

Improve of physical structure and social neighborhood with city sustainable development (Case Study: Deh Vanak neighborhood in Tehran)

Abolfazl rahmati, MSc Department of urbanism, Art University of Tehran, Iran

Corresponding author

Seyed mostafa nabavi shaghghi, MSc Department of Geography and Urban Planning, Islamic Azad University of Noor unit, Iran

Omosalameh, babaee fini, Assistant professor. Department of Geography, Payame Noor University, Tehran, Iran

Mehdi, norouzi, MSc Department of Urban Planning, Art University of Tehran, Iran

Saba, nabaei, MSc Department of Urban Planning, Art University of Tehran, Iran

Kamal, koohgard, MSc Department of Geography and Urban Planning, University of olom and tahghihat of Tehran, Iran

Abstract:

as regards, with growth and development of cities and neighborhoods on a smaller scale, They structure of in various dimensions of physical, social, cultural and ... change, and requires the transformation of the structure town and neighborhood in sustainable development path is. So is aim of the research at the local level, creating or maintaining a favorable and stable structure for the neighborhood and create a favorable environment for living residents. Theoretical Principles of research includes a review of the physical-social structure of the neighborhood and to identify indicators it with promote sustainability approach,

And also study of the successful experiences in world geography, with emphasis on developing countries and also the domestic similar events. The final indicators the research with combination of theoretical and experimental indicators have been adjusted.

The paper is qualitative and quantitative methods and analytical and experimental approaches and aspects of the target is application. Field data based on the researcher observations, interviews and completing the questionnaires were collected from residents and officials. To better understand the subject, the stability rate of the physical and social structure "Deh Vanak" neighborhood, according to the views of residents and specialists with Using Analys method "satisfaction-importance rate" being have been evaluated. The result shows: despite of less firmety involves with some indicators. There is fix structure upon formally and sociality to vanak.

Key words: physical-social structure of neighborhood, sustainable development of cites, Stable neighborhood, "Deh vanak" neighborhood.

Introduction

From last times, residential neighborhood has important role on residents' life that is a place, people gathering with social, economic, religious, nation characteristic. To sum, people gathering at same precincts, they have familiar characteristic. Because of the environment with specific performance that place distinct with others. In recent centuries, the result of change in residents' life they made change in structure of neighborhoods. As mean, they search develop phase on neighborhood concept, according strong force of neighborhood solve problems.

Physical and social structures of neighborhood: compound collection from activities and social contact. Element of physical indicators are general stage, those made connected network. Contacter linkers as connected fields involves neighborhood on higher physical as mean area, as a result on city.

They connected that issue in life and general space that show social activities. These collections based on social and physical structure upon at the level of neighborhood and make their members, show historical, social, cultural characteristic, in other words individuality of that community.

The suburb's of this research was around Vanak, in 3 area of Tehran city, the main problems of this area include overplans for development, possessive condition of estate, unsuitable and unstandard passage, unstandard construction. During social phase, there are problems like: lack partnership of people in progress process, less possessive belongings, less cultural place, heavy traffic is one of the other problems; it is more obvious in Vanak city. According the doing research, despite of old building and small length of earth, most of building don't have parking and people forcefully park their cars on passage.

Meanwhile settlement of Alzahra University increase traffic problems.

At this research, professors evaluated structure indicators' physical-social then fix indicators with universal success experiment and the combine with each other as a chart, the continuation estimate data breakdown in Vanak with use of specialized ideas and questionnaire, evaluation of fix structure of physical and social of Vanak city, as a result, they gave recommendation in ground of progress of this characteristic.

The main reason of this research make progress on structure of social and physical of neighborhood with phase of fix development of city and next reason as follow:

- studying and recognize structure of physical and social in Vanak neighborhood
- determine social and physical indicators in Vanak with focus on fixed progress of city
- Analysis the potential indicators of social and physical in Vanak 3 area with phase of permanent development.
- To introduce methods and social and physical recommendation on special area as a mean solve problems and improve the structure of social and physical of neighborhood.

The main questions for guidance of this research as follow:

What is the main indicators in Iran fix progress and how in ground of area we can put these indicators?

- What solution or politicals need for progress of physical and social progress with phase of fix development?
- How is the condition of fix, in Vanak?
- How variables affected on fixed of Vanak city?

Method of research

For doing this research, used from descriptive, document method and studying librarian method to obtain theoretical topic and also use of Qualitative analytic method for to measure the effectiveness of both types of variables are used in the development of sustainable neighborhoods.

From usual methods in the Urban Studies, Such as referring to statistic centrals, libraries and information centers and depth interviews and direct observation and questionnaire was used to collect the required information. Using Cochran formula, the number of samples is 373 person. And sampling method of the type "systematic random" is. Questionnaires Distributed among of people do about 15 days from 10:00 morning to 6:00 night. For analysis of data use residents experimental method. Indeed for analysis of resident ideas use Analys method "satisfaction-importance rate".

Concepts and Theoretical Principles of the research

Sustainable development of cites

As same concept for stable is Durability in urbanism. From view Kevin Lynch Durability and permanence is rate of resistance of physical element one city in front of Erosion and deterioration, and having the ability to activities in a long period (Lynch, translat: Bahreini, 1997: 144). And also, Partha believe, sustainable development is to mean keep social welfare, that not only include the welfare of one generation even also include welfare of whole genaretes. He believe, indicator of social welfare determine according usual rate of welfare every seneration. That has familiar concept in economic development.

As this view, sustainable development is longterm economic plans, During which the average welfare of present and future generations, did not diminish through time(partka, 2007: 3). Sustainable development is a dynamic process in the developing countries; Such that needs "of present and future generations by restructuring and balance of the local to social, economic and ecological system and integration flowes local to global connections to Organizing(Alshuwaikhat, 2002, 86). Because cities have an important role in the development process. To achieve it, to the institutionalization of various matters commensurate with their capacities in the long term and also permanent and effective communication Does between components of their (Rodriguez, 2009: 201). The sustainable development of cites include development that main purpose to make quantitive goals as improve social suitation, hygiene, biological environment and to make that suitation for future and precent generations. The sustainable development of cities have focus on social relation and Denies zoning regulations, and the development of numerous spaces and dense emphasized. Suggested solutions for achieving sustainable urban development is including: participation of the people in the planning, building and creating favorable healthy neighborhoods; Flexibility types of housing, preservation cultural the environment, the development of numerous spaces, multipurpose and dense; the control of land use, access to the all parts of the city, to prevent the propagating and spreading types of urban pollutions, waste recycling, efficient use of resources; filling the gap between the poor and rich and Achieve these goals with the help of law and implementation of the urban, rural and national planning is possible (Turner, 1997; Zyari, 2005; Shiaeh, 2008; Hamideh and Pur Navid, 2007; Salehi, 2009).

