

The Role of Neighborhood Development Institution in Realizing Sustainable Urban Regeneration Goals with Integrated Approach (Case Study: Rey Gateway Neighborhood in Qom)

Fahimeh Fattahizadeh

PhD Student in Urban Planning, Department of Urban Planning, Borujerd Branch, Islamic Azad University, Borujerd, Iran.

*Saeed Yazdani **

PhD in Urban Planning, Faculty of Urban Planning, Faculty of Art and Architecture, Malayer Branch, Islamic Azad University, Hamadan, Iran.

Alireza Shaykh al-Islami

PhD in Urban Planning, Faculty of Urban Planning, Borujerd Branch, Islamic Azad University, Borujerd, Iran

Giti Etemad

PhD in Urban Planning, Design and Architecture Consulting Engineers, Managing Director, Tehran, Iran.

Abstract

The fast development cycle of the metropolitan populace, the backwardness of public monetary development, the failure of certain frameworks and programs, and the thoughtlessness of the public associations for metropolitan administration to wasteful metropolitan areas have prompted the rise of wasteful areas and zones in Iranian urban communities. It is without a doubt exorbitant to rejuvenate back burnout surfaces, yet not as much as to fabricate another surface. All things considered, advancement is a terrific worth, however not for wiping out and disregarding the set of experiences, innovation, and idea of the city. In any case, the wasteful surface is an unopened hub in Iranian city life and yard, and ignoring it doesn't stay just in the equivalent burnout surface and mirrors its authority deformity in the whole metropolitan framework. The soul of an incorporated metropolitan recovery plan depends on the local area direction and its local investment of the individuals, and the advancement of the social and monetary strengthening level individuals living in the areas should be plainly characterized; thusly, the presence of an institutional contextualization and help plan and heightening the limits of neighborhood foundations non-administrative associations (NGOs) is crucial. The current article, by utilizing subjective examination technique and substance examination procedure, hypotheses, explanations, and global sanctions and dependent on the examinations performed through field insights, upstream reports and meeting with inhabitants have been explored that has eventually brought about clarifying the part of

neighborhood improvement foundation in understanding the objectives of manageable metropolitan recovery with an incorporated methodology. Additionally, having clarified this relationship and in addressing the inquiry that "What will be the effect of social instruction on the cycle of local area situated metropolitan recovery?" the current hypotheses and encounters have been examined. The examination results show that if the way to deal with recover is local area situated, coordinated, extensive and vital, and is toward making society, limit building, standardization and instrumentation, and through schooling, illuminating, documentation, advancement, arranging and setting up the plan, it gives the fundamental setting to the acknowledgment of feasible recovery programs in the Rey Entryway neighborhood of Qom City with the greatest presence of individuals, at that point the incorporated recovery approach will be accomplished without anyone else.

Keywords: Inefficient Neighborhood Regeneration, Burnout Texture, Integrated Regeneration, Community-Oriented, Empowerment

**Corresponding author: dr.syazdani@yahoo.com*

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Introduction

The old and burnout surfaces are those surfaces that have been shaped and developed throughout quite a while cycle and have these days been incorporated by innovation and are primarily and practically lacking and regularly don't address the issues of their inhabitants. In this regard, a few issues and restrictions, for example, body and action contradiction, the presence of inconsistent metropolitan components, not many per capita uses, for example, relaxation, social and parking spots, the absence of legitimate order in the correspondence organization, and the inconceivability to enter inside natural surface, contradictory and appealing uses of traffic, the presence of exposed and deserted spaces, the absence of public spaces for the development of social connections, interruption, and confusion in land use framework, some ecological contaminations, a few pieces of the surface situating in the security of chronicled landmarks and expressionless development standards can be proposed as the main highlights of the referenced surfaces. In like manner, the Decent Bureau of Government endorsed in 2014 the Public Record for the Reclamation, Improvement, Remodel, and Strengthening of Burnout and Wasteful Metropolitan Surfaces, so that dependent on this report, the normal degree of administrations in such zones evens out with the normal degree of metropolitan administrations before the finish of 2023, and the public authority can make strides in the field of social equity.

Areas of inefficient urban textures that need revitalization, improvement, renovation are those areas and neighborhoods in which mainly:

- ❖ The per capita income of residents is lower than the urban average and the unemployment rate is higher in them.
- ❖ Residential units are low-durable and individual density in the residential unit is high.
- ❖ The ratio of access and benefiting the urban services by the residents and the status of urban infrastructures is inappropriate.
- ❖ The high level of social abnormalities and the context of their emergence compared to the urban average is evident.
- ❖ Historical and cultural identities have been neglected; dignity and social status in these areas have been diminished.

The investigation of metropolitan recovery as a urbanization activity inside the current surfaces can have an assortment of measurements and bearings. A significant piece of the hypothetical writing existing as three accounts of reproduction, redesign, and recovery has zeroed in on the best way to meddle in the surface and strategy of the rebuilding cycle of burnout models.

