

یازدهمین کنگره ملی سراسری
فناوریهای نوین در حوزه توسعه پایدار ایران
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Urban regeneration approach in the worn tissues

Sample: Eghlid City (cheraghi Neighborhood)

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Abstract

Exhaustion is one of the most important issues in urban space that causes disorganization, imbalance and disparity in texture. For this reason, the modernization of worn-out urban areas needs to be balanced and coordinated for the growth of the urban landscape. Ignoring this balance leads to the exhaustion.

This paper is based on two proposed models in urban planning.

AHP, this method was used to identify the approach for planning the Cheraghi and

SWOT

this method has been used to analyze the strengths, weaknesses, opportunities and opportunities present at the area level

the results show the physical exhaustion in the tissue The cheraghi Neighborhood of eghlid city. Which, based on analysis in different sectors, show that this urban sector requires the involvement of the private sector as well as the efforts of Urban authorities in this sector.

Keywords: regeneration, Urban space, worn tissues, Eghlid City;

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Introduction

Exhaustion is one of the most important issues in urban space that causes disorganization, imbalance and disparity in texture. For this reason, the modernization of worn-out urban areas needs to be balanced and coordinated for the growth of the urban landscape. Ignoring this balance leads to exhaustion. In recent world literature, the word "Urban redevelopment" is used as a generic term that encompasses other concepts such as refurbishment, renovation, reconstruction, empowerment and lubrication. Urban redevelopment is a process that creates new urban space by maintaining the basic spatial characteristics (physical and activity) leads. In this action, a new urban space will occur, while resembling the basic urban space, exhibits substantial and semantic differences with the old space (Habibi et al., ۲۰۰۷: ۵). regeneration (Contemporary) means creating new space organization in accordance with new conditions and new features that all contribute to the creation of new urban relations and by redefining the old or existing urban relations .in this approach , considering cultural values and preservation of indigenous and historical riches , criticism of construction has a type of user instead of numerous applications , attention to qualitative actions in parallel with quantitative measures , participation of social groups , and so on (McDonalds , 2009 : 50). The complexity of the problems and problems of the eroded urban tissues in the contemporary world is not an issue that an institution or organization can resolve on its own. Rather , the need for inter - sectoral co - operation all stakeholders and service providers are involved in service in the city as well as the participation of citizens at all stages of the local development programme . According to these small cities , such as eghlid , which , in an area of 7200 km , makes up 39/96 hectares of old tissue , with a population of 11945 . therefore , given that the ¼ population of the city is located in this context , it is important to pay attention to the problems and problems of this fabric .

Research Methodology

research method is descriptive - analytical and its type is applied development and in order to develop theoretical framework of research and review previous researches , library method has been used . After collecting field data and questionnaire for analyzing the findings, SWOT analysis method was used. Experts and experts have been used in weighing the importance and grading of the status quo and then formulating the strategy and planning of the project.

Urban space

Urban spaces are part of the open and public spaces of cities that allow all people to have access to and operate there (Tibaldz, 2006: 21). Urban spaces are places where civil and social behaviors flow and the existing economic, social and cultural relations in the urban community are crystallized (zalnezhad, 2011: 52). Urban spaces have a wide range of functions, including social encounters and the exchange of citizen's thoughts, occurrence of incidents, mental image and perception of the city, the establishment of activities and transactions, traffic and displacement, the occurrence of social norms, attention to factors affecting the environmental sustainability (Rafiiian and Khodaii, 2010: 92). And it meets requirements such as comfort, passive presence in space, active presence in space, and discovery for citizens (Abaszadegan, 2005: 152). Urban space can be seen as a place of crystallization and gathering of humans with different patterns of behavior. Man is present in this urban environment and lives with his activities and social interactions. In general, urban spaces are referred to as "localities", which have three characteristics: openness and accessibility of space, the generalization of space, the establishment of social interactions in space (Etemad, 2005: 53). The existence of public spaces in the cities is essential for preventing social damages and reducing depression and violence in society and its role in modifying the social environment of the city is not covered by anyone. As these urban spaces create a space for social life, if they are desirable, they can provide a place for relaxation, comfort, manifestation of talents and the creativity of citizens (Mahmoodinezhad, 2006: 121). Neighborhood Center is considered to be the most important social space and heart of each neighborhood. Neighborhood centers represent the largest interactions and gatherings of people in each neighborhood (Habibi, 2003).

