal development, concordant, balanced and stable pattern to develop and promote the urban quality, planning for redevelopment of urban military land

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Abstract

Unsteady, hastily and inharmonic development of urban framework is one of the main factors in emerging urban issues especially social class status, bioenvironmental, framework decrease. In many years, most of development cases are not planned based on a system due to a wrong picture of development concept and method.

At last, it is done by the simplest method in the original lands which are around the cities, it has followed some irrecoverable issues, for example, we did not care about the abandoned and unused areas in the cities, and the cities observe the horizontal and disjointed growth and it resulted in their instability. To solve these problems and reduce the incoming pressure on the cities peripheral lands and environment, a modern approach is introduced for internal development as the most stable development pattern for cities. Internal development is a policy which aims to achieve a balanced, harmonic and stable development in order to identify, plan for the optimum usage of existing development capabilities within the urban areas. We should mention that the optimum usage doesn't mean the framework development of existing opportunities, but the approach follows social, cultural, bioenvironmental and economic aims. The internal development emphasizes on the effective exploitation of vacant and abandoned lands within cities in compared to the other policies of urban development, it targeted a wide variety of vacant and unused parts within the cities and with different scales. Among these, military plants and lands can be an opportunity for cities revival with a wide range in the cities as one of the most important internal development capabilities. The revival of these areas has been resulted in many urban economic and social investments returns due to their urban infrastructure, so it enjoys a significant importance in the internal development policy. The current study aims to achieve comprehensive framework. To achieve this goal, first we review the internal development literature and present theories and policy background in Iran and other parts in the world, also we reread the concept of military lands development and its approaches, its importance is specified in the urban development, then in the second step with documentation of two internal and external experience and investigation of implemented plans weaknesses and strengths, the field of theoretical knowledge upgrade provides in the arena of internal development with reliance on the knowledge to have more effective policies. The Study method is an analytic interpretive based on studies and evaluation of case study, it is tried to deal with investigation of that subject by internet and library documents help. The obtained results of study showed that the redevelopment of military lands which are within the cities is one of the most important opportunities of internal development. These lands where in the past time were formed around the cities, by passing the time they have been located in the cities with urban framework growth, they assigned wide areas to themselves, finally they can offer some unique opportunities for the cities stable development. Military lands redevelopment, in addition to the district quality in the project field, and affecting on the peripheral context can be as a drive in the urban recreation plans. So planning should be done for redevelopment of these areas by evaluating the capability related to the needs, services-functional shortages of peripheral context and these areas dominance. Also the results show that redevelopment of these fields requires the management systematic with internal development policy growing. A structure which performs well with coordination and consistent with other components. Otherwise, the present structure is fading and meeting the goals is not possible. Many of these projects are important due to management barriers which have not been solved and custodian support of these lands to transfer their ownership in an imperfect way and the final goal has not been met. In other words, existing treasure protection, which is countries contemporary heritage, is considered important. Finally, based on the results emphasized that there is a significant relation between presence and government involvement, mayoralty, local organizations and private sector with military lands successful revival, it shows that the redevelopment of ineffective lands, in addition to economic benefits, influence on increasing life quality, social benefits and environmental benefits. Six main components include: harmonic management, citizenship involvement, effort for social liveliness effect on peripheral environment, bottom up planning, realization principle.

Keywords

Redevelopment, Brownfield, Military Lands, Urban Regeneration.

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Introduction

Difficulties and today's issues have discussed a quick action to improve the life quality in city and environment and in many increasing number of publications, global conferences and researches projects (specially WCDE report of Brantland in 1987, CEC green report in 1990, agenda of 21 heads in 1993). Many reports have had more sustainable form and construction in city (Brandferi, 1999:39). They have predicted that in the first decades of 21st century, the planning action of urban land usage needs change and its suitability with incoming conditions to meet the growing demands and worries of environment in the modern decade and thousandth anniversary. The form and essence of changes and how could they be implemented clearly, all have the considerable outcomes for natural spaces and human in the future (Abdi Daneshpour, 2008: 426). Considering that many increasing population of world live in urban areas, we cannot leave cities easily. Many efforts have been done in cities, much values have been invested so we cannot easily ignore them. Along this, sustainable development of cities is focused as a solution for city development architecture in the development conditions of last twentieth century. In the sustain city our goal is that before consuming and destroying natural important lands or deserted lands around cities, we use the existing lands in the city (Brandferi, 1999: 32). More effective use of covered lands of urban development and establishment of a great amount of future population growth are emphasized through filling the existing urban context, accumulation balance increase, regeneration and reconstruction of old areas and improvement and change of monuments uses within the city development (Habibi, 2009).