Quarter and Durability neighborhood

Quarter is a part from city, that have Margins of functional or Space of the With identity, and is combination of Operations the small scale, An urban neighborhood is usually composed of more than one unit of neighborhood(Philine Gaffron, 2005). Every neighborhood according to the requirements of ethnic groups, social, economic and ... been different and has the broad concepts and definitions. In general neighborhood is a social unit and for been Residence and life of it residents, and is from main elements of the organization and urban planning. Residential neighborhood part of the is city, and include centrality with uses in is neighborhood scale. Persons residing in neighborhood have a role in

shaping to neighborhood, and Creating for neighborhood a whole Unit and Coherent of the physical and social. Each neighborhood has a unique feature in the past, and is place that due to having some common and specific features such as roads, nodes, edges, and ... is identifiable. So that the person does understand it through the mind. It is worth noting that dominant commute on foot is the in the quarter except in emergencies (Cowan, 2005; Davidson, 2007; Aryanpoor, 1984; Lynch, 2005). Sustainable neighborhood is the neighborhood that have Social and physical cohesion with hierarchical access, and include complex uses and spaces with human scale. And also features such as Increase residents' sense of belonging than neighborhood, encourage the participation of the residents in the affairs of relating to neighborhood, priority the pedestrian to vehicles pedestrians and ... have. In other words, sustainable neighborhoods are places in which the people want to live in the present time and future, And are sensitive to their residential environment, and for improve the quality of life of does cooperate, and equal opportunities and appropriate services for all people maked(Habibi and Maleki, 2011).

city Structure and Durability neighborhood structure

Structures, is systems beetwen components and how composition of components one the Collection, which have created a whole. These components can be changed, but rules governing the components are fixed (Hamidi, 1997; Garayea, 2009). Urban structure is to mean type of the urban elements skeleton, That style development blocks, streets, and network access, land use, symptoms of neighborhood post, edges, division of space, basic infrastructure and ultimately, full and empty spaces in the urban region of the constitute. Urban structure is a means for understand of the city plan and how the functions and functions for citizens. Some scholars believe that in the beetwen structural elements of each city, way is most powerful means to bring cohesion of total, That opportunities for access to services, employment, business and entertainment areas and ... created(sterret & et, 2012; Bazr Ghar, 2003; Encyclopedia management of Urban and Rural, 2008).

in the past, thequarter main structure has few common physical features, which include: 1. Texture 2. Form 3. Neighborhood Center 4. The principles governing to organization of the visual neighborhoods 5. Access (Ziaee and et al, 2009, 42). The concept of neighborhood has a broad definition With regard to social conditions, economic, environmental, and ..., So that the residential neighborhood are part of the city, and has an center with use type in the neighborhood scale. Neighborhood residents have a role in forming to neighborhood, and creates a unified whole of the physical and social for the neighborhood, And is the basic unit physical organization of the city structure. Mac Lalín of he experts modern urbanism field, neighborhood as a metropolitan area with a diverse group from types of public buildings and open spaces with various human activities in that defined. In his view, the physical form of the desired neighborhood should be at least ten characteristics: An area of about 64-56 hectares, the minimum density of 5 housing units per acre, having an inner balance between housing, jobs and services, Center recognizable neighborhood, spaces or places designed for specific municipal buildings, the diversity of public open spaces, having a hierarchy in the communication network, Streets and spaces designed for people and leisure residential units(Cowan, 2005, 256-259). Looking at the various sources and study neighborhood sustainable development criteria, know can that sustainablequarter in Search of the Customized the physical structure of with residents current needs, and attention to the values social. In other words, sustainable neighborhood is neighborhood that, in the close link between social and physical characteristics are formed. And are predisposing social interactions high, and have the sense of belonging to their place in the hidden. sustainable neighborhood is neighborhood that, Physical cohesion with building spaces in it accountable That have human scale proportions, Spatial hierarchyand access, diversity(That will help to dynamism space, and reduces from spaces uniformity and Boring), oriented Pedestrian, Emphasizing of the pedestrians movementPriority, and integration with nature(Saadeh zar Abadi and Khozayea, 2010, 7). In the view of sustainable development, neighborhood structure to face an ecological structure is considered, that schematic model it Figure opposite is presented. The first three layers (3, 2, 1) on social relations and end two

layers (4, 5) focuses on natural and artificial environment. This model has two parts very good separated from each other. The main application of this model In the the analysis and evaluation of projects and and role of and impression and the effect they are on another. In this diagram, human beings are in center of the diagram and outer layers (Namely, 2 to 5) have direct and indirect impact on quality of life and welfare of the citizens (Barton, 2003: 11-12).

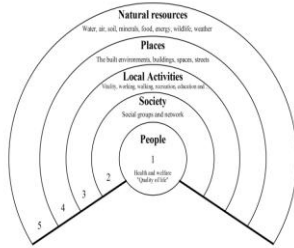


Diagram1- Ecological model of the neighborhood

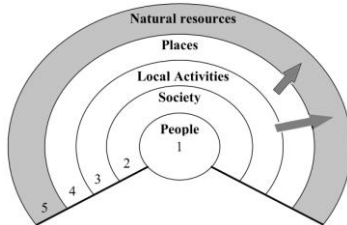


Diagram2- effect of activities and environmental artifact in the environment of neighborhood unit

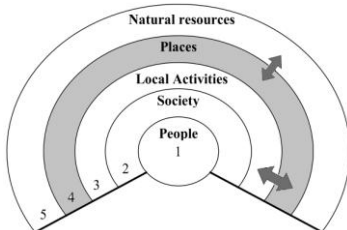


Diagram3- effect of physical planning

Source: Barton, 2003: 11-12

The second layer is include network of the local Communities that (To a great extent to people to face not only detailed but also extensively) to amount of people communications in the school, Shopping centers, clubs and entertainment venues and the amount of people interest to a discussion on the street and..., and in general, collective and participatory activities depend. The third layer is contains activities that help to explain the roots and nature of the neighborhood unit, Means that activities and local life, such as housing, shopping, playing children, movement, walking and The fourth layer is including the location and artifact environment. And this that what things to directly and indirect affects on the place and its function? The fifth layer contains components and an environmental resource is that vital function for the people in the neighborhood-unit and neighborhood provide. Here it is observed that only humans do not affect in the environment, but also their activities and characteristics of streets and buildings and ... also affect on the stability of vital systems (Barton, 2003: 11). Therefore defines four main dimensions include: 1. Citizens Action, 2. Voluntary participation, cooperation and collective problem-solving, 3. Empowerment of neighborhoods and in local communities, 4. Attention to the results comprehensive prospective, global and inclusive.