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Urban Regeneration

The 1990s are accompanied by a review of all scientific, philosophical and artistic fields. For this reason, looking at urban renewal and restoration is also accompanied by a review of what has happened in decades (Habibi, 2005). Gradually, the term "regeneration" has a positive meaning in terms of the coordinates and negative consequences of urban regeneration (Cowan, 2005). The term "regeneration" from the root of the verb regenerate means rejuvenation, life rejuvenation, re-growth, and also in the definition of the term, which is called natural reproduction, is part of a living integrity that is exposed destruction (Robert, 2000, quoted by Lotfi, 2011: 79). Urban regeneration is sought to solve urban burnout problems by improving deprived and degraded areas in cities. This approach is not just about rebuilding abandoned areas, but also with wider issues such as competitive economics and quality of life, especially for those living in poorer neighborhoods (Pourahmad et al., 2010: 10).

The term began to spread widely after 1995 as a substitute for urban renewal in the field of urban literature. Couch states this alternative: "Urban regeneration of the aspirations and achievements of urban renewal, which is seen as a process of fundamental physical changes, and the urban regeneration that proposes action when it is needed, to elaborate an approach Fails, goes far beyond "(Couch, 1990: 2). The word urban regeneration has different meanings in the minds of different people, and in practice it can fit in a range of large-scale activities to promote economic growth through interventions in neighborhoods and neighborhoods to improve quality of life. In the UK, the British Partnership Agency introduces recreation as a set of targeted activities that change physical, social and economic degradation in environments where the market has failed to succeed without the support of a successful government (CLG 2007: 7). Roberts and Sykes in a conclusion in 2000 and at the beginning of the third millennium argue that three key issues: the need for a comprehensive approach that deals with socio-economic issues, the formulation of a long-term integrated and long-term strategic vision Obtaining sustainable development goals will define the nature, content, and form of the theory and practice of urban regeneration in the future (Roberts and Sykes, 2000). Regeneration is a kind of intervention that looks at the past and without clearing the historical identities of different periods to create a new identity that is appropriate to the living conditions of people of the present age. Urban regeneration after the 1990s created a new framework for the urban restoration process, based on which, in the new definition, urban regeneration is a comprehensive concept which means improving the status of deprived areas in economic, physical, social and cultural aspects (Hajipour and Khalili, 2008: 351). From the dimensions of urban regeneration, the sustainability aspect is that sustainable urban regeneration theory attempts to create a sustainable process of urban development, on the one hand, seeks to optimize the use of potential intra-urban facilities to meet new needs and, on the other hand, to prioritize the recovery of old tissue and restoring social life and economic prosperity (Shawvi and Soltani, 2008: 665).

Since the 1990s, changes have been made in the redevelopment approach in a variety of ways, which, in turn, have been taken into account in the context of sustainable development discussions: the simplest lessons learned from the 1970s and 80s redevelopment were that regeneration It was more than a brick and mortar. In the process of merging with this process of change, the emergence of sustainability has been the perception that cities are increasingly unstable and the environmental quality is diminishing for generations to come (Blackman, 1995). Hopkins introduce a new paradigm in which any regeneration program should take into account the sustained and realistic socioeconomic tendencies and policies associated with wider issues (Hopkins et al., 1997).

By the way, from the 1990s onwards, sustainable urban theories have been linked to the regeneration approach. Thus, there are definitions of regeneration that are close to sustainability goals: Urban regeneration is a comprehensive, integrated and holistic approach that embraces three goals of economy, equality and the environment, maintaining economic competitiveness, reducing inequality, protecting and maintaining The environment, which implies new generations of partnerships for policy development, includes innovative forms of private-public and nongovernmental organizations (Gibson & Kocabas, 2001).

The institutionalization of cultural events has been instrumental in consolidating the urban regeneration approach and has become a new structure as a factor in protecting the heritage of improving environmental

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quality, restoration and restructuring of physical structures, new designs in line with the previous structure, and the entry of new functions into new structures. In cultural regeneration, culture has become a very important development strategy at local and global scales (Bird et al., 1993). European cities, together with the economic transformation in cities, considered culture as a means and capital of a city (Bianchini, 1993). But since the 1990s, the notion of regenerating the foundations of culture and the use of cultural capital has been proposed as successful options in the field of urban restoration (Kearns and Philo, 1993). In this approach, culture is introduced as facilitator and driving force of regeneration. The use of cultural events, and the creation of city-culture and city-event (Burgel, 2000), which plays an important role in collective memories, and the city is the permanent place of views and activities, and with other ideas in Communication (Landry, 1995).