Regeneration of urban context creates this possibility that urbanization really forms and instead of too much investment in the fields which are out of the town and scattered growth and separated one, investment will happen within the city (Shamaei and Pourahmad, 2005: 24). In fact, through the development within the cities,

regeneration, it will prevent increasing growth of cities, the sustainable city will be achieved. Thinking about global and internal experience and investigation of results can help to achieve the development within countries goals and also it emphasizes on the importance of subject and increasing attention to these fields. Our goal is that with documentation of global and local experiences in the field military lands reuse as one of these effective fields, can identify important factors which are effective for the process. The result of study is a framework that organizes the successful process of redevelopment in military lands. The point is that the theoretical principles weakness results in the practical procedures weakness and the present study tries to fill this position in the literature of development within the city.

Study background

The existing literature is very little in the field of redevelopment and improvement of lands which have military uses background in compared with the existing literature in the field of construction in new urban lands, it means that the real development is happening. The recent efforts have been started from American policies (Ghaleb Bagaeen, 2006).

Study questions and hypotheses

Along the mentioned discussions, the question is that, what is the development within the cities, what are the strategies, and why is it introduced as the most sustainable pattern of urban development? Also another question is that, what is the redevelopment of military lands within the city? What are the characteristics of its successful pattern which can be the base of development within the city?.

Study theoretical principles

• Development within the city

Development within the city is a set of meaningful plans and procedures which have already left empty in the cities or were used before and now they are not effective (Cabernet, 2006: 60). this policy is somehow the limitation of city horizontal development, in order

to stop the increasingly development or even reverse it. We can so it through reuse of land uses which are not very used by others- deserted and polluted lands, reuse of infrastructure and the former developed lands, regeneration of the existing areas of city and improvement of urban life (Brand ferri, 1999: 51). Generally the strategies and related plans to Brownfields mean that you help the sustain and concentrated cities (Izadi, 2006: 17). According to the urban regeneration document in Iran, development within cities is a kind of urban development which tries to achieve a balance, sustainable development with identifying and planning for optimum use from the existing capabilities of development in the city area based on providing a healthy life conditions, secure, standard, staff empowerment and improving the qualitative conditions of citizens life (Urban regeneration and reconstruction, 2014: 3).

Development within cities can be in many forms for example : granting new usage to empty and useless buildings, reuse of local lands in the cities where

were used before and now they don't have enough efficiency like airports, warehouses, industrial workshops, improvement and reconstruction of existing buildings in the city and new uses and... (Stephen, 2009: 9). Based on reviewing the mentioned definitions about development within the cities, the fields with local development have been shown in the diagram 1.

Based on diagram 1 among the main policies of urban development(continuous development, separated development, development within cities), , development within cities is the best policy along the sustainable way and also its strategies include improvement, regeneration of the target areas and districts, left lands reconstruction and reuse of useless areas which target many fields including historical Contexts, unutilized lands, garrisons, and military lands.

• **Redevelopment of military lands**

Evacuation of a military part in an urban district actually is an isolation of some parts of city exactly in it. Most of these sites have military – historical buildings within themselves which is a part of country history. In fact, it is considered as the historical and cultural property. But the main challenge is that how can we convert these heritages to desirable sources, employment and also access to social unity and meet identity sense in the lands, and custodians and military officials of a country have left them (Urbact, 2011). Redevelopment shows the process of lands development which is used to regenerate the frame, economy and social form of a city. This definition has been known across the world as a definition to use the opportunities resulted from lands development which don't have desirable uses, old one, abandoned lands and having the abandoned and old buildings. If we pursuit them, it can result in economic added value, prevention of scattered development and unbalanced urban growth, pursuit of development within context and continuation in the city boundaries (Roger W,2005: 222). But due to access to these arenas in the development plans, problems about access to information access