Urban regeneration comprises social, economic and environmental dimensions at the urban, regional and national scales and includes the following principles:

Economic Change and Transformations:

Expanding open positions, improving abundance dispersion, sustaining abilities, expanding charges and neighborhood genuine homes, connections between nearby, provincial and metropolitan improvement and advancement, pulling in homegrown ventures.

Social Change and Transformations:

Improving the personal satisfaction and social relationship, lessening wrongdoing, conquering maligning and social hardship,

Governance:

Rearranging dynamic instruments through equitable arrangement; expanding the proportion of collaboration and support air, considering different assumptions, underscoring different territorial associations, thinking about communications among associations and organizations and their interrelationships.

Physical Change and Transformations:

Addressing issues identified with physical burnout alongside new grounds and proper necessities,

Quality of Environment and Sustainable Development:

Metropolitan recovery ought to advance adjusted turn of events and the administration of local area and climate economy. Obviously, accomplishing a particularly coordinated methodology requires the rejuvenation of the local area's creativities and applying them in recovery (Keshavarz, 2010: 9).

Research Theoretical Foundations:

Coordinated metropolitan recovery as the prevailing methodology in managing chronicled and social surfaces over the most recent twenty years centers around all financial, physical, social and social settings and the entirety of the previously mentioned settings have been

persuasive in the development of surface, for example, the market from the start; and dependent on similar settings this authentic surface has been shaped, so the need to address the multiplication of the principles of recovery and the incorporation of current models from monetary, social, social, metropolitan administration and foundation perspectives just as the actual viewpoint is underlined.

Urban Regeneration with a Community-Oriented Approach

In the course of the historical evolution of the topic of regeneration, the dominant and recent view is the category of social sustainability that is manifested in a sustainable place. Social sustainability is the certainty of development, while environmental and economic sustainability are the goals of sustainable development and the tools to achieve them (Assefa and Frostell, 2007). Therefore, the concept that accredits and guarantees sustainability in the process of urban regeneration is the category of community. By emphasizing the characteristics of the place of "urban regeneration" in its essence and innate, it seeks to change the nature of the place by involving residents and other stakeholders by including goals and activities and by common work among all those involved (Turok, 2004: 111). Therefore, sustainable urban regeneration requires the cooperation of neighborhood communities and reaching a public agreement. It is necessary to form a strategic alliance and coalition and the capacity of stakeholder groups for participating and leading the urban regeneration process should be developed. Any issue that stimulates people's sense of place and awareness of their neighborhood is considered among sustainable urban regeneration categories (Calthorpe and Fulton, 2001: 274). The more people's participation and private and public partnerships increase, the more sustainable regeneration is realized (Bevilacqua, 2013, quoted by Bahraini et al. 2013, 25). In the process of the semantic evolution of the sustainability paradigm in the process of urban regeneration from environmental sustainability to social sustainability and the adoption of a community-oriented approach to face with the place, collectively the sustainable places paradigm has been formed (Bahraini et al., 2013: 25). The sustainable urban regeneration approach presents an integrated strategy of the decision-making process that is inclusive,

competitive, and environmentally sustainable (LUDA, 2003), and sustainability in the social components group is explained.

Neighborhood-Oriented Planning:

Neighborhood-situated arranging is a moderately new way to deal with public administrations improvement in metropolitan administration. In the most straightforward state, neighborhood the executives is the correspondence between nearby networks and nearby administrations suppliers at the local level to manage neighborhood issues and to improve neighborhood administrations (Division for Networks and Neighborhood Government, 2011: 1). This kind of the board is a cycle that perceives each neighborhood as a novel substance and makes it feasible for populaces who work, live, or convey administrations in the area, reinforce their qualities and manage new difficulties (Report of the Nearby Administrations and Local area Security, 2011: 7). In this association, two general methodologies in estimating the executives execution at the nearby level can be proposed. The primary methodology is in the field of associations contemplates, which considers the ideas of "productive" and "adequacy" and related pointers, the subsequent methodology is in the field of humanism, which is in the structure of social capital hypothesis and its effect on the presentation of the board associations at the neighborhood level (Andreasen, 2005: 95). Because in this process the importance of capacity building for the creation of "local communities" knows their development depending on the formation of social capital and mentions this important point that "social capital is the prerequisite of the process of neighborhood development" and without social capital, neighborhood development is not possible (Bullen, 1999:26). In this manner, participation in one heading and with a shared objective and accomplishing the local arranging objectives all in all prompts the age of a feeling of having a place with the nearby spot and neighborhood local area among the occupants. The inclination that turns into the wellspring of shaping nearby character and the local area through which (social capital) individuals locate a superior comprehension of the potential choices for activity, and at last builds social capital which is the primary factor in the headway of projects (Nasseri, 2007:119). Finally, the general features

and characteristics of neighborhood-oriented planning can be summarized as follows:

- It is people-oriented and citizens are at its attention center,
- It is cooperative and accountable,
- It is holistic and looks at all aspects of people's lives, rather than having organizational and sectional attitudes,
- It relies on existing abilities and opportunities rather than needs (it is asset-based)
- The use of collaborative and cooperative approach among government, private sector and neighborhood communities is its prominent feature,
- Any intervention measure in this approach is performed by considering economic, social, environmental and institutional aspects,
- It has the flexibility and dynamicity that considers planning activity as a process attitude and learning (Mousavi, 2006: 41).

