

Spatial Analysis of Economic–Social Structure of Urban Worn-Out Textures (Case Study: Mehrabad Region in Bonab City, Iran)

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ABSTRACT: Rapid growth of urbanization and the increasing rate of migration has led to urbanization has urban development. Facing new needs in urban life can reduces the tendency of belonging to the city and its cultural heritage. Problems and issues present in the cities and unawareness about values presented in urban structures has led to a rupture between the old and new textures, thereby has caused the problem of worn-out textures. These textures have several social, economic, cultural and physical problems and in needs modernization and restoration. This paper analyzed the physical, social and economic structures on Mehrabad region in Bonab city of Iran which is considered as the main part of Mehrabad neighborhood (one of the two initial cores of the city). Methods used for this work are descriptive-analytic that was done using documentary study, household questionnaires and field study. Demographic, economic, physical and institutional indicators have also been used for data collection. The obtained results showed that in the study area, despite of the presence of low-income residents and lack of improvement and modernization, there is a high rate of public participation and high social capital. Groups of local people the board of Trustees of Mehrabad mosque has also an active role in cooperating and helping residents. Airport people can take active role.

Keywords: Mehrabad Neighbourhood, Socio-Economic Structures of Bonab, Spatial Analysis, Urban Worn-Out Textures

ORIGINAL ARTICLE

PII: S225204301500033-5

Received 14 Jan. 2015

Accepted 20 Jul. 2015

Revised 11 Aug. 2015

INTRODUCTION

Development of contemporary urbanization brought numerous consequences, including possible adverse effects of urban development in city centers. This problem is developing in both developed and developing countries and it has almost become a universal phenomenon of urbanization. Even though that these developed countries have been trying to face these adverse effects and reconstruct the city, but in developing countries this problem has become more serious which is due to immigration of people and physical development of cities and these countries still have not been able to prevent this problem.

In these countries and specially in Iran the high rate of urbanization, the increase in immigration rate and raise in population and also development of physical structure of the cities on one hand and new demands of urban life on the other hand have decreased the sense of belonging as a citizen to the city and cultural heritage.

So, the conflict between the needs of modern life and the problems and deficiencies of the existing historical buildings, as well as unawareness about the value of these structures will cause the demand for modernization of such structures. This contradiction leads to rupture the bond between the old and the modern parts of the city (Ablaghi, 2002).

Also, as time passed, because of the lack of services, infrastructure and infrastructural systems, and lack of adequate traction of traffic networks in meeting the needs of today's citizens, the structures are becoming

more worn-out than before and are reminded as problematic structures (www.nosazionline.ir). Historical contexts have aesthetic values and continuity of collective memories and give identity to our towns and location and livelihoods of millions of citizens in the world. But these structures are unstable and vulnerable to accidents and natural disasters.

Stagnation and deterioration of the urban environment make the most appropriate location for the behavioral distortions, social disorders, crime and lack of social participation and threat the city to become a risk to healthy urban living. With the gradual depletion of the active population and migration of the rich and wealthy people and entrance of economically and culturally poor immigrants, the cultural and economic values have decreased.

Urban planning plays an important role in the changing the relationships between the threats (old houses) and constraints (lack of public financial resources) on one hand and opportunities in the urban context (potential release of land for housing and preventing the growth of urban fringe) and enjoying the financial power of citizens in the development process of the urban centers on the other hand (Rahnama, 2010).

In recent decades, urban development in Iran had physical dimension and content and had been known as expansion of peripheral characteristics.

Recently, with start of serious discussions about urban revitalization and sustainable development concept

in the world, various aspects of development have been studied under the concept of urban development.

In this development, because of various social, economic, legal aspects, and the interested parties, the physical aspects have been less emphasized and the main concentration has been over the qualitative extent indicators of development.

Worn-out and historical structures of the cities are opportunities for urban development. This article analyzes the social, economic and physical limits of Mehrabad which is one of two main cores on Bonab city.

The objectives of this study are as follows:

Identification of worn-out urban structures in Bonab city, determining strengths, weaknesses, opportunities, capacities, threats and deficiencies of these structures and the article aims to find an optimization pattern for modernization of worn-out urban structures.

Most of the plans that are modeled recently to resolve the problem of worn-out urban cities in Iran have not been able to achieve their goals due to lack of sufficient attention to capacities and strengths of the structures. These designs consider the worn-out textures as places having a lot of difficulties and many unable people have no ability to perform any developing activities.

Considering the physical framework of these plans has led to lack of attention to social organization, so due to lack of interest among residents it has not been able to succeed (Matoof and Rahimi, 2007). These structures, more over than the needs, have many capacities which lead to progress. Since these structures make up the old neighborhoods their social capital is considered as the most important capacity for development (Matoof and Rahimi, 2007).