On the cultural regeneration, the basis for cultural development projects compatible with historical context, on the one hand, and the restoration and conservation of urban heritage, are emphasized on the other. In this way, the concept of development is associated with the concept of legacy. In this view, legacy is referred to as wealth, to the extent that reliance on social wealth and the protection of cultural heritage is considered together (Smith, 2007). In order to implement physical activities in recreational projects, the determination of the physical-spatial scale is considered important. This leads to a redefinition of cultural presence in the city as a cultural area (Montgomery, 1998).

urban regeneration and participation of people

the rehabilitation program , renewal and rehabilitation of old urban tissues is considered as one of the city 's urban development policy programmes due to the possibility of making use of the unique and unique capabilities of building housing and expanding access to urban services . but the realisation of this program is not possible due to the large amount of funding required , given the extensive surface of the Textures Worn except by the participation of the people and the non - governmental sector . but the question arises as to why they are reluctant to participate in the renewal , improvement and renovation of old tissues in spite of its added value in iran ?

The above question can be answered be explored in complex and polyhedral renovation issues and improvement of urban worn tissues and the return of capital in some products of the rehabilitation and rehabilitation process such as access networks , public spaces and green spaces . There are also difficulties and legal problems , as well as the existence of hereditary property , the existence of obstacles such as resistance to protecting Some hidden income in worn Residential tissues , problems relating to the liberalization of Land and Property materials and the lack of transparency in investment and the lack of transparency in investment and return of capital in such tissues from other issues of this process .

| | BENEFITS FOR GOVERNMENT | BENEFITS FOR PARTICIPATING CITIZENS |
|-------------------------|--|---|
| process decision | <ul style="list-style-type: none"> • Education (Citizen and Conscious Education Making them). • Persuading Citizens: Building Trust and Removing worries and alienation. • Creating strategic solidarity. • Obtaining the legitimacy of decision making. | <ul style="list-style-type: none"> • Training (educating and informing officials) • Persuading and clarifying the issue for the authorities. • Gaining skills for activists • Citizenship |
| doing | <ul style="list-style-type: none"> • Getting results. • Avoid the costs of litigation. • Better planning and more executive decisions. | <ul style="list-style-type: none"> • Getting results. • Gaining some control over the planning process • Better planning and more executive decisions. |

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The merits of participation

Source: Authors

Study area

Eghlid, the County center of Eghlid is one of the northern cities of Fars province. The latitude of 52 degrees and 72 minutes and longitude 30 degrees and 90 minutes, and at least 2300 meters above sea level. The County Eghlid is one of the highlands of the country, The city of Eghlid is the second tallest city in Fars Province in the aftermath of the Safashahr and the sixth high - elevation city of the country. (Fars Education, 2019). Its elevation is the Zagros Mountains Trail and its maximum elevation is 3943 meters above the Bell Mountain in the south of Eghlid. It has cold winters and mild summers. The maximum temperature is 37 ° C and at least -22 ° C in the coldest month of the year. The average annual rainfall in the city is between 300-330 mm. It is one of the windiest areas in the province and most of the time the wind speed is considerable (Eghlid Health Network, 2019). The current area of the city is 7200 km That covers an area of 50341 people (Statistics Organization, 2016)

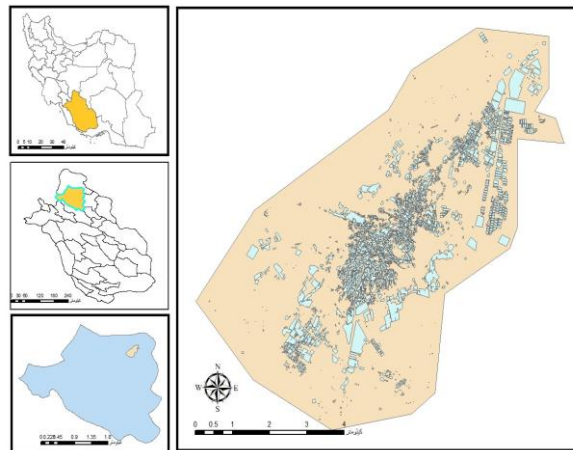


Figure 1: Eghlid Position

Source: Autho

Texture position

Cheraghi neighborhood is one of the old neighborhoods of the city of Eghlid located in the center of the city. Cheraghi neighborhood is actually an alley of the main street and part of the big bazaar and the castle square. The neighborhood is bounded by the Black Tree Gardens, Imam Hassan Street, Main Street. In general, the worn-out tissues of the city of Eqlid can be examined in three categories. The first category is the old texture which includes orjaman and Fasarood neighborhoods, the second is the middle texture of this texture in Imam