Table No.1: Summary of global experiences the sustainable structure of the neighborhood

Country plan year	Objectives and content	Main Strategy and Criterion's
Cristofer Toronto Canada (2012)	Working closely with family members and various groups, for The achieve to community of the a safe, healthy and acceptable	Achieving a a variety in community members; Motivation and involvement of community and participation of the residents; Introducing values of this place to the residents; Participatory research and analysis; Providing opportunities for building coalitions for social participation; Appreciating and preserving social partnerships.
Bedzed, England(2011)	Environmental project and without carbon development in order sustainable development	Priority to pedestrians priority right, visual development and socio-environmental sustainability through its colorful buildings and contemporary style, limited the the movement of vehicles, the reuse of surface water, domestic sewage and rainwater recycling, Balanced lighting, reduce waste and energy, use of solar energy, ventilation system a unique and intelligent-vents, proposing to residents for save in-energy consumption, priority the use of bicycles, providing balcony and garden for each house
Vaban quarter in Freiburg, Germany (2011)	Creating an urban neighborhood with cooperation and participation and meetings of the environmental, social, economic and cultural needed of residents	principle Observance of the Education during the planning, the broad participation of citizens and the use of ideas, creativity and commitment, life without a car, low energy consumption
Malmo, Sweden (2001)	Resuscitation neighborhoods and land in the industrial area In order to stability	The use of blocks of tall buildings in the coastal margin to prevent heat loss and the cooling effect of wind energy, energy savings, protection from biodiversity, use from surface water, Control of water and electricity and heat by the residents, Segregation and Waste Recycling, restoration of old buildings of the Unique, Considering the quality of architecture and urban space, Diverse housing, Pedestrian priority, and encourage to electronic communications
Austin, Texas (1996)	Maintain the viability and liveliness the city Austin in the long term	Social justice, participation, active neighborhood council established, creating leisure activities fields in public spaces in order to increase social monitoring for safety and security
Fener and Balat of Turkey Istanbul (2011)	Reconstruction of old neighborhood fener and balat with Europe Union budget to achieve a sustainable balance between the needs the community and conservation policies.	Participation and partnership approach with organizational sustainability, policy solutions of the short-term rather than long-term, management of and financial structure, Accordance needs of society and location with extensive operation historical heritage
Source: The author to citations:(Ercan, 2011) «(www.webarchive.nationalarchives.gov.uk, 1993)«(City of Malmo ,2001, Green Map of Bo01, City of Tomorrow, City of Malmo) «(1960 http://midgie.list.co.uk/article/7-findhorn/ «()Bedzed, 1996)« Ujam & et, 2007) «(www.tamarackcommunity, 2004) «(www.stchrishouse.org, 2012 «(/(www.cabe.org.uk.)		

At reviews and Pluralization from the issues raised in this paper, the two application table of criteria and indicators of the physical structure and social of sustained neighborhood is the result. In Table one, total criteria and indicators that are proposed in the context of the physical structure of sustainable neighborhood expressed. Indeed, in this study because of the high volume of comments for each of the indicators, their description is not included. In Table two total criteria and indicators of sustainable neighborhood that are raised in the context of social structure, is presented. Also, Figure one conceptual model of socio-spatial structure factors promoting sustainable neighborhoods explained.

Table 2: form structure factors of sustainable neighborhoods the according to criteria

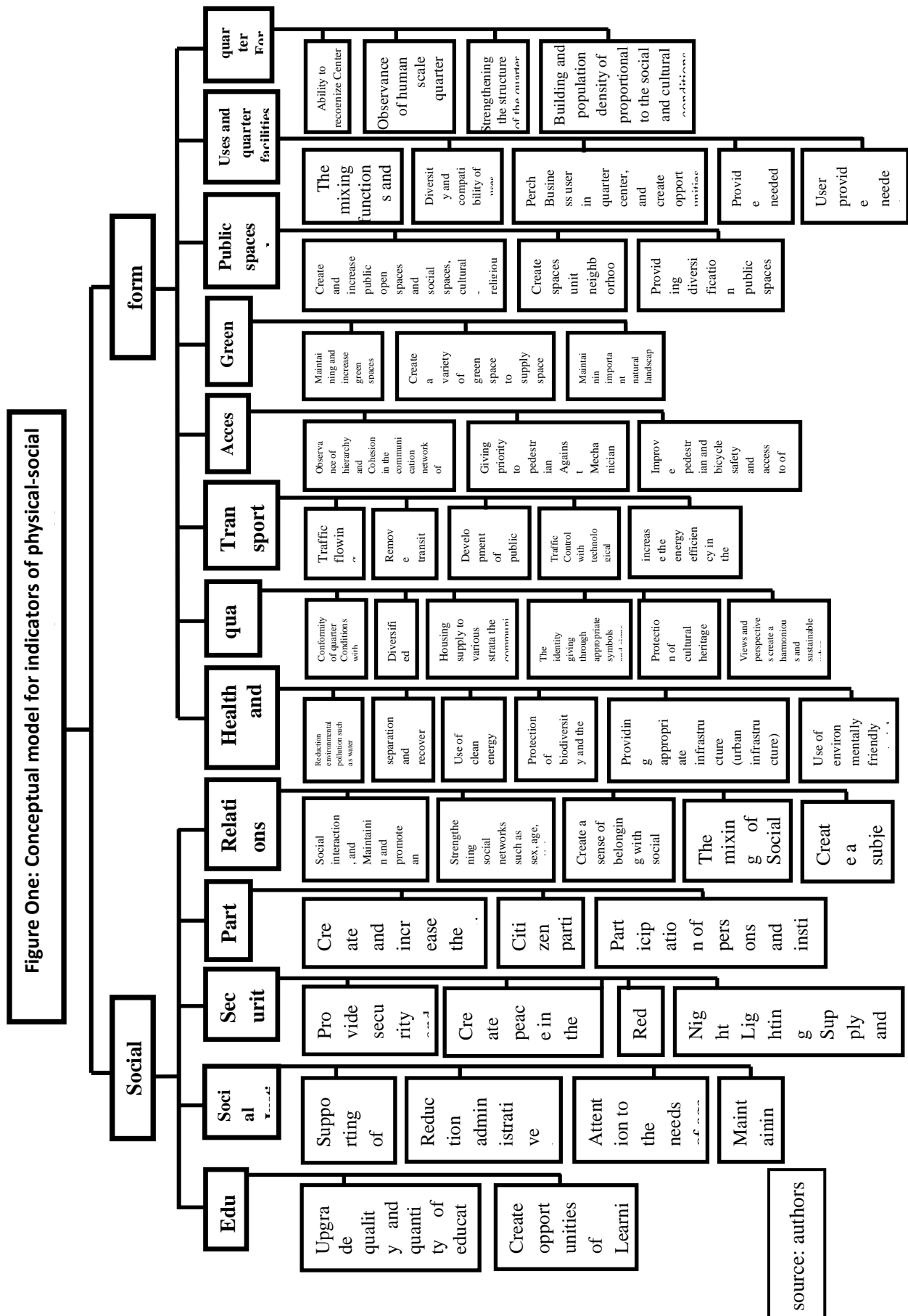
Structure	Criterion	Sub Criterion
form	quarter Form	Ability to recognize Center neighborhood Observance of human scale neighborhood spaces Strengthening the structure of the neighborhood Building and population density of proportional to the social and cultural conditions
	Uses and neighborhood facilities	The mixing functions and uses Diversity and compatibility of uses Perch Business user in neighborhood center, and create opportunities for social interactions Provide needed services. User provide needed neighborhood center
	Public spaces and open	Create and increase public open spaces and social spaces, cultural-religious neighborhood as the context of social relations Create spaces unit neighborhood Providing diversification public spaces in neighborhood
	Green space	Maintaining and increase green spaces Create a variety of green space to supply space for social activities Maintainin important natural landscapes and landmarks
	Accessibility	Observance of hierarchy and Cohesion in the communication network of neighborhood Improve pedestrian and bicycle safety and access to of neighborhood services center Giving priority to pedestrian Against Mechanician and the development and way pedestrians
	Transport and Traffic	Traffic flowing Remove transit traffic Development of public transport Traffic Control with technological innovations increase the energy efficiency in the transportation systems
	quarter quality	Conformity of neighborhood Conditions with separating large pieces into small pieces Diversified housing Housing supply to various strata the community The identity giving through appropriate symbols and signs of urban Protection of cultural heritage of neighborhood Views and perspectives create a harmonious and sustainable urban
	Health and environment	Reduction environmental pollution such as water pollution, air, soil, noise and ... Use of clean energy separation and recover rubbish Protection of biodiversity and the environment Providing appropriate infrastructure (urban infrastructure) using renewable energy Use of environmentally friendly materials