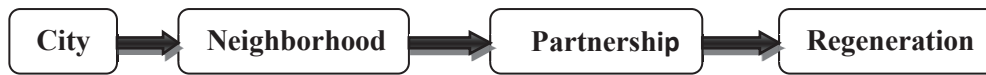
In maintainable metropolitan recovery, new institutional assortments have been shaped that endeavor to create and grow local area situated recovery programs as incorporated structure and from base to top in a manner that incorporates all partners (Faraji, 2010: 15). At the end of the day, using the social capital of burnout neighborhoods in arranging and improving their underlying and utilitarian boundaries and issues can prompt the formation of new metropolitan spaces while safeguarding their primary spatial (physical and action) attributes. In this measure, another metropolitan space is made that, while having principal likenesses with the old metropolitan space, displays significant and semantic contrasts with the old metropolitan space (Habibi and Maghsoudi, 2007: 5).

Table 2: The Formation Process of the Urban Community-Oriented Regeneration Concept

Effective Component	Year		General Notion
Environment	1980	The emergence of the sustainability paradigm →	"Balance between growth and development" and "environment protection"
	1990	Association of sustainability with the word "Urban" →	The emergence of sustainable city paradigms, sustainable urban development
	2000	Social and cultural topics incorporation →	Driving force of regeneration: partnership, strategy, sustainability
Partnership	2003	Approximation of regeneration goals with sustainability goals →	Urban sustainable regeneration approach presents an integrated strategy of a decision-making process that is inclusive, competitive, and environmentally sustainable
Sustainable Place	2007	The emergence of social "sustainability" category →	Urban regeneration completion in respect of "Social Approach" and "Local Communities"

In view of the encounters of mediating in recorded surfaces during ongoing many years and not accomplishing the normal outcomes in regard of drawing in individuals' association in making reasonable spots, it is important to consider a procedure that, notwithstanding accomplishing the objective of advancing the personal satisfaction of the occupants, by accepting the cooperation from the inhabitants, systems for accomplishing manageability and expanding the obligation of individuals for their living climate can be accomplished. Accordingly, it appears to be that the missing connection of economical metropolitan recovery measures is instruction. The consequence of the organization acquired from training will be the legitimization of the dynamic cycle and the choices are taken gotten more sensible.

Basic Concepts:



Nature and Necessity of Forming a Neighborhood Development Institution:

Researching worldwide and homegrown encounters in the field of urbanization and different zones presents the local area arranged methodology, which underlines the significance and fortifying the part of common establishments in the region of choosing and dynamic and the utilization of inside advancement limits and assets inside networks as a pragmatic and effective methodology in reacting the difficulties and necessities of preparation. The recovery of target regions and neighborhoods dependent on this methodology depends intensely on the limit of nearby foundations and NGOs. But because of Iran's restricted involvement with the field of common social organizations movement and the absence of neighborhood foundations, applying this methodology at the initial step requires action and encouraging measures to fabricate limit and to make nearby establishments and gatherings.

Neighborhood Development Institution:

The center of participatory management and strategy is the process of regenerating target areas or neighborhoods. The neighborhood development institution is in a higher position than the neighborhood development centers and is the decision-making center regarding decided programs in the neighborhood development center. This institution will be composed of the managers of the center of correlated neighborhood development and the representatives of governmental agencies, urban management, NGOs, and other local actors and those involved.

Neighborhood Development Center:

The neighborhood development center is the decision-making center of the process of regenerating the target area or neighborhood. The neighborhood development center, while providing the necessary socio-spatial base and context to measure the neighborhood situation in a Participatory Action Research (PAR) method and through creating close communication with the local community of the target

area or neighborhood, by creating equal opportunities and facilitating the partnership of all stakeholders and influencers provides the participatory planning requirements of neighborhood regeneration and monitoring and reviewing programs. The neighborhood development center is formed of representatives of all socio-economic and cultural strata of the local community that are among the trustees and influencers of every stratum, and these representatives have been identified through holding elections among the social strata in the local community and obtain the legitimacy of their activity in the neighborhood development center.