Consistency of local assets and providing possibility to develop the Non-governmental organizations (NGOs) and community-based organizations (CBOs) and paying special attention to the contribution potentials are all in their actual contents.

Local governmental agencies by help of local groups play an important role in empowering the capacity and efficiency of local communities (Matoof and Rahimi, 2007).

Review of literature

In experiences of rehabilitation and improvement, worn-out urban structures have acquired more experiences among western countries, particularly America and Britain especially after World War II. In these countries, the improvement and regeneration of the worn-out urban structures have always concentrated on the inner structures of the city and not the historical parts and before 1980s it has carried out to replace these areas with public housings and after 1980 the empowerment of residents has taken place through the economic improvement of these structures.

Also, from the late 1990s, the empowering approach was introduced to improve the old urban structures in these countries (Shahidi, 2008). In Iran, the renewal of urban centers in different historical periods have represented different patterns of urban operations, early interventions in the urban structures and the construction of streets perpendicular to each other in

period of Reza Shah (1942-1979) and patterns of modernization and improvement after the Islamic Revolution (1979-2007).

The process of structure regeneration of urban centers in the country after the revolution became more serious and it appeared in terms of designs, laws and programs for the development that were all affected by the attitude and conditions governing the period. These projects are part of the psyche over the years up to time of comprehensive view and development of urban improvement projects (Rahnama, 2009)

Theoretical Contents

Worn-out urban parts are some parts of the urban structure where the physical and functional qualities are reduced (The Ministry of Housing and Urban Development, 2006). When in a range of a city, urban life falls in to recession; the urban area enters in the process of wear-out. The public's view of the deterioration in the current situation is in old buildings and instability in the context of the narrow streets and residents of low-income having social problems and those who receive less service during the natural and abnormal events.

The most important feature in this context is the lack of automatic renewal due to poverty of owners and residents and lack of incentives for investors which are because of the lack of a guaranteed return on investment (Organization of modernization of Tehran, 2007). these diagnostic criteria of the structures are adopted by the Supreme Council of Urbanism and Architecture as follows: instability (representing the lack of appropriate elements and instability of buildings), impermeability (representing the a lack of suitable access roads and lack of sufficient width of the roads for car movement), fineness (representing the intensity and multiplicity of small pieces with a small area).

The identification of these structures is urban blocks where each city block, with 50% of each criterion is considered as worn-out (The Ministry of Housing and Urban Development, 2006).

Rehabilitation and development of worn-out structures have great objectives that can be mentioned as follows:

Social Justice (removal of old texture from the poverty cycle and creating opportunities for residents' progress); Safety (reducing the vulnerability of old buildings against earthquakes); Security (reducing the level of social vulnerability); Welfare (improving indicators of quality of life and human environment); connection with urban spaces and functions (improving the dynamics of city structures and adjusting the functional relations between spaces); revitalization of the neighborhood's identity (identity and neighborhood revitalization by employing the principles of Islamic-Iranian design); Increasing urban wealth (transforming the urban legacy existing in urban structures to the urban wealth available in urban life) (Andalib, 2007); normalization of urban landscape and avoiding uncontrolled urban development.

Major perspectives on old urban structures' intervention

- Museum-like perspective: This view rejects all kinds of urban intervention, except conservation and restoration and don't accept actions such as the

modernization and contemporary-making actions and agrees that these actions lead to the destruction of cultural and historical values of the structure. This attitude in terms of extreme performance even disagrees with the revival of historical buildings' function for today's applications.

So, the followings are critical to the perspective: Lack of attention to the needs of urban life; Lack of attention to the demands and interests of the owners and residents of the structure; stagnancy of the structure and continuous wear-out and increasing outflow of residents and loss of identity; increase of physical break.

- Modernization perspective: This view looks at the totality of the historical context as distressed areas and doesn't believe in cultural and historical values in structural basis and stores only some of single buildings valuable to keep. This view which is famous as bulldozer view is made regardless of historical and cultural values, and considers the historical structure as modernization and investment site and doesn't differentiate the historical context and preparation land. The major criticism of this approach is as follows: Lack of attention to cultural values.

Over time, a history is created and crystallized as a structure; lack of attention to social and anthropological values, lack of attention to the role and participation of people, the need for major investments and unilateral intervention of the government.