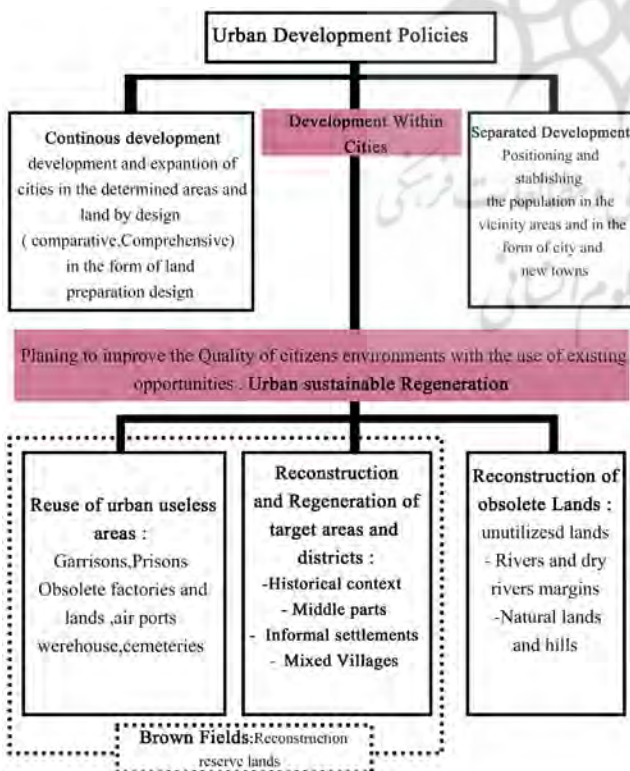


Diagram1. Opportunities for development within cities. Source: authors.

are unlikely to happen, we have already had the registered method to redevelop these lands, nonetheless exchanging ideas and experiences among experts create suitable opportunities to learn projects which were used in this field. But each different characteristics of every military sites result in that a wide spectrum of effective factors for redevelopment approach be essential the same as Fig. 1 (Federal ministry for the environment, 1977).

Background of redevelopment of military lands in Europe and America

In recent years we have seen that we have paid more attention to the improvement and empowerment of military sites rather than before. Along redevelopment of these lands and use change and converting them to public arenas within cities are in front of negative effects of communication technology on last communities and it results in relations and social life fall. Now the regeneration and improvement of public areas is a key principle in Europe and also connects the urban scattered elements and alienation and local societies as a connected factor. In Europe, after World War II and cold war, reminding many military lands within cities was a huge damage for economy and living in all of cities. Nonetheless, the evacuated military lands and mostly the history which was in cities strategic districts, they find its importance with the correct evaluations in the urban living districts. These sites have different potentials

including background context and view, not only with creating new uses increase location sense and existing values, but also they have become as new economy, social motives and new spaces for tourism, leisure time, sport, entertainment and hobby and have been resulted in promotion of life quality. European union in the last decades dealt with the settlement of negative effect of urban growth and setting urban sustain development parameters, Britain procedures in 1998 offered the committee of urban interchange initiative design, some key principles for urban development policies, including districts development with military background which was discussed widely and they have been located in the city boundaries (Urbact, 2011). In the united states from the beginning of 1990 in three operational waves, the military basement had been shut down and more than 40000 hectares lands were gotten free to redevelop city centers and in more than hundreds former military basements, redevelopment has been done as commercial, housing and industrial uses (Ghaleb Bagaeen, 2006).

- Background of military lands redevelopment in Iran
In recent years in Iran, it has been paid attention to the development within cities and lands redevelopment with useless use, as you can follow, in some of the national documents, the attention to this subject. About this principle 123 of constitution: the support code of regeneration and reconstruction of urban old and useless contexts and case 5 of Iran architecture and urbanization supreme council regulation in 1984/13/03 about prohibition of military plants have been paid attention to the gradual going out from these districts, city limit and changing lands and reminded buildings for public uses with urban performances (Urbanization and architect regulation approved by Iran housing and urbanization ministry, 2009: 6). Establishing the essential company of urban regeneration and construction by urbanization and housing ministry tried to guide and organize the government activities in the field of regeneration and reconstruction of urban old and useless contexts and also managed optimum use of the mentioned facilities