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Street (between Mustafa Khomeini Street and Ayatollah Kashani Street and Rim). The river) includes neighborhoods such as (Baghestan, Haji Nabi, Bagh-e Naw, Moradkhani, Eliasan, Zainabiya and Assar) and the third central tissue that includes such districts as (Aqakeh, Cheraghi, Bazaar, Sorkhok, around the Jame Mosque).

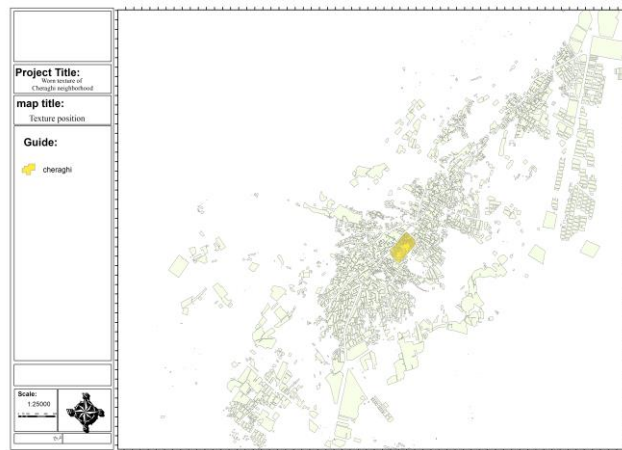


Figure 2: Texture position

Source: Autho

Area of textur lands

The purpose of this study is to determine the pattern of granularity within the reach of the pattern in terms of area of land (with emphasis on residential use). Understanding the existing pattern reflects the prevailing trends and results can be obtained in terms of permeability, vitality as well as the possibility of intervention (in terms of modernization measures). Three general categories of fine grains (100 to 200m^2), medium grain (200 to 500m^2) and coarse grains (500m^2 or more) are presented in the study.

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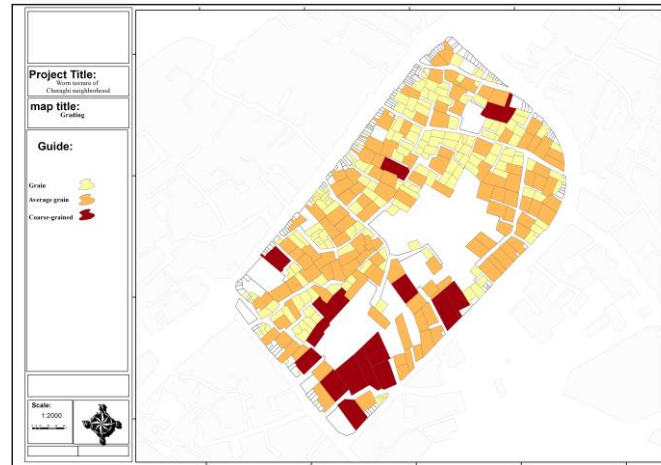


Figure 3: Area of textur lands

Source: Autho

Textured landuse

Land use in general is a pattern of spatial-geographical distribution of different functions of the city in terms of residential, industrial, commercial, and dedicated areas for office use, social institutions and leisure. In other words, land use Land means how each unit of land in the city is used and what activities are combined in different parts of the land. How to use land in simple terms is to what extent, extent, and per capita relative to the types of urban and whole city and in what kind of urban activities, including residential, medical, educational, and so on, in a city. The type of segmentation used. From the total area, what is the proportion of each of these land uses and what is their relation to each other. In addition, to what extent there is a logical relationship between them. Understanding these connections, segments, areas and locations in urban planning is required. Studying land use helps us to expand social welfare given the constraints. Out of the total available land, office use was 2%, gardens 22%, commercial 9%, Bayer 0.1%, therapeutic 7.7%, religious 1.6%, residential 64% and commercial residential 0.6%.