- Intermediate and realistic perspective: This view believes that what we have known as historical context is never a homogeneous value but it is actually a range of the most valuable fields, historical sets and other elements worn-out textures that are worthless to maintain. The fundamentals of this approach are as follows: Restoration of historical context is possible only with the involvement of people; Restoration of historical context is not only through physical action but also social and cultural aspects are directly involved in it; Restoration of this structure aims to make a development in the context of sustainable development (Ablaghi, 2002). Emotional and subjective involvement of people is in group situations that make the individuals to help each other for achieving group goals and share responsibilities (Alavi Tabar, 2001).

One theory about the development of urban centers, especially the revival of old neighborhoods is ladder theory of participation by Sherry Stein about citizen participation in the planning process in the US (Rahnama, 2010). Arnstein uses the citizen participation in the interpretation of citizens' power and uses the metaphor of the participation ladder to illustrate it. He believes in the levels and ladders of citizen participation in local government. Ladder of citizen participation introduced by Arnstein is in order from low to high levels and has three levels and eight steps. The first level is the lack of participation that involves the manipulation 1 and treatment 2. In these two stages that reveal the lack of citizens' participation in local government, citizens in order implement policies of local governments and then adopt themselves with these policies. The second level is a representative egalitarian. This level includes steps of giving information, consultation and ordering. At this level, a representative egalitarian is made in field of citizen partnership.

At first, citizens get aware of the local government, then their views would be questioned and then the local government would ask about these actions. And third one is the civil power including the steps of the partnership, and advocacy and monitoring of citizens. At this level, some preparations are predicted to empower the citizens which take place through partnership between lawyers and representatives (Nejati Hosseini, 2002).

MATERIAL AND METHODS

This study has a goal to be applicable and the descriptive-analytic method is used for data collection. The statistical population of the research is 60 samples of inhabitants of Mehrabad city which have been chosen using Cochran systematic sampling. To meet and achieve the ultimate goal of the research, production and creation of data related to the physical, social and economic factors impacting modernization and development of worn-out textures have taken place.

Then, using the analytic hierarchy process (AHP), the weighting and ranking of triple structures and variables related to each structure of the worn-out texture in Mehrabad region took place. For identifying internal (strengths and weaknesses) and external factors (opportunities and threats) Delphi method and surveys of different experts in the fields of Urbanization, Geography and Urban Planning, Architecture, Social Sciences, Urban Economics, environment and etc. have been used and then the SWAT technique was used for organizing worn-out textures in Mehrabad region.

The specifications of Bonab city and worn-out textures:

Bonab is one of the 19 cities and 61 urban regions in East Azerbaijan province and the southern part of Urmia Lake is located in the southwest part of the province. The city is bordered to the North and West by Maragheh, Northwest and West by Urmia Lake and West Azerbaijan and South by West Azerbaijan and Malekan town. Bonab city comprises a land area 79,778 square kilometers, and is located at latitude 6 degrees 54 minutes to ten minutes North and longitude 45 degrees 30 minutes to 46 degrees east (environmental consultants, 2007). Bonab city in 2012 has had a population of 79,398 people which includes 19,573 households. Household size of the city is 3.91 persons, the rate of growth (during 1997-2007), is 1.92 and sex ratio is 102.5. Also, 36.3 percent of the 10-year populations are economically active and 63.6% of the populations are the inactive population. 339 hectares of the area of Bonab city is worn-out. In these areas about 34 553 people (45% of total population) live. 1642091 square meters (48.4%) is the area of the marginal limits, 1,223,605 square meters (36.1%) is the area of regions having no historical elements and 527,379 square meters (15.5%) is the area of the regions having historical elements.

Comparison of the number of residents with other indicators such as the area, elements number, etc. shows that marginal regions are more populated than central region. Marginal regions have a lower level of welfare services and applications due to freshness and modernity. In terms of quality, buildings in areas having historical elements are 43.9% repaired, 29.7 percent destructed and

26.4 percent modern. New buildings within the marginal areas and areas without historical elements are more than areas having historical elements but the destructed buildings are more in areas having historical elements (Table 1).

Table 1. Data of regions with worn-out structures in Bonab

Application	Item	Having historical elements	Having no historical elements	Marginal	Total
Population	Number	4908	10191	19454	34553
	Percentage	14.2	29.49	56.3	100
Area	Square Meter	527379	1223605	1642091	3393075
	Percentage	155	36.1	48.4	100
Parts	Number	1549	5106	5147	11082
	Percentage	13.1	43.3	43.6	100
Residential	Area	331748	922246	1264693	2518687
	Percentage	13.2	36.6	50.2	100
Other applications	Area	106751	298270	376898	781919
	Percentage	13.7	38.1	48.2	100
Quality (%)	Modern	26.4	34.8	35.6	100
	Repaired	43.9	43.4	39.5	100
	Destructed	29.7	21.7	23.9	100