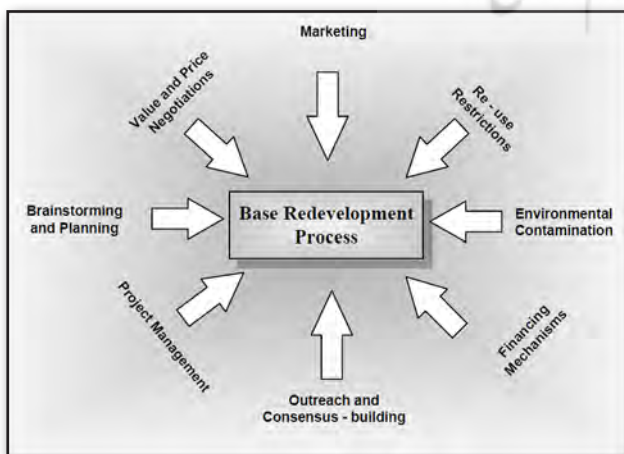


Fig. 1. effective factors for military lands redevelopment approach. Source: FME,1977.

to develop within the city and improve the urban life in the framework of urbanization and housing ministry policies and supreme council urbanization and Iran architecture (Urban construction and regeneration, 2005), a serious procedure was along the policy promotion of development within the country, as one of the main policies of company was : finding the problem and identifying and determining the lands duties with the urban useless uses which don't match with the performances within the cities, converting these sites to the urban desirable sites and providing the missing sites of urban districts through these sites (Urbanization and road ministry, 1997) clearly show that the carried out procedures and existing experiences in this field can refer to the redevelopment of Tehran slaughter-house(Bahman academy), knitting factory (Haft Chenar wild life museum), Tabriz Khosrawi leather factory (Art school), Birjand zero-six basement, Tehran J basement (design background), palace prison (palace museum garden) and Tehran Iranshahr basement (Artists park).

Foreigner experience investigation : linear limit, defensive-military margin of Netherland River

The margin of Netherland river was a defensive-military unit where has been located in the center of Netherland administrative-economy and now its reconstruction is the biggest projects which have been carried out in Netherland (unesco and wor heritage, 2013). This district is from north Netherland to Biesbosch (one of the biggest national park in the south of Netherland). This linear margin was a protection chain with the length of 85km and width of 3 to 5 km and has been constructed around Netherland cities (Gorinchem, Vreeswijk, Utrecht muden). Now the gates have been opened after redevelopment for public people, suddenly it has appeared as green views where are as tourism attraction (Urbact, 2011).

• District problems before redevelopment

In 19th century, the district was located in the cities margins and it is considered as cities boundaries. By

2003, in addition to cities growth, some parts were located within the cities, as the defense ministry was used as military targets, it is considered as the forbidden district, 25 basements and military reinforcement create the unsuitable problems within cities. In December 2005, the decision about redevelopment project of margin, military-defensive parts of Netherland River.

The project was a project among groups which was formed by five parts and province organs. These five parts were municipalities, coastal organizations, civil organizations, parties, owners and private citizens which proceed to the project implementation. Project implementation and its complementation will be continued till 2020, also its control, management, harmony, quality control were for a committee formed by ministries agents : defense, agriculture, education, housing and transportation.

• Project goals and implementation

The project was established based on redevelopment of a military-historical area which had 85km spatial organization. The project goal was redevelopment of spaces and structures along spatial qualities promotion and bioenvironmental. The main principle was structures and spaces development project to answer the present needs and respect the history and culture in other words, development with protection approach.

Some of procedures are regeneration of military

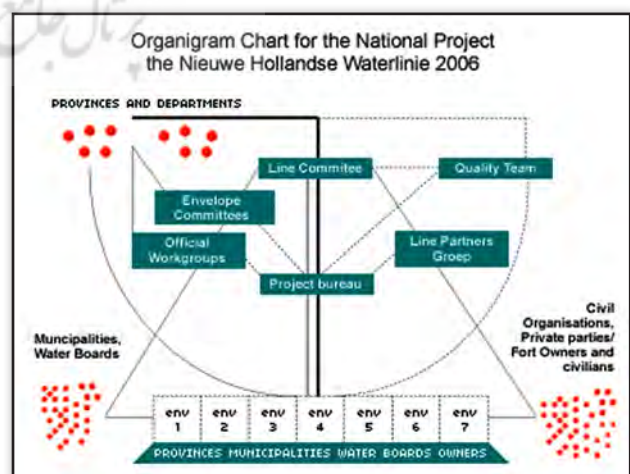


Fig. 2. National project organizational framework of Netherland river margin. Source: URB ACT, 2011.