Source: Adapted from research findings by authors

Table 3: Social structure factors of sustainable neighborhoods the according to criteria

Structure	Criterion	Sub Criterion
Social	Participation	Create and increase the participation and residents assistance in organizing of neighborhood Citizen participation in the management of neighborhood Participation of persons and institutions outside the neighborhood with the objective of neighborhood integration with the urban
	Relations and social solidarity	Social interaction, and Maintain in and promote an increase of the neighborly relations. Strengthening social networks such as sex, age, religion, guild, and ... Create a sense of belonging with social strengthen relations The mixing of Social without social tendencies Create a subjective realm of neighborhood border from the perspective of neighborhood residents
	Security and tranquility	Provide security and safety in the of neighborhood Create peace in the community through social supervision, governmental or police Reduction of crime Night Lighting Supply and provide security in the night, particularly for women
	Social Justice	Supporting of vulnerable groups in the neighborhood Reduction administrative bureaucracy and facilitate access to information and facilities Attention to the needs of age different groups, sex, and Specific groups Maintain in native inhabitants in the neighborhood Social diversity of residents
	Education	Upgrade quality and quantity of education and awareness in the neighborhood level as well as matters related to neighborhood Create opportunities of Learning for every age group and sex

Source: Adapted from research findings by authors



Recognition of neighborhood "Deh Vanak"

Quarter "Deh Vanak" in the West Region 3 is located in Tehran. This region covers an area of 139.5 hectares. And more than 16,000 inhabitants. This neighborhood has three distressed texture, intermediate or Semi-automotive and new (Sharmnd Consulting Engineers, 2009: 2). Neighborhood center "Deh Vanak" field "Deh-Vanak" is, which serves as the service facility center of local. Although field is Shaykh Bahaiea as a commercial center, but offers services more in a regional scale. An important element of the neighborhood, University Alzahra and Emamzadeh Ghazi Alsaber(AS), which is both in the neighborhood northern part and field East the "Deh Vanak" are. A neighborhood service is including a variety of commercial uses, services, education, health, religion and Except for Alzahrathat university in scale of regional and trans-regional is, other uses are in the neighborhood scale.

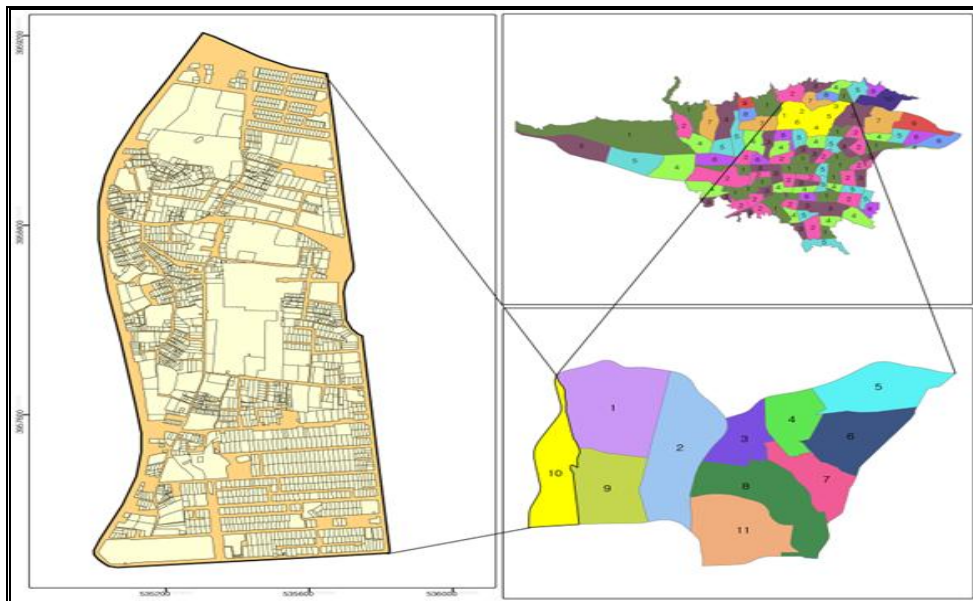


Figure 1: neighborhood 3 Deh vanak in region 3 of Tehran (source: authors)

Analysis method of Importance-Satisfaction Rate

In general, about decision making for the city or the neighborhood, there are two important issues:

- A) proceed to services that important most for the citizens.
- B) Proceed to services that citizens are least satisfaction of it.