Source: Bonab Municipality (2000)

Identification and analysis of the study area Mehrabad neighborhood is one of the two old cores of the city and constitute the initial and historical core of Bonab city along the Gazavosht neighborhood. Mehrabad neighborhood has many valuable and historical monuments such as the Mehrabad Mosque and Mehrabad bathroom. Mehrabad mosque which has been recorded in the Office of Historical Monuments with number of 780 is one of the most valuable historical monuments. This mosque is very important because of having inscriptions, painted capitals and tall and beautiful minaret (25meters high) it is written on the inscription in the year 951 AD that the mosque has been built in the era of Shah Tahmaseb Safavi (www.oldsom.persianblog.ir).

Based on the data obtained from statistical blocks of the 2007 Census, 2,300 are residents of the area including 948 men and 920 women. The sex ratio of the residents is 103.04% of the population, the household size is 3.28 and 89% of men and 75% of women are literate (Table 2). 37.4% of the active population are employed, 30.1% are housewives, 22.5 percent are students, 5.5% of people are unemployed but with an income and 1.5% are unemployed (Table3).

Table 2. Data about population of studied area

Immigrants	Literate		Over 6	Household		Sex Ratio	Population			
	Female	Male		Family	#		Female	Male	#	
254	75	89.1	1427	1736	3.28	569	103.04	920	948	1886

Source: Iran's Statistical center, public census of people and housing (2007)

Table 3. Data about economy of the studied region

Active population (person)							Population of 10 yrs. and more (%)		
Other	Unemployed	Income without work	Student	Housewife	Employee	Total	Female	Male	Total
47	25	90	366	490	607	1626	807	850	88.7

Source: Iran's Statistical center, public census of people and housing (2007)

Table 4. Identification of present capacities in region

Type of ownership	98.1% personal, 1.5% consecrated and 0.4% governmental		
Type of document	Formal and informal		
Type of occupation	78%private, 15%rented and 6.7% mortgage		
Type of application	84.5% residential, 11.2% commercial, 1.1% religious, 7.7% office and residential-commercial, 0.5% garden, 0.4%educational and 0.2% hygienic		
Current and recommended density range	High density, medium density and low density		
Social institutions	Public/governmental institutions/formal and informal		
Participation opportunity	Most of residents are aware of done activities in the region. But in terms of tendency to economic participation and economic participation' empowerment they are at a low level. In general, about citizen's participation in urban issues and problems, it can be said that although the citizens have a high tendency to participate in managing the city but there is no appropriate field for citizens participation.		
Type of residents' occupation	Old and local residents having above average financial level and new immigrants in recent years having low financial level		
Substructures' shortages	In terms of water, gas , electricity and sewage piping, in the region, being the first core and having opportunities doesn't make a change		
Capacity of inner parts' development	Social solidarity , tendency to participate in neighborhood's management		
Capacity of local identity	Sense of belonging to neighborhood		

Source: Author's research

In a part of the texture, due to incompatible land uses, and the withdrawal of some of the original inhabitants some complications and problems are caused for inhabitants who have been effective in the lack of development and texture repair and in this section, many tenants are living. This part of the texture has lower environmental values than many other parts but in terms of social values, there are no important abnormalities.

Main features of worn-out urban textures are high durability of constructions, the pretty small size of the materials, type of materials as mud and bricks (especially in some parts-of the area) and there are some problems in terms of access, particularly at the tertiary access which is very narrow and in some places is less than 4 meters.

The literacy rate in comparison with the total area of the state is average. Most of the household heads are old. The educational level of the household heads is law. Most heads are employed which indicates a good condition.

Their own birthplace is inside the neighborhood or city which is in the proper condition. Most of them work in Bonab city, and more likely do in fields of agriculture, service providing and employment. In the case of local sustainable development, this situation should be local.

Most questioned residents are old and have lived in city for more than 30 years and are willing to stay more and the reasons for this residency are present social capital and close relationship between residents in the area. The reason for choosing the location by immigrants is also evaluated in a bad condition so the desire of the residents to leave is also because of economic problems of residents.

The residents mostly spend their leisure time at home or in the area. Residents' relationship is in a good condition which is caused by their close and relatively connections. Residents of the neighborhood compared the condition of the area to other neighborhoods in the city and have identified it in a poor condition. Trust of the residents to family members and local residents is in good condition and to friends is in moderate condition.

In general, it can be said that the emigration of inhabitants leads to emigration of non-residents to the area that results in lack of paying attention of new residents to the texture and increase in the wear out of texture. Uneven and unbalanced distribution of population density and per capita affects the process of deterioration and destruction of the urban space and relocation of urban residents for renewal can speed up this process. Results are given in the following tables as very good- good-moderate- bad- and very bad.