buildings and collective living, using infrastructure and existing opportunities to create employment fields, imposing new uses for every castle and basement and granting them for private sector or local sectors, improvement and growth of indirect employment sector (foodstuff suppliers and district services), development of pavement courses, improvement of public transportation and minimization of park spaces for personal cars which resulted in the visitors presence facilitating in the forbidden spaces and created the security for spaces (URB ACT, 2011). Fig. 3. has shown the existing state.

Local experience investigation: Iranshahr basement and Honarmandan park

The site where includes Honarmandan house and garden only was the district out of city about half of a century ago but this complex with a different

usage in the center of Tehran city. Honarmand Park is located in district-6 and area-6. Distict-6 is located in the center of Tehran city in terms of topography, it is limited to district 3 from north, district 7 from east, districts 10, 11, 12 from south and district 2 from west. The main characteristic of district 6 is its location in the center of Tehran (Fig. 4 ,5) and we can refer to the establishment of the most important administrative-service uses with the performance scale of beyond district, city or even national. Honarmandan Park is located in Iranshahr Street and it is 55000 m². The existing building was in the fenced area in 1310 and in an area where Fisher Abad was. It was changed to a military basement at the end of decade 30. Some years before changing this site to Iranshahr basement, the military _ existing Ajodani_ was established there, the warehouses where were around the main building, were considered as the



Fig. 3. Mending and regenerating the old basements and castles and establishment of new cultural, commercial and administrative uses. Source: URB ACT, 2011.

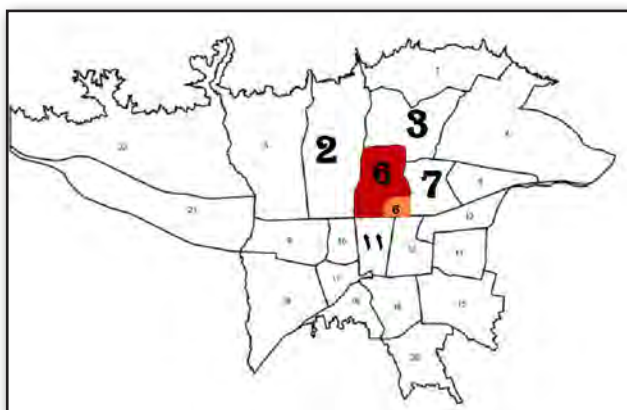


Fig. 4. Political location of honarmandan park. Source: authors.

place to keep flour and provisions of the office, also the existing building was for headquarter and soldiers barrack of military (PARS NAGHSH JAHAN, 2007).

• **District problems before redevelopment**

Maybe we can say that military uses inconvenience of old barrack for housing context and lack of urban open spaces in this district was the most important factors which preferred to regenerate and organize this urban space. The important point about the background of this space is that the depreciation of site was for before the obsolete time and the site was for the military. The effect of last inconvenience use on the surrounded space was as so that it reduced the credit of surrounded urban context because the traffic and transportation, noise and custody and some activities which are a part of basement performance essence, are not consistent with the settling phenomena. So regeneration of this old space seems very necessary with respect to some factors like vagrants, animals and insects in this area (Moradi, 2000).

• **Decision making for project**

After the approval of construction prohibition code, development and necessity of gradual going out of military plants from the cities areas in 1363, this site was purchased by Tehran mayoralty. Maybe we can say that military uses inconvenience of old barrack for housing context and lack of urban open spaces in this district was the most important factors which preferred to regenerate and organize this urban space. In 2007, after offering cultural regeneration design of



Fig. 5. Honarmandan park location in Tehran district 6. Source: authors.