Therefore, to analyze the perspective of the residents each area, from method of "satisfaction-importance" is used. Amount "satisfaction - importance" is a unique tool that enables planners to two satisfaction and important factors to consider for decisions about any of the Services. The concept of "satisfaction-important" this is that, for cities is important of the upgrade the issues that matter most and least satisfactory for the the citizens.

Based on responses residents is method of Calculate the amount importance and satisfaction as follows:

$$IS = I(I-S) \quad 0 \leq IS \leq 1$$

In this formula, I is importance percent and S percent of satisfaction show. Percent importance, through the total percent responses of High and very high (When the answer in five ranges are from very high to low) is calculated. Calculate the percentage content of high and very high satisfaction is achieved.

Desired state, when to comes that rate of satisfaction-importance is equal to zero and this means that all the inhabitants of the subject (For example, one of the services) are Completely satisfied. When amount "satisfaction - importance" is equal to 1, this means that, from the perspective of all residents should receive priority attention to the subject. Using this amount, analyze each service based on one of the following conditions:

- 1- if $IS \geq 0/2 \rightarrow$ The emphasis definitely be increased
- 2- if $0.1 \leq IS < 0/2 \rightarrow$ Current emphasis increasing
- 3- if $IS < 0/1 \rightarrow$ Current emphasis stabilized

At the end of the analysis, the matrix "satisfaction-importance" mapped out. At the end of the analysis, the matrix "satisfaction-importance" mapped out. This matrix is two axis perpendiculars to that the Average satisfaction and average importance comes out. By calculating the deviation from the mean (importance and satisfaction) of each of services the two points is obtained. When this point is plotted on the matrix, desired point will be in one of four areas of the matrix. So, Decision making situation will be determined for each service. In this research for analyzing stability criteria to separately the different levels of physical Structure and social neighborhood, of this method is used.

1-7-4- Analyzing of Housing criteria

A) Satisfaction

Indicators of the housing sector include: The size and number of bedrooms, Size kitchen and living room, Size and total area of the dwelling unit, Design and indoor architect, The skylight and landscape scenery outside, control and confidentiality, eating and cooling installations (coolers, radiators, and...), Thermal insulation, The noise (sound insulation quality), Vermin and animals, Malodor (food or toilet), Parking (number, size, ...), Warehouse (number, size, position), Green space within the building, And overall satisfaction from existing housing.

Based on the results, the most satisfactory to respectively, 52 Percent for The skylight and landscape scenery outside, 45 Percent for Size and total area of the dwelling unit, 44 Percent for control and confidentiality, 43.81 Percent for eating and cooling installations (coolers, radiators, and...), And least satisfied is from criteria of Warehouse (number, size, and ...) with 31.43 Percent, The noise (sound insulation quality) with 31.4 Percent, from main criterion of overall satisfaction of existing housing 35.66 Percent were satisfied.

B) Importance

About the criteria residential them with Importance for residents, It must be said that in terms of inhabitants of respectively; Vermin and animals with 85.53 Percent, The size and number of bedrooms with 82.35 Percent, Malodor (food or toilet) with 81.18 Percent are in first and third rows. Least important to the criteria of control and confidentiality is owned by 65.88 percent.

Table (4-2): satisfaction and importance of housing units to divided of criteria

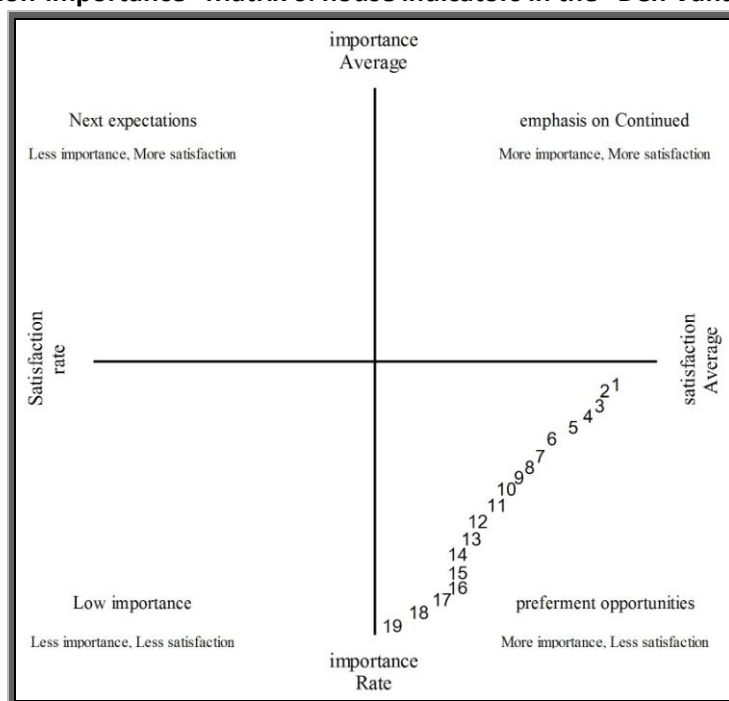
IS Rank	Rate IS	importance Rank	importance Percent	satisfaction Rank	satisfaction Percent	house criteria
1	0.52601	1	85.53	8	38.5	Vermin and animals
2	0.51817	3	81.18	12	36.17	Malodor (food or toilet)
3	0.51057	2	82.35	10	38	The size and number of bedrooms
4	0.50287	5	78.82	11	36.2	Green space within the building
5	0.50015	12	72.94	14	31.43	The noise (sound insulation quality)
6	0.48758	8	75.29	13	35.24	Size kitchen and living room
7	0.484	4	80	6	39.5	Parking (number, size, ...)
8	0.48041	6	78.82	7	39.05	overall satisfaction from existing housing
9	0.47594	13	69.41	15	31.4	Warehouse (number, size, position)
10	0.46605	9	75.29	9	38.1	Design and indoor architect
11	0.44421	10	75.29	5	41	Thermal insulation
12	0.42305	11	75.29	4	43.81	eating and cooling installations (coolers, radiators, and...)
13	0.37834	7	78.82	1	52	The skylight and landscape scenery outside
14	0.3718	14	67.6	2	45	Size and total area of the dwelling unit
15	0.36893	15	65.88	3	44	control and confidentiality

Source: authors

C) Matrix of "satisfaction-importance" rate

The calculation results showed that, the absence of vermin and animals inside the building, Malodor (food or toilet) and the number and size of the bedrooms had the highest rate of satisfaction and importance. So, to make decisions and intervention should be the priority. In addition, the satisfaction rate and importance of all indicators housing sector is more than 0.2. Therefore, must be done decisive intervention in all these indicators. This conclusion is justifiable. Because satisfaction rate from parts the house various is mainly medium and low, and the importance rate of all the indicators were high. Therefore all the criteria in part 4 are in the following matrix (numbers indicate the criteria to respectively table above are).