Facilitator and Facilitating:

Encouraging intends to make simple the accomplishment of a gathering that meets up to accomplish a particular objective. By this definition, a facilitator is somebody who applies his/her insight by familiarity with patterns and associations among the gathering to give the construction expected to a gathering so the individuals from the gathering can draw and aggregate the guide and program to arrive at their shared objective cooperatively. The facilitator utilizes the Dynamism Gathering standards for this errand to have the option to make a cycle by depending on the investment, all things considered, and by zeroing in on the fundamental substance with the goal that the gathering's shared objective is accomplished. The facilitator doesn't choose for the individuals, however just encourages a cycle to be shaped that individuals propose their perspectives and feelings in their cycle. The facilitator should oblige individuals and gathering ought to be viewed as a factor to expand social capital.

Intermediate Level; Intermediate Facilitators

The activities of the intermediate facilitating level are to empower the neighborhood development center and to facilitate launching neighborhood development institutions. As was stated, there are representatives from the neighborhood development center within the neighborhood development institution.

Table 4: Practical Framework for the Process of Regenerating the Target Areas and Neighborhoods

Action Level	The Agents of Change	Approach	Mission	Method	Expected Main Product
Micro	Local Facilitators	Experience	Measure and action of facilitating at the national level and strengthening and networking local actors and groups	Participatory action research, group thinking, participatory deciding and decision-making, and participatory measure	Neighborhood development center
Intermediate	Intermediate facilitators or community builders/executors	Promotion	Education, capacity building, empowering, facilitating at intermediate level and networking executors	Education and local empowering influencers	Neighborhood development institution
Macro	Management workgroup Knowledge in the specialized mother company of Iranian urban regeneration	Theory	Policy-making and planning knowledge management through participatory evaluation of enabling experiences	Grounded theory scale-up, modeling, content production	Numerous local theories for community-oriented approach in the country's local gatherings, producing knowledge and disseminating it as book, guidelines, and manuscripts

Intermediate facilitators (plan executors) have the duty of launching a neighborhood development institution in addition to assisting and facilitating the formation of the neighborhood development center, which is performed by focusing on the activities of local facilitators. This level facilitates the relationship between the local level and the macro level.

Realizing Regeneration by the Tool of Neighborhood Development Institution:

A participatory and local area arranged methodology has been considered to execute and understand the wasteful neighborhoods recovery plan, implying that the job and commitment of all entertainers included (the local inhabitants of Dolat (government), Regions, NGOs, the private area) in this arrangement have been clarified and determined so this regular coordinated effort organization can continue well and on the correct way. At the public and common levels, central command named as the Metropolitan Recovery Coordination Base camp have been framed in the areas, in which 22 primary organizations and a few related organizations as far as proposed subjects are individuals and they settle on choices in it with respect to the recovery of target areas. In the objective areas, the local improvement community is additionally the dynamic focal point of the way toward recovering the objective territory or neighborhoods.

Those engaged with the improvement can be classified into four levels, immediate or first individuals included are residents and inhabitants, second individuals included are associations and NGOs and private area, and third and fourth individuals included are neighborhood compelling chiefs, policymakers, and senior administration, separately.

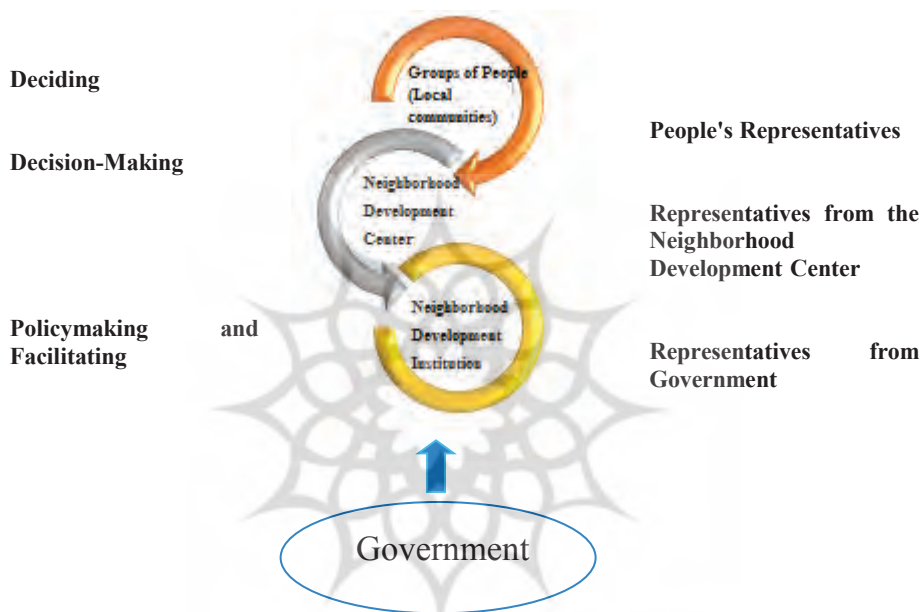


Figure 1: Deciding, Planning, and Decision Making Process in Neighborhood Development Institutions