Almost all heads of households living in the area are either retired, working or doing agricultural work, because then neighborhood is one of the old quarters of the city and is one of the 2 primary cores of the city. The employment rate in the area is in a better condition compare to the city and presence of old and active people in the neighborhood proves it. Ownerships are mostly personal. But commercial buildings are present on Motahhari Street which is one of the four major streets in the city and most of them are single or double commercial-residential stories.

Most residents are average- to low- income and most of newly arrived immigrants are poor and less fortunate coming from the villages of this city, or other neighboring cities. The price of land and buildings in the area compare to other areas of the city is in a worse situation which is mostly due to the deterioration and wears out of buildings in the area.

Residents of the neighborhood have evaluated the situation of the area as very bad in terms of physical problems. The available parts in this area have approximately equal amount with a range from a very large to very small parts. Most buildings have a single floor and the second floor is used for residency in warm seasons and generally people who have a better financial situation build it. New buildings that are mostly made legally and under municipal control have two floors or more and new and durable materials are used in their construction. Due to recent constructions in the area, the number of these buildings is rising but there are still some worn-out structures available in this area. So the constructions' materials are improving as well. In construction of new buildings, concrete and steel elements are used.

Most of the buildings exteriors have an average to poor condition. The quality of most buildings in this area is in poor condition, indicating that there are too many old and worn-out buildings in the texture.

Table 5. Ranking of population-social indicators

Items	So much	Much	Average	little	Too little	Total
Rate of literacy	---	---	82.2	---	---	100
Age of household's head	15	30	28.3	18.3	8.3	100
Supervisor's education	5	20	---	45	30	100
supervisor's work condition	---	78.3	---	11.7	10	100
Supervisor's birth place	35	38.3	13.3	10	3.3	100
Supervisor's workplace	9.4	7.5	---	54.7	28.3	100
Awareness of projects procedure	---	68.3	---	31.7	---	100
Economic partnership	5.1	6.8	6.8	20.3	61	100
Participation empowerment for projects	---	1.7	---	33.9	64.4	100
Duration of residency	36.7	16.6	21.6	5	20	100
Previous living place	40	22.9	17.1	11.4	8.6	100
Reason for durability of neighborhood	---	34.8	34.8	30.4	---	100
Reason for choosing neighborhood	17.9	35.9	2.6	5.2	38.5	100
Reason for quitting the neighborhood	7.4	14.8	11.1	22.2	44.4	100
Leisure time activities	27.5	25.7	10.1	3.6	33	100
Relationship with residents	11.8	35	16.7	28.3	8.3	100
Satisfaction of place	3.3	30	30	36.7	---	100
Trust to family	---	98.3	1.7	---	---	100
Trust to relatives	---	55.9	35.6	8.5	---	100
Trust to friends	---	28.8	52.5	18.6	---	100
Trust to neighbors	---	57.6	30.5	11.9	---	100

Source: Author (2015)

Table 6. Ranking economic indicators

Items	So much	Much	Average	little	Too little	Total
Physical problems and issues	37.4	22.5	30.1	5.5	4.4	100
Area of units in the region	---	78.3	15	6.7	---	100
Number of units	----	98.1	15	0.4	---	100
Age of building	33.3	---	40	10	16.8	100
Type of material	65	----	18.3	10	6.7	100
Type of exterior	6.7	20	16.7	40	16.7	100
Trust to neighbors	----	57.6	30.5	11.9	---	100

Source: Author (2015)

Table 7. Ranking of physical-spatial indicators

Items	So much	Much	Average	Little	Too little	Total
Physical problems and issues	1.3	1.3	1.3	37.7	61	100
Area of units in the region	38.4	23.4	14.7	14.2	9.2	100
Number of units	2.57	24.86	72.51	...	100
Age of building	17.5	27.4	27.2	16.2	11.5	100
Type of material	18.8	59.6	0.6	1.3	19.5	100
Type of exterior	9.8	26.9	52.5	4.4	6.6	100
Quality of the building	27.2	27.4	9.8	32.4	3.1	100

Source: Author (2015)

Table 8. Ranking of institutional-political indicators

Items	Too much	Much	Average	Little	Too little	Total
Type of action in region	64.7	29.4	5.9	----	----	100
Trust to council officials	----	5.1	30.5	64.4	----	100
Trust to mayor	----	18.6	39	42.4	----	100
Trust to organizations official	----	10.2	20.3	69.5	----	100
Trust to board of trustees	----	28.8	28.8	42.4	----	100

Source: Author (2015)

Trust of residents to members of City Council, mayor, institutions officials, city organizations, and board of trustees of the mosques is in a poor condition, which indicates the lack of appropriate relationship between these institutions and people and others.