Figure 4-6- "Satisfaction-importance" Matrix of house indicators in the "Deh Vanak" neighborhood



Source: authors

4-7-2- Satisfaction and importance analysis of the neighborhood criteria

Indicators of the Amenities and facilities neighborhood is include:

Retail(supermarkets and Fruit sale and bakery); Clinic, emergency, and home health; Mosque, Hosseinieh, and schools; Other shopping centers (banks, laundries, taxi service, and....); Appropriate and adequate space for children to play; Adequate space for walking; Size of way communication (width of the streets); enough space for car park in shopping centers of neighborhood; access to public transport (buses, minibuses and taxis); surface waters (especially on rainy days); services and facilities around the the neighborhood (Square of Deh Vanak); Locations in the neighborhood for leisure activities such as libraries; sports clubs, and ...); cultural programs in the neighborhood (celebration, mourning, exhibitions, and ...); neighborhood service during the night (stores, restaurants, and ...); The level of crime in the neighborhood; Security at night, especially for women; Local parks (except Park of Vanak); Green space of the Roadside(trees and Buxus, and ...); Health and cleanliness of the neighborhood; The amount of noise (noise pollution); Qaurter weather (air pollution); And overall satisfaction from the amenities and facilities of Deh Vanak neighborhoods. Such as housing sector, residents to above criteria, in terms of satisfaction and importance of one to five rank. The results are as follows.

A) Analysis of satisfaction

The residents most of Deh Vanak neighborhood, from criteria of the Mosque, Hosseinieh, and schools; Quarter weather (air pollution); cultural programs in the neighborhood (celebration, mourning, exhibitions, and ...); respectively with 58 Percent, 56 Percent, 55 Percent are Satisfied, and They Favorable assessment. And the lowest satisfaction of indicator: level of crime in the neighborhood with 18.5 percent, enough space for car park in shopping centers of neighborhood with 30 percent and size of the way communication (width of the streets) with 33 percent were. Overall feel satisfied from indices has been downward in mediocrity.

B) Analysis of importance

Criteria of clinic, emergency, and home health with 88 percent; Health and cleanliness of the neighborhood with 82.66 percent; enough space for car park in shopping centers of neighborhood and adequate space for walking with 80 percent are respectively in ranking of 1 to 4. While indicators of cultural programs in the neighborhood (celebration, mourning, exhibitions, and ...) with 58.66 Percent; neighborhood service during the night (stores, restaurants, and ...); and Mosque, Hosseinieh, and schools together with 61.33 Percent; and And overall satisfaction from the amenities and facilities of neighborhoods with 64 Percent are respectively Least important of Index.

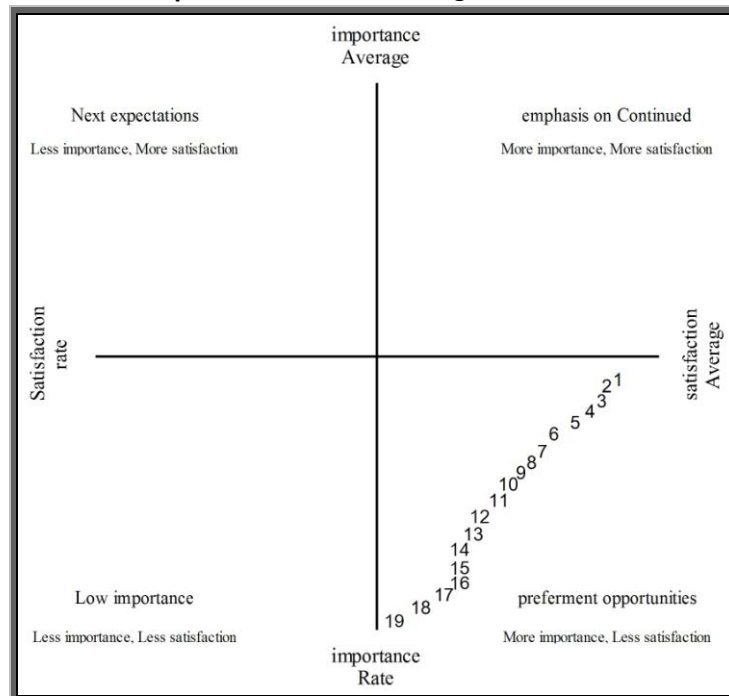
Table (4-3): satisfaction and importance of neighborhood sector to divided of criteria

IS Rank	Rate IS	importance Rank	importance Percent	satisfaction Rank	satisfaction Percent	Quarter criteria
1	0.562	1	88	15	36.1	Clinic, emergency, and home health
2	0.56	4	80	21	30	enough space for car park in shopping centers of neighborhood
3	0.52	3	80	18	35	Adequate space for walking
4	0.506	2	82.66	12	38.75	Health and cleanliness of the neighborhood
5	0.503	5	78.66	17	36	Green space of the Roadside (trees and Buxus, and ...)
6	0.491	8	73.33	20	33	Size of way communication (width of the streets)
7	0.467	6	74.66	14	37.5	Retail (supermarkets and Fruit sale and bakery)
8	0.459	7	74.66	22	18.5	The level of crime in the neighborhood
9	0.423	9	69.33	11	39	access to public transport (buses, minibuses and taxis)
10	0.413	15	66.66	13	38	Security at night, especially for women
11	0.409	19	64	16	36.1	overall satisfaction from the amenities and facilities of neighborhoods
12	0.405	20	61.33	19	34	Quarter service during the night (stores, restaurants, and ...)
13	0.39	13	66.66	9	41.5	Appropriate and adequate space for children to play
14	0.384	17	64	10	40	Other shopping centers (banks, laundries, taxi service, and ...)
15	0.38	12	68	7	44	Locations in the neighborhood for leisure activities such as libraries, sports clubs, and ...)
16	0.38	14	66.66	8	42.5	surface waters (especially on rainy days)
17	0.36	11	68	5	47	The amount of noise (noise pollution)
18	0.36	16	66.66	6	45	Local parks (except Park of Vanak)
19	0.305	10	69.33	2	56	Quarter weather (air pollution)
20	0.301	18	64	4	53	services and facilities around the neighborhood (Square of Deh Vanak)
21	0.264	22	58.66	3	55	cultural programs in the neighborhood (celebration, mourning, exhibitions, and ...)
22	0.258	21	61.33	1	58	Mosque, Hosseinieh, and schools

Source: authors

C) Matrix of "satisfaction-importance" rate

According to calculations, the three indicators that are key priorities for deciding in their neighborhood amenities and facilities, Include: Clinic, emergency, and home health; enough space for car park in shopping centers of neighborhood; Adequate space for walking. The relatively high rate of satisfaction - important for these three factors (over 50%) fully justifies level of dissatisfaction of residents. Because the health facilities of neighborhood is in the lower level, and Width passages to reason quarter dating back, Does not supply the needs of traffic vehicles and pedestrian. Also, a special space for parking in the neighborhood center does not exist; therefore the traffic in the neighborhood has intensified. And Mosque, Hosseinieh, and schools; cultural programs in the neighborhood (celebration, mourning, exhibitions, and ...); services and facilities around the neighborhood (Square of Deh Vanak); Quarter weather (air pollution); and In last ranks are to decide, And it reason is high satisfaction of the residents from these cases. In all cases is the definitive decisions, because is it importance and satisfaction rate of more than 0.2, and for priority intervention.