Research Methodology:

With the clarifications given, presently we address the examination and investigation of the exhibition of the advancement organization of the Rey Passage neighborhood of Qom, which is proposed as the second insight of encouraging in Qom and is the primary improvement establishment shaped dependent on the most recent administrations portrayal declared by the Metropolitan Recovery Organization of Iran. The methodology administering this examination is illustrative logical. Required data has additionally been gathered dependent on alluding to the real logical records, field discernments and meeting and survey from the occupants of the R Rey

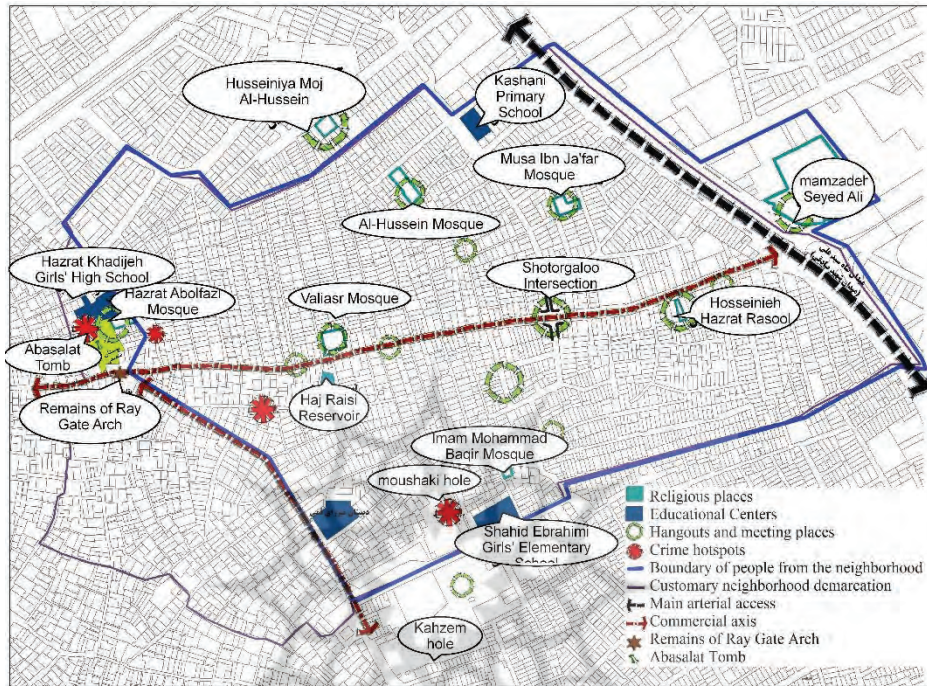
Gateway area. For information examination, the measurable strategies of SPSS programming and the t-test have been utilized to express the huge contrast in the neighborhoods under investigation. In the current examination, the investigation and examinations were performed routinely and as an objective situated methodology and the scientific acknowledgment of the climate has been socially, monetarily, truly and naturally accomplished.

The area under Study:

The Rey Gateway neighborhood of Qom on the south side reaches to the river Qomroud, and on the north reaches the 55-meter highway of Ammar Yasser, from the eastern, reaches Boulevard 15th Khordad, from the west reaches the mosque Jame neighborhood, Pamonar, and from the south reaches the Nobahar neighborhood and forty Akhtaran. This neighborhood has been located adjacent to the historical texture of the city of Qom (315 hectares of the approved area of the historical texture) and in the district 1 municipality of Qom. The area of Rey Gateway neighborhood is 46 hectares according to the Qom customary neighborhood classification map. According to the Sustainable Urban Regeneration Document of Qom, announced in 2017, the texture area without the network of passages has 28 hectares with a population of more than 11,494 people in 3,280 households. Rey Gateway, that nowadays is one of the oldest neighborhoods in the city, was once the northern gateway of Qom¹; due to the population growth and the expansion of the city in the late Safavid era, this gateway was pushed back a bit and the gardens and farms surrounding this neighborhood have all been converted to residential homes; there are still many homes left after many years and some have been reconstructed and have preserved the old and traditional texture of the place.

¹ In the Safavid era, the city of Qom expanded in terms of urbanization and during Fath Ali Shah the prosperity and development began in Qom again. Other neighborhoods of the city, such as the "Rey Gateway", have been formed around this neighborhood. Numerous reasons have been involved in the expansion of Qom. Among the most important of them the flood of 1935 can be mentioned that destroyed a part of the old texture of the city and a number of people migrated towards the north of it due to the devastation and river flood. With the construction of the railway, this part of the city grew and expanded more and gradually half of the city was formed in the north part of the river (Gozineh Consulting Engineers, 2017).

The buildings burnout alongside non-normative and nonstandard constructions has damaged the neighborhood's visual beauties.