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Figure 4: Textured landuse

Source: Autho

Types of intervention in worn tissue

Improvement: In this type of intervention, the principle of loyalty to the past and preservation of identity effects in improvement activities with the aim of using potential and actual possibilities. The existing and reinforcing of the positive aspects, and the weakening of the negative aspects, can be achieved through protection, care, resuscitation, consolidation and consolidation.

Renovation: In this type of intervention, loyalty to the past is more flexible and, as the case may be, little change can be made. Renovation activities aim at increasing efficiency and productivity, restoring urban life to the texture, and through renewal, rehabilitation, revitalization, adaptation and transformation.

Rehabilitation: In this type of intervention, not only is there no need to preserve the past, but also to create new spatial and biological conditions for space and Through demolition, rebuilding, cleansing.

Intervention mode

AHP is a simple computational method based on the main operations on the matrix that calculates its eigenvalues by creating appropriate hierarchies and step-by-step processing and constructing adaptive matrices at different levels of the hierarchy and in each vector the final weighting coefficients are important. The option is specified. For this purpose, this approach was used to determine the attitudes towards the target tissue. Studies have shown that the attitudes towards

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this tissue are not just a model but a combination of Rehabilitation and Renovation, which is a comparison of the criteria below.

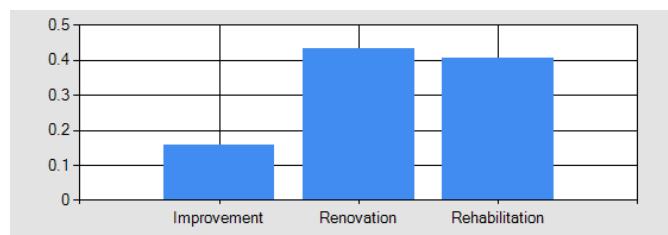
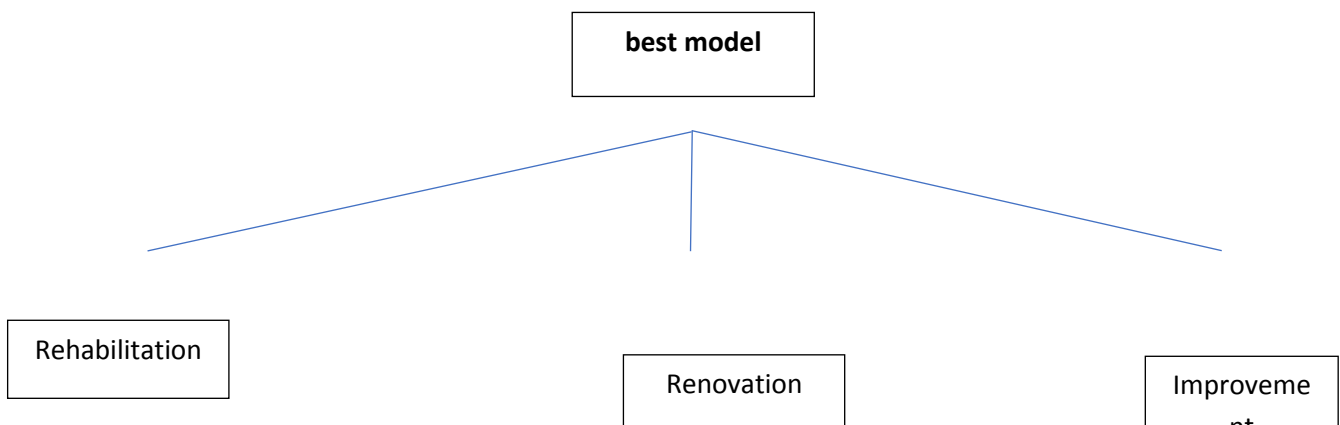


Diagram 1: Prioritize criteria

Source: Autho

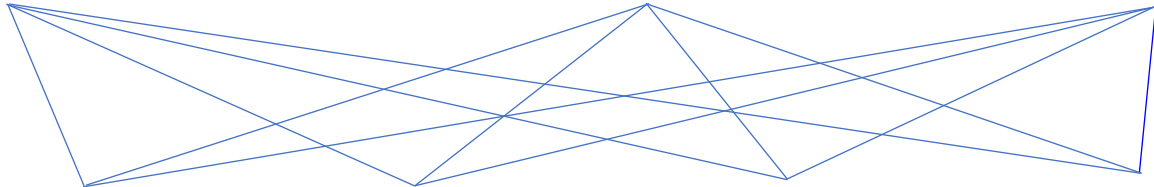
| Option name | Weight |
|----------------|----------|
| Renovation | 0.434877 |
| Rehabilitation | 0.405671 |
| Improvement | 0.159452 |