Figure 4-7- "Satisfaction-importance" Matrix of neighborhood sector to divided of criteria

Source: authors

3) Quality analyzes of the neighborly relations

For achieve to the quality of neighborly relations, four criteria were defined In questionnaire, They are: Amount of relationship with neighbors, Amount of recognition from neighbors, Culture level and behavior of neighbors, Economics and social homogeneity neighbors. If the utility is total of three level medium, high and very high. This result is that 54 percent from respondents knew their neighbors, 60 percent with them have associated, 69percent the level of culture and behavior considered desirable neighborhoods, And 47percent believe that with their neighbors have a In terms of social and cultural assimilation.

Table (4-1): Quality amount of the neighborly relations

Criteriaof neighborly relations	Quality and utility Amount of (percent)				
	Very low	low	Medium	high	Very high
Culture level and behavior of neighbors	13	18	32	27	10
Economics and social homogeneity neighbors	30	23	30	15	2
Amount of recognition from neighbors	21	25	25	22	7
Amount of relationship with neighbors	20	20	28	28	4

Source: authors

Pluralization and conclusions

The most important result section of case recognition of "Deh Vanak" neighborhood, this is that "Deh Vanak" is old neighborhood with rural core. That University Alzahra and Emamzadeh Ghazi Alsaber(AS) and Garden "Mostofi Almamalek" are considered as symbols of the neighborhood. Rural context of the neighborhood with the passage of time and the connection to the city and also destruction of the garden and Construction, has become to urban context. With evaluation of the Subjective and objective criteria this was concluded that the highest level Physical structure and social stability of neighborhood, there are to this eleven criteria: services and facilities around the the neighborhood (Square of Deh Vanak); Qaurter weather (air pollution); The amount of noise (noise pollution); Health and cleanliness of the neighborhood; Green space of the Roadside(trees and Buxus, and ...); Adequate space for walking;

Retail(supermarkets and Fruit sale and bakery); The level of crime in the neighborhood; access to public transport (buses, minibuses and taxis); Security at night, especially for women; overall satisfaction from the amenities and facilities of neighborhoods. Although the stability level of Physical and social structure the neighborhood was low in some cases, But can say that Physical and social structure of the "Deh-Vanak" neighborhood is relatively stable. the stability level from one to five is as follows: very high stability=1 to stability very low=5.

Table 7: the stability level of the physical structure of "Deh-Vanak" neighborhood with respect to criteria

Structure	Criterion	Sub Criterion	stability level				
			5	4	3	2	1
form	quarter Form	Ability to recognize Center neighborhood			*		
		Observance of human scale neighborhood spaces		*			
		Axis existence or structure of the neighborhood			*		
		Building and population density of proportional to the social and cultural conditions			*		
	Uses and neighborhood facilities	Mixing existence functions and uses				*	
		Provide needed services				*	
		User provide needed neighborhood center			*		
		Diversity existence and compatibility of uses				*	
		Perch Business user in neighborhood center, and create opportunities for social interactions				*	
	Public spaces and open	The existence of public open spaces and social spaces, cultural-religious neighborhood as the context of social relations				*	
		The existence spaces unit neighborhood		*			
		Providing diversification public spaces in neighborhood			*		
	Green space	Maintaining and increase green spaces					*
		Create a variety of green space to supply space for social activities				*	
		The existence important natural landscapes and landmarks			*		
	Accessibility	Observance of hierarchy and Cohesion in the communication network of neighborhood		*			
		The development and way pedestrians	*				
		Good walking ability		*			
		securement pedestrian and bicycle safety and access to of neighborhood services center		*			
		Giving priority to pedestrian Against Mechanician	*				
	Transport and Traffic	Traffic flowing		*			
		Remove transit traffic		*			
		The existence of public transport				*	
		The existence Traffic Control with technological innovations		*			
		Increase the energy efficiency in the transportation systems		*			
	quarter quality	Conformity of neighborhood Conditions with separating large pieces into small pieces			*		
		Diversified housing and Housing supply to various strata the community			*		
		The identity giving through appropriate symbols and signs of urban		*			
		Protection of cultural heritage of neighborhood				*	
		Views and perspectives create a harmonious and sustainable urban			*		
	Health and environment	Reduction environmental pollution such as water pollution, air, soil, noise and ...		*			
		Use of clean energy		*			
		separation and recover rubbish			*		
		Protection of biodiversity and the environment			*		
		Providing appropriate infrastructure (urban infrastructure) using renewable energy		*			
		Use of environmentally friendly materials		*			

Source: authors

Table 7: the stability level of the Social structure of "Deh-Vanak" neighborhood with respect to criteria

Structure	Criterion	Sub Criterion	stability level				
			5	4	3	2	1
Social	Participation	Create and increase the participation and residents assistance in organizing of neighborhood				*	
		Citizen participation in the management of neighborhood				*	
		Participation of persons and institutions outside the neighborhood with the objective of neighborhood integration with the urba				*	
	Relations and social solidarity	Social interaction, and Maintainin and promote an increase of the neighborly relations				*	
		Strengthening social networks such as sex, age, religion, guild, and ...			*		
		Create a sense of belonging with social strengthen relations			*		
		The mixing of Social without social tendencies		*			
		Create a subjective realm of neighborhood border from the perspective of neighborhood residents			*		
	Security and tranquility	provide security in the night, particularly for women				*	
		Provide security and safety in the of neighborhood				*	
		Create peace in the community through social supervision, governmental or police				*	
		Reduction of crime				*	
		Night Lighting Supply and provide security in the night, particularly for women			*		
	Social Justice	Supporting of vulnerable groups in the neighborhood		*			
		Reduction administrative bureaucracy and facilitate access to information and facilities	*				
		Maintainin native inhabitants in the neighborhood			*		
		Attention to the needs of age different groups, sex, and Specific groups		*			
	Education	Upgrade quality and quantity of education and awareness in the neighborhood level as well as matters related to neighborhood			*		
		Create opportunities of Learning for every age group and sex		*			

Source: authors

Proposal

Solutions obtained from the analysis of neighborhood stability With respect to Physical and social structure dimensions are briefly as follows.