Tehran historical center by the technical and research group of urbanization and architecture studies of Safamanesh and colleagues, this area includes the suggestion of changing factories and military basements which can be out of city and be in the place of park and public space. This area has a suitable potential to create the leisure and entertainment spaces because of the first urban new organizations including architecture assistance and urbanization of Tehran mayoralty, Tehran traffic control center and ... establishment of Honarmandan house with new leisure use, is the best solution to compensate the losses which were imposed on. By buying these lands and the contribution and settlement which were among Tehran city council, commission of article 5 and Tehran mayoralty, the subject of changing this place to Honarmandan house and Tehran garden were put in agenda. Parks organizations Tehran green spaces were selected as employer of Tehran garden design and Islamic cultural ministry as the employer of Honarmandan house project. Finally, the suggestion was implemented in Iranshahr barrack.

• **Design problems before implementation steps**

Turning back the land from the military had many

problems. The main buildings was for the army. There has been many problems in financial transfers and buying it. Finally the mayoralty cannot buy some parts of land from north east part and now Nezaja engineering building is located there. Some other problems are between state sector (employer) and private sector (contractor) and lack of sufficient management and financial problems between responsible organizations and providing project financial sources by state sector (parks organization and Tehran mayoralty); (Safa manash quated by Badiei and pour Khalili, 2012).

• Goals and implementation of project

- Recovering the urban context credit around Iranshahr basement
- Regeneration of spaces and old buildings and imposing new entertainment and leisure uses
- Creating alive living after administrative hours
- Improvement of district identity and providing part of green spaces and breathing
- Keeping cultural, historical values and economy liveliness in district

Honarmandan design and implementation had two private sectors, military basement design

as Honarmandan house and designing the green spaces as Honarmandan park (Tehran garden) and implementing Honarmandan building, mending and regenerating old basements and reinforcing it by the consulting engineers (Moradi, 2000). Fig. 6. shows the frame changes in the basement old building.

The design and implementation of this park were done based on Tehran mayoralty recommendation by Safamanesh consulting engineers in the crossing form and in a short time with the maximum use of existing potentials in these lands including the usage of warehouses, converting them to water-views and game field. Honarmandan park green space was originated from the simple patterns of Iranian gardens with little gardens and water-views. Of course, firstly the park design was discussed by the ideal and new design of Tehran map and miniature of former Tehran design in this park. But because of lack of enough time and financial sources, the design was going to be very simple. Honarmandan house and garden were some projects that were the sign of innovation and creation strength. Firstly creating this place changed the people minds about the urban spaces. Actually after converting this basement