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SWOT technique

The SOWT matrix is a conceptual framework that is used to identify and analyze threats and opportunities in the external environment of a system and to examine its internal strengths and weaknesses. SOWT's status analysis technique, originally developed by private enterprise planners and business management circles to meet the challenges facing private institutions, is now also used by public sector agencies to formulate government policies and urban plans Placed. Simply put, SOWT is a tool for exploring internal organizational strengths and weaknesses and opportunities and threats for the external organizational environment and, in a general sense, a tool for exploiting early decision-making. It is seen as a precursor to strategic planning in its practical application. This method is used as a tool to combine the findings of the analysis of external pressures (opportunities and threats) and internal capabilities (strengths and weaknesses). The status analysis process includes:

1. Identifying issues and problems from the perspective of city officials, residents and businesses based in this area
2. Providing SOWT tables
3. Scoring and positioning and the major strategy underlying the internal factors assessment matrix

This matrix consists of four columns, the first column lists the internal factors (strengths and weaknesses). Then in the second column according to the importance level and then in the second column according to the importance and sensitivity of each factor, significance factor between zero to one (100) is assigned to that factor. In the third column, given the key or normal strengths and weaknesses, rank 3 or 4 and rank 1 or 2, Threat, are opportunities. In the fourth column, the coefficients of the second column and the rank of the third

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column are multiplied for each factor to determine the final score of that factor (strength or weakness). If the sum of the final scores in the matrix is more than 2.5, it means that the strengths predicted will outweigh the weaknesses, and if these scores are less than 2.5, the weaknesses will prevail. Studies of AHP analysis have shown that the type of intervention in the above context should include such things as renovation and reconstruction. So what we have in this SWOT table is to achieve the above goals.

| Physical factors | | | | | | | | |
|-------------------|---|--------|--------------------------|-----------------|-----------------|---|-------|---|
| Survey dimensions | Strategic factors | Weight | current situation Points | Weighted Points | Priority Points | | | |
| | | | | | s | w | o | t |
| S(Strength) | Regional commercial use in the neighborhood | 0.068 | 3 | 0.204 | 0.456 | | | |
| | High tendency of people to improve and renew in the tissue | 0.084 | 3 | 0.252 | | | | |
| W(Weakness) | Instability against events | 0.084 | 4 | 0.336 | 1.152 | | | |
| | Neighbourhood grain Tiny Texture | 0.084 | 4 | 0.336 | | | | |
| | Lack of urban furniture | 0.052 | 3 | | | | | |
| | Difficult to collect garbage in some streets because of some narrow streets | 0.068 | 3 | 0.204 | | | | |
| | Lack of proper planning and timely budgeting Region | 0.084 | 3 | 0.252 | | | | |
| O(opportunity) | Urban management attention to the organization and improvement of living | 0.068 | 2 | 0.136 | | | 0.712 | |

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| | | | | | | | | |
|-----------|---|-------|---|-------|----------|-------|-------|-------|
| | conditions in the Worn texture | | | | | | | |
| | Provision of funds for reconstruction and renovation of worn-out fabric by the relevant provincial departments | 0.068 | 2 | 0.136 | | | | |
| | Excellent location in eghlid | 0.068 | 2 | 0.136 | | | | |
| | Possibility to build Participatory housing | 0.068 | 2 | 0.136 | | | | |
| | Ability to build large business centers | 0.084 | 2 | 0.168 | | | | |
| T(Threat) | Weakness in the realization of the above plans | 0.052 | 2 | 0.104 | | | | 0.172 |
| | The authority and duties of each of the Road and Urban Planning, Municipalities, and Renovation Organizations are unclear | 0.068 | 1 | 0.068 | | | | |
| Sum | | | | | 2.044 | 1.348 | 1.788 | 2.328 |
| | | | | | Strategy | | S_-T | |

Social factors

| Survey | Strategic factors | Weight | current | Weighted | Priority Points |
|--------|-------------------|--------|---------|----------|-----------------|
|--------|-------------------|--------|---------|----------|-----------------|