A) Solutions to improve the quality of social structure "Deh Vanak" neighborhood:

- 1) strengthening the social interaction and relationships among residents
- 2) strengthen the cultural activities in the "Deh Vanak" neighborhood
- 3) Strengthening of leisure activities and entertainment
- 4) Protection the historic heritage and identity of the neighborhood
- 5) Create context for strengthen public participation
- 6) strengthen the sense of belonging and responsibility for of the neighborhood
- 7) consolidation and strengthen security in the of the neighborhood

B) Solutions for quality improving of the physical structure of of the "Deh Vanak" neighborhood:

- 1) increase building density of the neighborhood
- 2) modernization and Sanitation of old texture
- 3) Designing of sustainable housing and strengthening the sustainability in the existing housing
- 4) consolidation and strengthening of Business uses of the local and wisdom
- 5) strengthen public services
- 6) quality improving of of communication ways
- 7) Define and strengthen the Walking routes that in center of the neighborhood (Deh Vanak) will end.
- 8) create spaces for cycling (for simple in the neighborhood green space that is without the use)
- 9) Securement of required parking spaces, especially in center of the neighborhood
- 10) Expand the use of public transport
- 11) Supply and strengthening municipal equipment required
- 12) Surface water collection and reuse them
- 13) Wastewater network supply to all parts of the neighborhood

Reference

1. Alshuwaikhat, M and D.Nkwenti. (2002). Developing Sustainable Cities in Arid Regions. Available at: www.elsevier.com/locate/cities.
2. Aryanpoor Kashani, Abbas. (1989) academic culture of the English-Farsi, publisher of Amir Kabir, Tehran.
3. Barton, Hugh (2003) Shaping Neighbourhoods: A guide,for health, sustainability and vitality, Spon Press, London,and New York.
4. Bazrghar, Mohammad reza. (2003) Urbanism and construction of main city, Kooshamehr publications, Shiraz
5. Choguill, Charles(2008), Developing sustainable neighbourhoods, Department of Urban Planning, King Saud University, P.O. Box 57448, Riyadh 11574, Saudi Arabia, Habitat International 32 (2008) 41–48
6. Cowan, Robert (2005) the Dictionary of Urbanism, Landon, Street Wise Press.
7. Davidson, M & Dolnick, F (2007) A Planners Dictionary, American Planning Association.
8. Ercan, MügeAkkar (2011) Challenges and conflicts in achieving sustainable communities in historic neighbourhoods of Istanbul, Habitat International, 35,PP. 295-306.
9. Habibi, Mitra., and Maleki, Ladan. (2011) Evaluation of environmental quality in urban neighborhood, Case Study: Chizari neighborhood, Thesis for Master degree of Urbanism, Art University, Tehran.
10. Hafsia Quarter, Medina o Tunis, www.mit.edu.
11. Hamideh, Sara., and Navid poor, Mohammad reza. (2007) Sustainability in cities from yesterday to today ", No. 22-21, Journal of Seven Cities
12. Hamidi, Maliheh. (1997) Skeleton of the Tehran city, Volume 1, Engineering Consulting Organization of Tehran, Tehran.
13. Hoodseni, Hania. (2005) Improve the spatial structure of urban neighborhoods within the framework sustainable community development, Thesis for Master degree of Urbanism, Art Faculty, Tarbiat Modarres University , Tehran
14. Ken Sterrett, Mark Hackett, Declan Hill, 2012, The social consequences of broken urban structures: a case study of Belfast, Journal of Transport Geography 21, p 49-61,
15. Lynch, Kevin. (1997) Theory of city good form translated by Hassan Bahraini, Tehran University, Tehran.
16. Lynch, Kevin. (2005) Theory of city form translated by Hassan Bahraini, Tehran University, Tehran.
17. Mohammadi, Jamal. (2002) Analysis of the evolution of neighborhood structure and it position in the urban spatial organization, Journal of the Faculty of Humanities and Social Sciences, Tabriz University, No. 10
18. Partha, Dasgupta (2007), Measuring Sustainable Development, Asian Development Bank, Asian Development Review, vol. 24, no. 1, pp.1-10.

19. Philinegaffron, Gehuismans, franzskala (2005) Eco city Book, Longman Dictionary of English language and culture.
20. Saadeh zarabadi, Zahra sadat,. And Khazae, Fatemeh. (2010) From stability neighborhood to neighborhood of sustainable ", Publications of the Islamic Azad University, Science and Research Branch, Tehran.
21. Saeedi, Abbas., And et al. (2008) The Encyclopedia of Urban and Rural Management, Great Foundation of the Persian Encyclopedia, Tehran.
22. Salehi, Ismail. (2009) Sustainable development of the Cities, The Encyclopedia of Urban and Rural Management, Publications of Municipalities Organization, Under the supervision of doctor Abbas Saeedi, pp. 294-291.
23. Sanchez-Rodriguez, Roberto. November 2009. Learning to adapt to climate change in urban areas. A review of recent contributions. Current Opinion in Environmental and Urban Planning, 1 :206-201
24. Shiae, Ismail. (2008) The Encyclopedia of Urban and Rural Management, Publications of Municipalities Organization, Tehran.
25. Statistical Center of Iran. (2006) General Census of Population and Housing, Publications of Iran Statistical Center, Tehran.
26. Turner, Tom. (1996) Cities as landscape, view beyond the modern post-post to design and urban planning. Translation: Farshad Norian, processing enterprises and urban planning, Tehran.
27. Ziaee, Maryam. And Khorram, Samira., and Mosavi, Mahnaz. (2009) Examined in the neighborhood concept evolution of the traditional context Iran cities, case simple: SarShoor neighborhood, Islamic Azad University, Science and Research Branch, Tehran.
28. Ziyari, Laramat ollah. (2005) Planning new towns, publisher of SAMT, Tehran.
29. <http://www.bo01.com>
30. <http://www.cabe.org.uk>
31. <http://www.elsevier.com/locate/jtrangeo>
32. <http://www.malmo.se>
33. <http://midgie.list.co.uk/article/16407-findhorn/>
34. <http://www.stchrishouse.org/>
35. <http://www.tehran.ir>
36. <http://www.tehran.region3.ir>
37. http://www.tamarackcommunity.ca/downloads/trail_builders/stmichel_actionplanf.pdf