Map 1: Social Map of Rey Gateway Neighborhood

Investigations Results of the Rey Gateway Neighborhood Development Institution

Investigating Economic Sustainability Indicators:

a) In researching the neighborhood's monetary maintainability, pointers, for example, dynamic, utilized, sponsorship trouble and the kind of control of the populace and month to month pay of inhabitants have been reviewed. The number of inhabitants in the Rey gateway area dependent on the standard zone and standard limit of the area as per the information extricated from the Measurements Place Registration (2016), is 14,747 individuals as 4,433 families. Family pay is quite possibly the main markers of inhabitants' financial status. In view of the data acquired from the inhabitants of the Rey Gateway area, the vast majority dwelling in this area are at a low level as far as financial status and family month to month pay. The pace of monetary investment shows

which level of the populace is in the working-age and dynamic, implying that they are utilized or jobless. As per the acquired outcomes, the monetary support rate in the number of inhabitants in 10 years and more seasoned in the Rey Gateway area dependent on the Insights Community Enumeration of 2016 has been 36.2%. It ought to be clarified that ladies' investment rate in Qom territory is the most minimal figure among different territories in the evaluation of 2016 (7.2%) and it is additionally as far as possible in the area.

- b) Investigating the household's income and economy and investigating the financial contribution ability of the households,
- c) Recognizing the type of business and economic activity in the neighborhood (the scale of activities performance, major occupational and activity groups, formal and informal, permanent and non-permanent markets, and so on).

Investigating social sustainability indicators: a) neighborhood literacy ratio; b) neighborhood security ratio; c) identity

Investigating Physical Sustainability Indicators:

In this research, physical indicators such as usages per capita, buildings quality, building floors, type of building materials, ownership and neighborhood access network have been investigated.

- The morphology and form of these textures are irregular, turbulent and organ-like.
- Physical dimensions (housing) of most components of these textures are fine-grained and short-order (generally single-floor) and with no plan and map.
- The type of materials used in construction and the quality of buildings are at a low level.
- Physical poverty and physical separation in the neighborhood are visible.
- Access network (more than 50% of crosswalks have less than 6 meters)
- Quality of construction; 90% has worker-built texture and lacks engineering rules and, therefore, the buildings' static is low.
- Quality of Building Materials; Buildings are often built with low-quality and low durable materials, in a way that more than 50% of the

buildings being built of non-resistant materials and brick, stone, clay, mud, cement, block, and the like have often been used.

- Texture lacks coherence and resistance against earthquakes with moderate intensity.

A) Public infrastructures and applications, B) Economic, social and cultural identities

C) Usages, D) Access networks system, E) Urban management

Investigating Environmental Sustainability Indicators:

A) The status of surface water disposal in public passages and spaces,

B) The status of the channels, Qantas and springs, and their privacies (if any), C) The status of collecting and disposing of sewage and household waste and building debris, D) The status of the polluting workshops or occupations located in the target neighborhood, E) The status of the green space in the neighborhood

The neighborhood is lacking green space. In general, the neighborhood is very poor in terms of ecological and environmental criteria; environmental aspects related to the neighborhood and its effects and consequences have been summarized. Among the most prominent components of this issue that its missing has been observed in the neighborhood is:

- Lack of green space and vitality of the neighborhood, lack of visual landscapes, and lack of pedestrian climate comfort

Integrated Analysis of the Rey Gateway Neighborhood Regeneration by the SWOT Method:

Table 15: Integrated SWOT Analysis

External Factors		Internal Factors	
Opportunities	Threats	Strengths	Weaknesses
<ul style="list-style-type: none"> ▪ The neighborhood adjacent to the old bazaar of Qom ▪ Proximity to Imamzadeh Mobargha and Forty Akhtaran ▪ Possibility of connecting Rey Gateway Road street to Qom Old Bazaar road ▪ Adjacent to the valuable historical texture (Jame Mosque and Bagh-e Panbeh neighborhoods) ▪ Rey Gateway road to Bazaar ▪ Access to Jame Mosque Neighborhood (a historical neighborhood with valuable historical elements) ▪ Adjacent to Imamzadeh Shah Seyed Ali and Ahmad ▪ Having a registered historical site related to the Safavid era (Sheikh Abbasalt shrine) ▪ A notable number of mosques and Hussainiyehs in the neighborhood ▪ Proximity to the Shrine of Hazrat Masumeh (PBUH) 	<ul style="list-style-type: none"> ▪ Reduction of safety due to the elimination of the square and the high speed of cars on 15th Khordad street ▪ Reduction of neighborhood safety due to motorcycles traffic ▪ Reduction of sales of the tradesmen of Shohada-e Rey Gateway Street due to the closure of Shah Sayed Ali's square ▪ Lack of local texture suitable for attracting exterior builders ▪ Distressed economic situation and economic pressure on households ▪ Unfinished and semi-abandoned Rey Gateway street widening plan ▪ The presence of addicts in the ruins and abandoned empty houses ▪ Wastes accumulation in the ruins and empty houses ▪ Public vehicles not moving inside the place due to the narrow passages and low permeability ▪ Narrow passageways and inappropriate access at the time of events for the emergency and firefighting ▪ The difficulty of police forces in patrolling due to the narrow passages ▪ No prioritization of neighborhood issues for urban management and other service provider organizations ▪ Insecurity in the neighborhood 	<ul style="list-style-type: none"> ▪ The existence of social solidarity ▪ The existence of religious beliefs ▪ Having young forces ready to enter the business ▪ Weaving skill/ old rug and carpet weavers ▪ Active and empowered women ▪ Enthusiasm and interested in teaching art skills such as weaving and crocheting ▪ The existence of trusted and active people in the neighborhood ▪ Dedication of 128 martyrs and the presence of a significant number of sacrifices during the holy defense period ▪ Participation in religious programs ▪ The feeling of belonging to the neighborhood among some of the neighborhood inhabitants who even after leaving they have social activity in the neighborhood ▪ The existence of the valuable element of Haj Raies water reservoir ▪ Vali Asr Mosque (due to wide spaces it has) ▪ Active schools and native staff 	<ul style="list-style-type: none"> ▪ Residents' pessimism towards municipality and civil actions ▪ Increasing housing of foreign nationals ▪ Old citizens leaving the neighborhood because of its disruptions ▪ Incomplete and unfinished construction plans ▪ Contamination due to the accumulation of wastes and their unpleasant odor in the ruins ▪ Ruins and dust pollution at the time of wind blow ▪ Shortage of bank in the neighborhood ▪ Lack of equipped clinic and specialized physicians in the existing clinics ▪ Abandoned garbage and wastes on the street ▪ Shortage of green space and other public spaces for the formation of human gatherings and interactions ▪ Burnout of the constructed buildings ▪ Burnout of neighborhood infrastructures ▪ Performing numerous semi-abandoned studies by organizations and institutions ▪ Absence of pause and stop spaces ▪ Lack of urban wastewater ▪ Narrow and long passages ▪ The impenetrability of neighborhood texture ▪ Lack of lighting of some passages and the creation of unsafe space ▪ Fine-grained texture ▪ The weak economic situation of the households ▪ Empty spaces caused by the partial widening of the street and the destruction of houses ▪ Low knowledge and awareness of residing individuals and households in various fields

The Role of Existing Social and Official Institutions in the Neighborhood Management Method:

In addition to making safety in the physical and spatial dimensions, measures must be performed in the non-physical domain (training, maneuvering, monitoring, controlling, and so on). Expressing the health, safety and environmental hazards related to the neighborhood and the citizens, evaluating and identifying the related risks to determine their prioritization to perform controlling measures by responsible organizations and institutions to control risk and to minimize them as much as possible are cases that have been considered in the measures and programs anticipated in the neighborhood. But what is important in this respect is their implementation and the requirements that urban management has contribution in tracking and monitoring them. In the meantime, the municipality and the relevant institutions must take responsibility in accepting and delivering the necessary services.

Barriers and weaknesses existing in the neighborhood structure:

- Lack of citizenship motivation for participation and demanding
- Lack of systematic public demands, people's lack of awareness regarding the planning situation and decisions made for the neighborhood
- The absence of legal structure for people's representatives
- Lack of awareness and knowledge about citizenship rights

Existing barriers of the weaknesses in the urban management structure:

- Not paying attention to the people's requests
- The demonstrative and profit-seeking actions of some managers and experts
- Lack of awareness and knowledge of some experts active in the organizational structure of urban management
- Lack of proper treatment with people and behavioral management
- Obstructionism and non-fulfillment of duties at management and expert levels
- Lack of capacity building in urban management as an executive supporting institution in regeneration
- A tasting look in doing affairs (lack of a systematic and principled look)

- Low level of specialized knowledge of urban management

Regeneration Measures and Strategies of Rey Gateway Neighborhood

A) Non-Physical Measures: It should be in the direction of culture-building, capacity-building, institutionalization and instrumentation, and through training, informing, documentation, promotion, planning and project preparation; it should provide the necessary context for the realization of sustainable regeneration programs in the neighborhood of Rey Gateway, with the maximum presence of people. Among these actions the following cases can be mentioned:

- ✓ Informing residents of the physical values existing within the context
- ✓ Identifying valuable elements existing in the texture to revive the mental image of the past and to restore the historical and cultural identity of the texture
- ✓ Determining appropriate standards and models for new constructions and also careful monitoring on the renovations undertaken by the owners in this texture
- ✓ Implementation of encouraging policies to attract people's participation as much as possible in the regeneration affair at the local scale
- ✓ Modifying the rules or creating change in the criteria of comprehensive and detailed plans, regarding the facilities and opportunities available in the neighborhood.