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| dimensions | | | situation Points | Points | s | w | o | t |
|----------------|---|-------|---------------------|--------|-------|---|-------|---|
| S(Strength) | Residents know each other | 0.043 | 3 | 0.129 | 0.762 | | | |
| | The presence of old inhabitants in the texture | 0.043 | 4 | 0.172 | | | | |
| | Having a trusted person in The Neighbourhood | 0.071 | 4 | 0.284 | | | | |
| | Having a sense of belonging to the neighborhood | 0.059 | 3 | 0.177 | | | | |
| W(Weakness) | The existence of liquor speculators | 0.043 | 3 | 0.129 | 1.227 | | | |
| | There are drug dealers in the neighborhood | 0.043 | 3 | 0.129 | | | | |
| | Raising older people in the neighborhood | 0.071 | 3 | 0.213 | | | | |
| | Lack of people's knowledge of neighborhood plans | 0.059 | 4 | 0.236 | | | | |
| | Lack of cultural centers in the neighborhood | 0.071 | 4 | 0.284 | | | | |
| | Lack of security due to gardens | 0.059 | 4 | 0.236 | | | | |
| O(opportunity) | Attracting immigrants from other areas of the city and preventing the city's horizontal development | 0.059 | 1 | 0.059 | | | 0.579 | |

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| | | | | | | | | |
|-----------|--|-------|---|-------|----------|-------|-------|-------|
| | Social willingness to participate in projects | 0.059 | 2 | 0.118 | | | | |
| | Increase the literacy level of the city | 0.071 | 2 | 0.142 | | | | |
| | Tracking urban problems by people | 0.071 | 2 | 0.142 | | | | |
| | City council and mayor attention to worn textured life | 0.059 | 2 | 0.118 | | | | |
| T(Threat) | Criminals' desire to live in the neighborhood | 0.03 | 2 | 0.06 | | | | 0.179 |
| | People's tendency to settle in new areas | 0.059 | 1 | 0.059 | | | | |
| | Not attracting new and non-industrial activities | 0.03 | 2 | 0.06 | | | | |
| Sum | | | | | 1.738 | 1.273 | 1.921 | 2.321 |
| | | | | | Strategy | | S-T | |

| Economic factors | | | | | | | | |
|-------------------|---|--------|--------------------------|-----------------|-----------------|---|---|---|
| Survey dimensions | Strategic factors | Weight | current situation Points | Weighted Points | Priority Points | | | |
| | | | | | s | w | o | t |
| S(Strength) | Focus on economic retailer activities | 0.074 | 4 | 0.296 | 0.701 | | | |
| | High economic value of tissue | 0.074 | 3 | 0.222 | | | | |
| | Proximity to workplaces and occupations for | 0.061 | 3 | 0.183 | | | | |

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| | | | | | | | | |
|----------------|---|-------|---|-------|-------|--|--|--|
| | residents | | | | | | | |
| W(Weakness) | Low-income people in the neighborhood | 0.074 | 4 | 0.296 | 0.91 | | | |
| | Owners' inability to participate in renovation and reconstruction | 0.074 | 4 | 0.296 | | | | |
| | Low levels of economic activity for women | 0.045 | 3 | 0.135 | | | | |
| | False and unofficial jobs | 0.061 | 3 | 0.183 | | | | |
| O(opportunity) | Ability to increase wholesale activities | 0.061 | 2 | 0.122 | 0.566 | | | |
| | Ensure high returns by participating in cumulative housing construction | 0.074 | 2 | 0.148 | | | | |
| | Range of good economic position | 0.074 | 2 | 0.148 | | | | |
| | The potential to attract private capital with respect to private ownership | 0.074 | 2 | 0.148 | | | | |
| T(Threat) | Lack of familiarity with investing in Worn texture | 0.061 | 2 | 0.122 | 0.463 | | | |
| | Not paying attention to the return on investment in Worn texture by departments | 0.074 | 2 | 0.148 | | | | |
| | Investors' disregard for the worn-out texture of modernization and | 0.074 | 2 | 0.148 | | | | |