Spatial analysis of the studied area using AHP model and SWOT technique:

To analyze the spatial range, the field removing has taken place. Using the obtained data, plan of the property type, the value of buildings and land, type of different applications, the area of the existing components, number of the floors of buildings, buildings age, building structure type, type of exterior and the hierarchy of roads have been laid out.

Analytic Hierarchy Process (AHP): To assess the quality of the urban environment of studied area and to prove the hypotheses of the study, the Analytic Hierarchy Process is used. According to this model, parameters of Table 8 has been used for making the hierarchical model and then the criteria and sub criteria and alternatives were weighted and comparative tables (9 to 11) were obtained based on the weighting of criteria and sub criteria and alternatives.

Table 9. Indicators used in AHP model

Economic indicators	Variables abbreviation	Economic indicators	Variables abbreviation	Physical indicators	Variables abbreviation
Occupation of household head	Z1	Members of household	W1	Diving parts	Y1
Household guardianship	Z2	Households in residential units	W2	Number of floors	Y2
Monthly income of household	Z3	Interest to continue residency	W3	Type of elements	Y3
Type of ownership	Z4	Educational level of residents	W4	Age of building	Y4
Business value	Z5	Age of residency	W5	Quality of building	Y5
Value of land and housing	Z6	Previous living place	W6	Communicational system	Y6
Tendency to participate	Z7	Social congruence	W7		
Economic participation empowerment	Z8	Social relationships	W8		
		Leisure time activities	W9		
		Organization and social connections	W10		

Source: Author (2015)

Table 10. Social indicator

Poor	Relatively poor	Relatively good	Good	
(0.0563)(0.0177)(0.2000)	(0.1310)(0.0177)(0.2000)	(0.2388)(0.0177)(0.2000)	(0.5738)(0.0177)(0.2000)	W 1
(0.0563)(0.1521)(0.2000)	(0.1310)(0.1521)(0.2000)	(0.2388)(0.1521)(0.2000)	(0.5738)(0.1521)(0.2000)	W 2
(0.0563)(0.0607)(0.2000)	(0.1310)(0.0607)(0.2000)	(0.2388)(0.0607)(0.2000)	(0.5738)(0.0607)(0.2000)	W 3
(0.0563)(0.2739)(0.2000)	(0.1310)(0.2739)(0.2000)	(0.2388)(0.2739)(0.2000)	(0.5738)(0.2739)(0.2000)	W 4
(0.0563)(0.1567)(0.2000)	(0.1310)(0.1567)(0.2000)	(0.2388)(0.1567)(0.2000)	(0.5738)(0.1567)(0.2000)	W 5
(0.0563)(0.0452)(0.2000)	(0.1310)(0.0452)(0.2000)	(0.2388)(0.0452)(0.2000)	(0.5738)(0.0452)(0.2000)	W 6
(0.0563)(0.0996)(0.2000)	(0.1310)(0.0996)(0.2000)	(0.2388)(0.0996)(0.2000)	(0.5738)(0.0996)(0.2000)	W 7
(0.0563)(0.0996)(0.2000)	(0.1310)(0.0996)(0.2000)	(0.2388)(0.0996)(0.2000)	(0.5738)(0.0996)(0.2000)	W 8
(0.0563)(0.1028)(0.2000)	(0.1310)(0.1028)(0.2000)	(0.2388)(0.1028)(0.2000)	(0.5738)(0.1028)(0.2000)	W 9
(0.0563)(0.0684)(0.2000)	(0.1310)(0.0684)(0.2000)	(0.2388)(0.0684)(0.2000)	(0.5738)(0.0684)(0.2000)	W 10

Source: Author (2015)

Table 11. Physical indicators

Poor	Relatively poor	Relatively good	good	
(0.0563)(0.1873)(0.7226)	(0.1310)(0.1873)(0.7226)	(0.2388)(0.1873)(0.7226)	(0.5738)(0.1873)(0.7226)	Y 1
(0.0563)(0.1194)(0.7226)	(0.1310)(0.1194)(0.7226)	(0.2388)(0.1194)(0.7226)	(0.5738)(0.1194)(0.7226)	Y 2
(0.0563)(0.0696)(0.7226)	(0.1310)(0.0696)(0.7226)	(0.2388)(0.0696)(0.7226)	(0.5738)(0.0696)(0.7226)	Y 3
(0.0563)(0.0696)(0.7226)	(0.1310)(0.0696)(0.7226)	(0.2388)(0.0696)(0.7226)	(0.5738)(0.0696)(0.7226)	Y 4
(0.0563)(0.1944)(0.7226)	(0.1310)(0.1944)(0.7226)	(0.2388)(0.1944)(0.7226)	(0.5738)(0.1944)(0.7226)	Y 5
(0.0563)(0.1264)(0.7226)	(0.1310)(0.1264)(0.7226)	(0.2388)(0.1264)(0.7226)	(0.5738)(0.1264)(0.7226)	Y 6