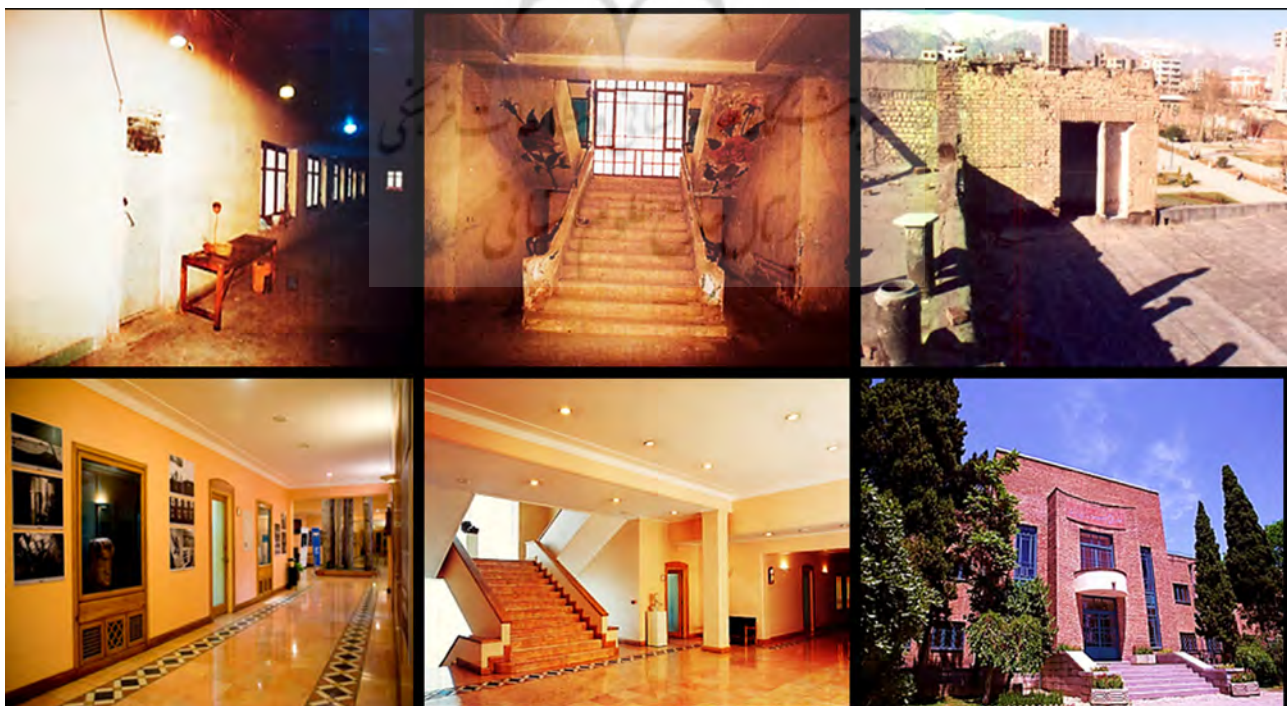


Fig. 6. Pictures before and after Iranshahr basement and establishment of new use of Honarmandan house in it. Source: Shafaei, 2000.

to existing use, all of the old buildings started to reconstruct. It was not far from out prediction, because it creates an opportunity for breathing and desirable usage in a crowded urban context (Moradi, 2000). Then different samples of interventions in military lands of urban contexts have been collected in table 1.

The above table shows that even with difference in military sites kinds, the considered goals and performances which are for redevelopment approach, usually overlap with each other and it shows that the basic concepts and past experiences are for interventions in these arenas.

Table 1. Different samples of interventions in military interventions within urban contexts all around the world. Source: Adapted from URBACT, 2011.

Involved organizations and shareholders	Reuse plan of arenas	Military lands kinds	City-country
Managed organizations from Florence mayoralty, city council, province management organizations, mending projects and reconstruction by a social organization and consistent including: beneficiaries related to scientific society and Florence university, local council and ministry of justice	Establishment of education, housing, industry and art uses	Former military prisons and court of justice	Florence (Italy)
City mayoralty and council with district officials Or planning responsibility in different parts of education, wellbeing, hygiene... Administrative officials :consultant planning responsibility	Entertainment, sport, Olum park	Former military airport	Kaolas (Lithuania)
Paula local council with a separated law and institution-building including implementation offices and organizations with a guidance role in military lands redevelopment project with Hiberanians ASC, the company was founded by central government to investigate military lands and develop with district environment.	Tourism, education, entertainment, sport, social performance	Former military prison	Paula (malta)
Municipality, city council with participation of urban reconstruction organization	Public district , tourism	Walls and middle ages towels	Rostok(Germany)
Municipality and city council (in Sweden, municipalities are very powerful and they have many options to organize the urban projects including : providing legal frames, determination and taxes, planning, participation with local society) with building international company	Education, housing, commercial offices	Marine force barracks	Karlskerona (Sweden)
Municipality and city council with commercial hall(some organizations including investment and economy institutions in Europe) and participation with social organizations to culturally invest in project	Education, entertainment, sport	The established military basements in Austria imperial	Europe (Czech republic)
Midevi distrcet council with its reconstruction organization and England south-east development agency cooperation and companies participation including : shipbuilding historical company, Midevi transportation organization	Housing, commercial, office, industrial, free time, tourism, cultural and educational	Historical landing place, the site which is for former shipbuilding company, abandoned military basement, open spaces, tower and military reinforcement	Midavi (it is under the control of Rochster, England)

Presentation of theoretical framework

Based on the policy essence of development within the cities we can say that, many options like urban old context, military lands and... do not consider as problems of this arena and reverse the decline chain,

and convert them to the city sustainability. Also the approach of redevelopment of military lands is looking forward achieving some goals including increasing the quality and cities desirable state as one of the policy options. But if it wants to meet the

goals, it should have down to up planning (decision building, decision making, implementation, maintenance). They are as follow:

Decision making and taking is for development of military lands within the city, it is completely due to participation, it needs a serious support of government organizations and expert individuals in this process.