B) Physical Measures: By aiming to create development stimulation, they provide the necessary contexts for the presence of residents and owners, mass builders and investors, and so on, in the sustainable regeneration process of the burnout texture of the Rey Gateway neighborhood. Among these measures are:

- ✓ Promotion and development of infrastructures and network of passages, development, and provision of local services, promotion of the public domain and the development of urban spaces following the people's demand
- ✓ Coordinating the capacity of the passageways with congestions and the number of the floors of buildings
- ✓ Delivering services, injecting, and changing usages at the texture level, especially in the neighborhood center

- ✓ Construction and creation of new service spaces in the reconstructed areas
- ✓ Creating a wide range of nightlife revitalization usages
- ✓ Providing open and green spaces, and creating new urban public spaces to increase the presence of citizens in the texture.

Strategies According to the Priority:

Based on the five-axis of regeneration proportionate with the spatial and human potentials of the neighborhood and by looking at the detailed plan as an upstream document, the proposed projects have been considered.

Table 16: Expression of Neighborhood Issues According to the Main Axis and Stating the Proposed Projects and Detailed Plan Briefly

Main Contexts	Proposed Projects	Detailed Plan
Housing Improvement and Renovation	Environmental improvement and providing contexts: three implementation pilot examples in wastelands (1 case) or incompatible usage (5 cases) and using non-usage spaces (abandoned clinic)	-
Promoting the Quality of Public Arenas and Environmental Improvements	Widening the Rey Gateway street (18-meter), The area around the Haj Raies Water Reservoir up to 3 plaques should be owned and converted into the neighborhood center as well as the preservation and restoration of the Haj Raies Water Reservoir and cultural and social exploitation	Widening the Rey Gateway Street, Turning a 1,200 m wasteland in the middle of the street into a local park
Infrastructures and Services	Widening the Rey Gateway Street (18-meter), Creating a water sewage network, Modifying the lighting of the passages, Modifying the asphalt coating and passages, Launching an abandoned clinic and equipping it.	
Business and Employment Development and Organizing Programs	Creating several self-employment workshops on the second floor and underground of the Vali Asr Mosque; Organizing the Rey Gateway Street which itself provides the context of employment and business development, Creating local markets in the wastelands and incompatible usages.	
Programs to Remove Neighborhood Social Challenges	Citizenship training in local hangouts and neighborhood home, Technical and vocational training for citizens, Citizenship training about individual and community health by interaction with relevant organizations and institutions	

Conclusion

Since the objective of metropolitan recovery is to set up the issue of advancement in the metropolitan surfaces, by moving toward the contemporary ideas of improvement that think of it as a coordinated and multitudinous issue, the significance of manageability in current metropolitan administration with respect to the view of burnout marvel is upgraded. With such a discernment, the proportion of

burnout can be considered as insecurity in all measurements that its force and nature can be diverse relying upon the qualities and states of the ideal surface and neighborhood.

A precondition for effective recovery of metropolitan burnout areas is to combine and coordinate area draws near. In spite of the fact that area approaches may assist with easing intense issues for the time being; in any case, these arrangements which lead just to actual construction change without considering the social issues are probably going to prompt more burnout. Indeed, even in cases that the public projects and approaches depend on coordination, they are not really executed practically speaking. Actualizing incorporated arrangements is a test that requires a consistent cycle of preparing during usage. The incorporated idea of metropolitan recovery ought to be fortified by making fitting establishments to coordinate the referenced cycle towards the personal satisfaction advancement. These establishments themselves should be overseen and guided through political investment. However, what is significant in this regard is the usage and the prerequisites that metropolitan administration has commitment in following and observing it. In such manner, the district and the pertinent establishments should acknowledge duties in tolerating and conveying the fundamental administrations:

- Providing the facilities and possibilities necessary for development measures and their implementation
- Ensuring the implementation and monitoring the correct implementation of them
- Holding training courses specific for experts involved in the plan and programs (subject workshops)
- Holding training courses specific to citizens aimed at interacting and aligning with urban management.

For the situation investigation of Rey Gateway area, activities, for example, the semi-completed and expressionless arrangement of Rey Gateway Street and the immediate disengagement of Rey Gateway Street with fifteenth Khordad Boulevard (Shah Sayed Ali Square or Shahid Sadeghi Square) without contemplating the social and social surface of the area and essentially by depending on the specialized information of the central avenue traffic are among the shortcomings of metropolitan administration. In this scene, there are two gatherings

of entertainers that assume the part; metropolitan administration and the individuals of the area, and in this game, the issue is the hole between the metropolitan administration and the individuals. Absence of abusing limits and public capitals to settle on choices are different boundaries to metropolitan administration achievement.

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