Source: Author (2015)

Table 12. Economic indicators

Poor	Relatively poor	Relatively good	good	
(0.0563)(0.1367)(0.0772)	(0.1310)(0.1367)(0.0772)	(0.2388)(0.1367)(0.0772)	(0.5738)(0.1367)(0.0772)	Z 1
(0.0563)(0.0769)(0.0772)	(0.1310)(0.0769)(0.0772)	(0.2388)(0.0769)(0.0772)	(0.5738)(0.0769)(0.0772)	Z 2
(0.0563)(0.0466)(0.0772)	(0.1310)(0.0466)(0.0772)	(0.2388)(0.0466)(0.0772)	(0.5738)(0.0466)(0.0772)	Z 3
(0.0563)(0.2044)(0.0772)	(0.1310)(0.2044)(0.0772)	(0.2388)(0.2044)(0.0772)	(0.5738)(0.2044)(0.0772)	Z 4
(0.0563)(0.0246)(0.0772)	(0.1310)(0.0246)(0.0772)	(0.2388)(0.0246)(0.0772)	(0.5738)(0.0246)(0.0772)	Z 5
(0.0563)(0.0347)(0.0772)	(0.1310)(0.0347)(0.0772)	(0.2388)(0.0347)(0.0772)	(0.5738)(0.0347)(0.0772)	Z 6
(0.0563)(0.4194)(0.0772)	(0.1310)(0.4194)(0.0772)	(0.2388)(0.4194)(0.0772)	(0.5738)(0.4194)(0.0772)	Z 7
(0.0563)(0.0563)(0.0772)	(0.1310)(0.0563)(0.0772)	(0.2388)(0.0563)(0.0772)	(0.5738)(0.0563)(0.0772)	Z 8

Source: Author (2015)

Table 13. Summary of indicators of AHP model

Items	Social indicators	Economic indicators	Physical indicators
Good	3	0	0
Relatively good	5	2	0
Relatively poor	2	5	2
Poor	0	1	4

Source: Author (2015)

Based on the results obtained from the analysis of hierarchical models, the area is in a good condition (30%)

in terms of individual social indicators in the household, household indicators in the housing units and education level of residents, in a relatively good condition (50%) in terms of desire factors to continue residency, residency duration, social relationships, leisure activities and the organization and social relations in a relatively poor condition (20 percent) in terms variable of previous living place and social congruence. In terms of physical parameters, the variables of the number of classes and the communication system are in relatively poor condition (33.3%) and the aggregation variable of components,

element type, buildings age, and building quality are all in poor condition (66.6 percent).

In terms of economic indicators, variables of family income and kind of ownership are in relatively good condition (25%), Variables of household head's occupation, household guardianship, the value of business application, willingness to participate are in the relatively poor condition (62.5%) and variable of the land and building's value are in poor condition (12.5 %). Identify internal and external factors of aging Mehrabad techniques using SWOT.