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| | | | | | | | | |
|-----|--|-------|---|-------|----------|------|-------|-------|
| | reconstruction | | | | | | | |
| | High-income people emigrate from this neighborhood | 0.045 | 1 | 0.045 | | | | |
| Sum | | | | | 1.799 | 1.59 | 1.934 | 2.037 |
| | | | | | Strategy | | O-T | |

| Environmental factors | | | | | | | | |
|-----------------------|--|--------|--------------------------|-----------------|-----------------|------|-------|---|
| Survey dimensions | Strategic factors | Weight | current situation Points | Weighted Points | Priority Points | | | |
| | | | | | s | w | o | t |
| S(Strength) | Existence of gardens | 0.09 | 4 | 0.36 | 0.567 | | | |
| | Access to Service user for neighborhood people on foot | 0.069 | 3 | 0.207 | | | | |
| W(Weakness) | Visual pollution by demolished buildings | 0.09 | 4 | 0.36 | | 1.08 | | |
| | Noise pollution in the neighborhood | 0.09 | 4 | 0.36 | | | | |
| | pollution Neighborhood Sanitary | 0.09 | 4 | 0.36 | | | | |
| O(opportunity) | Possibility to revive old gardens and transform it into a regional green space | 0.1045 | 2 | 0.209 | | | 0.571 | |
| | Allocating trails and biking in the neighborhood | 0.09 | 2 | 0.18 | | | | |
| | Repair of a remodeled section to preserve the | 0.069 | 2 | 0.138 | | | | |

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| | | | | | | | | |
|-----------|---|--------|---|-------|----------|------|-------|-------|
| | neighborhood identity | | | | | | | |
| | Proximity to the regional park | 0.044 | 1 | 0.044 | | | | |
| T(Threat) | Risk of tissue damage against earthquakes | 0.1045 | 2 | 0.209 | | | | 0.527 |
| | Not paying attention to the city-wide pedestrian plan | 0.09 | 2 | 0.18 | | | | |
| | Lack of public transport in the city | 0.069 | 2 | 0.138 | | | | |
| Sum | | | | | 1.933 | 1.42 | 1.929 | 1.973 |
| | | | | | Strategy | | S-T | |

The above analysis illustrates the strategy within the Texture that in the physical part , it has to be used Strengths until the somehow to control the threats in the tissue, The social secto is also Such But in the economic sector there is good potential That needs to be addressed with robust planning to prevent the threat of attracting capital In the environmental sector, threats should be controlled using the strengths available. After the analysis is done, we should present the purpose and the policy outlined below:

| Target | Strategy | Politics |
|--|-------------------------------|---|
| Reconstruction and renovation of worn tissue | Improving physical conditions | Permission for construction of cumulative buildings |
| | | Prevents fine-grain fabrication |
| | | Earthquake Resistant Buildings with Renovation and Reconstruction |

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| | | |
|--|---|--|
| | | Demolition of dilapidated housing |
| | Increasing the level of cultural and social | Establishing a culture center |
| | | Possibility of forming neighborhood councils |
| | | Law policeman patrols with Create station |
| | Creating economic backgrounds | Providing context for the presence of capitalists in the Texture |
| | | Increasing the amount of government loans |
| | | Reduce the cost of building permits for Worn texture |
| | Improving environmental conditions | Place the gardens in a conservative green space |
| | | Creating walking paths in gardens to enhance the visual quality of the environment |
| | | Renovating and rebuilding neighborhood walls to prevent visual contamination |
| | | Retreat homes in order to Access Garbage collection machin neighborhood waste |
| | Urban unit management | Establish service rules for all government departments regarding worn textures |
| | | Encourage urban departments to invest in worn-out textures |

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| | | |
|--|--|--|
| | | such as insurance |
| | | Establishment of local institutions for reconstruction and renovation of worn tissue |

Conclusion

the results show the physical exhaustion in the tissue The cheraghi Neighborhood of eghlid city. Which, based on analysis in different sectors, show that this urban sector requires the involvement of the private sector as well as the efforts of Urban authorities in this sector. This paper is based on two proposed models in urban planning.

۱- AHP

Initially, this method was used to identify the approach for planning the Cheraghi neighborhood in which three Improvement of Rehabilitation, Renovation, and reconstruction were analyzed, the results of which were indicative of the Renovation approach.

2-SWOT

this method has been used to analyze the strengths , weaknesses , opportunities and opportunities present at the area level , which shows the strength - threat strategy in physical factors , opportunity - threatening strategy in economic factors , opportunity - threatening strategy in economic factors as well as the strengths - threat in environmental factors . then , the Leads analysis was proposed.

But what should never be forgotten is the potential human nature, perhaps creating competition among the inhabitants of the neighborhood that could speed up the process of renovating it.

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