The most important point for redevelopment of military lands, is ownership of these lands which will be possible with organizations cooperation and without it, it will have serious social, economy, environment outcomes for the cities.

Identifying different beneficiary groups, their role and position and creating a committee of agents of all groups from the beginning to support and defense the project and prevent their change, it grants the success and social acceptance.

Importance of investment provision for mending procedures and challenging them to offer the optimum service by those who execute is not denied because lack of provision creates changes along the minimum costs and quality reduction and in some cases it uses the creative individuals so it reduces the districts quality. Of course, it is impossible to provide these sources by government sector and without participation and using income making strategies like :offering tax incentives, sale of development rights, receiving tax in addition to income, ... can be very effective.

In the design and decision making step, it is necessary to impose uses, settlers ideas and district owners, local organizations, space uses, social organizations and ordering their ideas.

With cultural heritage of these lands, attention and protection are important factors in redevelopment process to promote identity and people attachment to that place and social acceptance and more presences of people.

Careful studies of social-economy forms are important for new uses to improve district economy and creation of employment fields.

Finally with respect to the above experiences and

special conditions for the redevelopment of military lands, the proposed framework has been shown for more desirable conditions in Fig. 3.

Participating the specialists of urban field (universities and scientific communities) is resulted in the regulation and being thoughtful were carried out to get the development policies along urban interests and achieve citizen needs.

In decision making step, the local participation is resulted in that local needs will be reflected in the decisions and Iran district gains a new opportunities to increase the attachment sense, security, districts liveliness and district identity promotion. Also military organizations are resulted in : these organizations which want to put a high volume of investment for cities they challenge to contribute other organizations and don't benefit from these interests (for example, positioning of the encouragement commercial use opportunities in these lands for military organizations). Finally these credit was resulted in the ownership duration be shorter.

Implementation and investment on the administrative organizations and having private sector investment are resulted in that the responsibility to provide financial sources for mending procedure and implementing projects which are only for the government organizations and mostly they reduce the quality or stop the implementation, and private sector investment improves the speed and quality of projects.

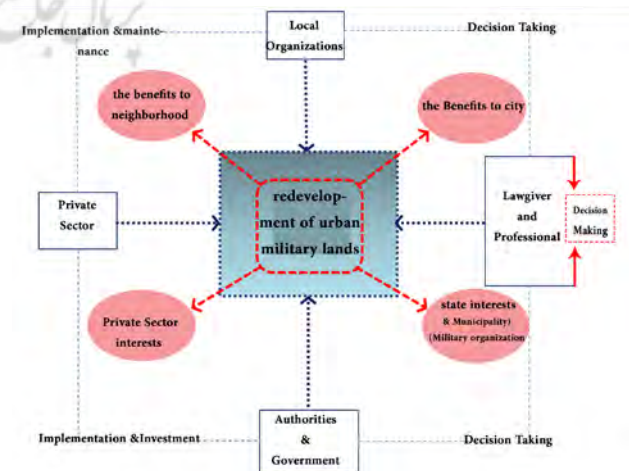


Fig. 7. Suggested framework to redevelop military lands within cities. Source: authors.

In the last step, the protection of new developments after full implementation of projects are for local and private organizations, and keeping will increase the attachment.

Conclusion

Planning to reuse the opportunities and existing capabilities within the cities is a useful policy to access a sustainable development. Many cities of Iran have been identified due to the development capabilities. The abandoned lands, warehouses, industrial centers, basements, prisons and many other lands with different uses are the reminding opportunities for reuse. In Tehran, more than 5400 hectare of these limits are identifies as the reconstruction lands in Tehran general design. Planning for these development capabilities should be paid attention firstly. Among these, military lands are in the first place. Mainly in mega cities like Kermanshah, Oromie, Birjand, Ahwaz and other big cities, the planning should consider the needs and shortages of use-service. And involve the participation of citizen and district neighbors. In other words, with respect to the protection of existing wealth which are mainly the country heritage, there are very important. The past background is helping us. Redevelopment of insufficient lands, in addition economy interests, it will influence on increase of life quality and social interests and environmental interests. Six main components are : consistent management, citizen participation, try to create social liveliness, effect on surrounded space, planning from down to up and achievement principle.

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