Table 14. SWOT technique for Mehrabad

Threats	Opportunities	Weaknesses	Strengths
<p>Average wear-out of the region</p> <p>Low trust of residents to officials and urban institutions</p> <p>Lack of attention to participation in local projects in local and national level</p> <p>Lack of presence of appropriate situations for financial partnerships in city and region</p> <p>Risk of movement in region because of decrease in social level of the structure</p> <p>Low unemployment level of the residents in governmental sections</p> <p>High tendency of the households for single household housingd</p> <p>Reason of tendency to leave the region by the residents due to structures' worn-out</p> <p>Lack of oportunity to make service applications in the region because of sever personal ownerships</p> <p>Presence of widening processes in the urban developments design in regions and destruction of these structures</p> <p>High percentage of vulnerability of old buildings against earthquakes</p> <p>Lack of participation in projects and plans of urban development in the past</p>	<p>Opportunity to attract other residents from other regions in the city because of closeness to city center</p> <p>Presence of social capitals in the groups</p> <p>High tendency of residents to participate in urban management</p> <p>Presence of shared sences of social participation specially during public receptions , social crisis and etc.</p> <p>Closeness of region to shopping centers and bazars</p> <p>Presence of old owners having an important impacts on life of families working in agriculture and business field</p> <p>High financial empowerment</p> <p>High request of residents for modernization of the buildings</p> <p>Presence of empty lands and large units of land in the area</p> <p>Possibility to increase the construction density</p> <p>Possibility of transforming the cultural applications to buildings having cultural and historical values for maintaining by the urban management</p> <p>Possibility to access to the useful applications</p> <p>Presenc eof projects and instructions of municipality for correcting the access systems</p>	<p>Rate of population grow in comparison with other neighborhoods</p> <p>Lower household level compare to the city</p> <p>Old range of residents</p> <p>Entrance of literated imigrants having lower income to the region</p> <p>Lack of informal and local organizations in the region</p> <p>Low tendency of residents to financial participation</p> <p>Low financial empowerment of residents</p> <p>Lack of polling from the residents about plans and projects related to the neighborhood</p> <p>Low value of land and hosing compare to other parts of the city</p> <p>Municipal income limits for providing urban services in the region</p> <p>Small wide of inner roads and weakness of access points</p> <p>Deficient education, services, health care and entertainments</p> <p>Low quality and small size of materials</p> <p>Buildings durability in the region</p> <p>Low value of the land in some parts of the region as a result of high wear-out</p> <p>Low density of space use because of presence of 1 o 2-stories constructions.</p>	<p>Low range of literacy in the region compare to the city.</p> <p>Higher sex ratio in comparison with the city.</p> <p>Locality of most of the residents.</p> <p>Neighborhood relations and high social connection between residents.</p> <p>High tendency of residents to continue living in the region.</p> <p>Tendency to participate in managing the neighborhood</p> <p>High unity and solidarity among the residents in problem solving.</p> <p>High social security in the region</p> <p>High sense of belonging to the neighborhood</p> <p>High amount of trust to family and neighbors</p> <p>Employment of most of the household heads in the region</p> <p>High ownership rate with registrated and sixdengue documents in the region</p> <p>Having urban installations (water, gas, electricity and etc.)</p> <p>Because of being the main core of the city</p> <p>Presence of valuable historical elements in Mehraabd mosque and Mehrabad Bath in the region</p>

Source: Author (2015)

CONCLUSION

Wear-out is a fact that has affected most of the historical and old cities. It's obvious that in such cities, this problem has stopped the growth of the urban texture and led it around. Thus, in addition to the destruction of internal and old urbanized cities, it imposes an enormous cost for creating new textures. Identification of worn-out textures, analyzing the issues and choosing an approach based on management priorities are the most important factors determining the development process of worn-out textures.

Worn out textures include some areas that are taken by municipalities due to their special quality of the environment, social conditions, safety against disaster and low utilization of public services. According to past experiences, construction in old textures has no economic justification in the current situation. Given the wide range of textures and accepting that the state and municipal administration cannot afford the renovation of the textures, it is necessary to take measures toward effective

participation of people in the process of worn-out textures' modernization.

It's obvious that the physical structure of the cities has been deteriorated by natural, social and economic processes and need for improvement and modernization have been felt during different periods. Renovation and improvement projects of worn-out urban textures is faced by many issues and problems caused by diversity of the formation and development of the factors. Offering any solutions or projects related to urban regeneration of such urban environments requires awareness and knowledge about causes to be able to use scientific and logical methods for reducing the wear-out. Therefore, detailed study on the modernization and improvement of worn-out textures is very much essential. Based on this interpretation, the present study attempts to analyze the spatial, physical and social context of the area as a region of having worn-out texture in Bonab. Therefore, to do so 3 structures of social, economic and physical indicators have been used. The results showed that based on the analyses conducted using the hierarchical model, the

studied area is in relatively poor condition (33.3%) and in poor condition (66.6%) in terms of the physical parameters, in relatively good condition (25%), relatively poor condition (62.5%) and poor condition (12.5%) in terms of economic indicators, and in good condition (30%), relatively good condition (50 %) and relatively poor condition (20 %) in terms of social indicators within the area in Mahmood Abad.

The proposed strategies:

- Institution-building at the local level: local institutions such as Mehrabad mosque etc. In the neighborhood that represents social capital of neighbors in place have to be used for participating in communication and giving information.
- Public Participation: based on the actions that have already been taken place within the area there has been always a lack of public participation
 - a review of urban development
 - Promoting the role of urban management in coordination with all active agencies involved in providing: It is suggested that all devices should be in full coordination with municipality. The plan of the municipality should be the main core of this action at the local level and should take place additionally to decision-making at the local level and the implementation of programs.

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