

Strategies for rehabilitation and renovation of old urban, with a sustainable development approach (Case Study: Nineteen region of Tehran)

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Abstract

The phenomenon of unstable major cities, especially in developing countries, urban species found in all the cities named, old parts that is worn is expanding day by day. Although the effects of these settlements dating back to his cell, but generally a reflection of the shortcomings, failures such as the lack of municipal services and capital, uneven and unhelpful networks and pathways, and their environmental problems. Until now, Governmental and private organizations in different countries have tried to excel and rebuild old and worn parts of a city. But researches show that the most effective action on excelling and rebuilding worn parts is cooperation and participation of citizens. They can create some organizations and NGOs. In this regard, the main purpose of this study provide physical-spatial strategies, improvement and modernization of worn out tissues urban district 19 in Tehran. To achieve this objective by survey, the most important internal and external factors affecting the worn out tissues were identified. And by a factor of importance was given to individual experts, in the end, the most important factors in assessing the importance of each region were identified strategies for the improvement and renovation of old ones. The results show that the worn out tissues of the weaknesses of the area is high. And at the same time is also optimized to take advantage of the strengths and opportunities and achieve an optimal level and thus improved and physical-spatial organization is paramount.

Key words: urban distressed areas, sanitation - modernization, model Swot, Region 19

1. Introduction

Old parts of a city usually form the main and primary core of a city and they are cultural and historical heritage of that city. For this reason, their protection, and empowerment to improve physical performance, is inevitable. During past years, governments experienced different methods for rehabilitating and empowering these parts. But great amount of worn parts and uncompleted programs show that these plans were unsuccessful. Rehabilitation and empowering these parts does not occur unless the issue is done by public participation of citizens and explaining them. It should be in line with the Government, public authorities (including municipalities, relevant ministries, etc.) to gain people's trust. The powerful three elements: people, public institutions and government should cooperate with one another to be doing (Habibi, 1381, p 2). Most part of cities in Iran became worn and inefficient. So human capitals

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and financial and social and cultural capitals of this country is in exposure of unexpected events and mistakes.

Based on criteria approved by the Iranian Supreme Council for Planning and Architecture, urban worn refers to the area or city block that over 50% of parts are unstable buildings, streets and property-grained.

Residents of urban worn often possess social and cultural authenticity, and in some areas are also rich in architecture and urban planning, but also have infrastructure and superstructure problem.

Economically, the capacity to create different urban land uses including residential, proportional to the potential areas of investment are internal.

Nearly 80 percent of these areas are threatened by danger of earthquake. If you do not pay attention to their modernization and reconstruction, in future we must spend multiplier money for the irreparable loss of human lives and damage opportunities lost soul, along with the national loss (Urban Construction and Organization, 1384, p 1). In this area, urban poverty, poor physical and compacted services are visible. So improving the living environment and making suitable life is almost gone. (Department of Development and Improvement, 1379, pp. 5-3).

So it is really essential to renew and recreate financial aspect of worn parts. We must modify weak economy of cities and reinvent the parts and then put back the worn parts to economic life of the city.

Also we need to predispose them to adopt new investment and diversification of financial instruments in the capital market and putting them in the spotlight urban administrators, and inner city development should be emphasized. This paper describes the theoretical basis for urban recreation and participation of people, the city has been recreated indicators.

And then examine the approach of organizing and supporting the production and supply of urban housing development and construction will be worn. District 19 of Tehran from these areas, which has features such as high population density, residential and small parts, use of substandard materials in the construction, erosion and compaction too, heterogeneous and often without any identity neighborhoods, low-income residents and immigrant neighborhoods worn in this region and in the megalopolis applications, physical detachment, according to various factors such as:

Brick ovens - martyr Tondgooyan highway - the central square of the texture of the fruit and vegetable market and the region. Notwithstanding the above, along with other factors such as the region is faced with problems of urban security in the region and between the residents is low. So we can say is quite obvious importance of modern society and rehabilitation of worn out tissues from District 19 is no exception. We have mentioned the lack of attention to the tissues due to its role in protecting and restoring the body of the city, the high priorities city officials put the interested persons and experts in urban planning.

2. The necessity of research

Now the circumstances that forced the government to deal with a growing problem of urban management and burnout caused by inefficient urban tissue. In these circumstances, the recommendations should be practical and efficient in order to organize the neighborhood embrace. In this regard, it is necessary to research carried out for all-round use and subject to review, Because if it is not required to adopt policies and practices, this leads to abnormalities in tissue aging society, rising crime statistics (reduced sense of social security) and the social comparison.

Old textures and urban poor, the majority of the cities that make up the country. Although these tissues due to the many economic, social, structural, functional, and environmental urban

management and urban system are the major challenges for the entire urban area are a serious threat; however, the potential of cities to use the land to resettle the population, providing open spaces and services are also improving the environment. Unfortunately, inefficient policies in the field of planning and urban management in the areas of restoration and improvement of deteriorated areas not only allows reuse of this position is jeopardized. Gradually leads to exhaustion and failure of a significant part of the core tissue, between the cities, creating a sharp contrast between urban tissues, particularly tissues which new cities have been created by changes in the role of service performance. The tissues in addition to physical problems, deteriorating urban environment and human presence in urban areas are faced with the dilemma (Mehdi Zadeh, 35: 1383). On the other hand these tissues due to age and wear and in most cases lack basic and essential facilities and services for today's urban life, failure to respond to the basic needs of their citizens are. This leads to the depletion of these tissues by the indigenous inhabitants of the old and the new settlements in the spaces around the city has become. And as a result, low-income and rural populations migrated to the affected tissue increased. Access worn textured inner cities, mostly without previous designs have been created, the irregular structure and access are often walking in them is, So that most of the dead-end streets or with less than six meters and their permeability is low. The status of urban services and infrastructure worn out tissues regarding the services, infrastructure and open spaces, green and vertically with serious deficiencies (Habibi and others, 76: 1386-66). Of course, urban spaces too old, dilapidated hovel, the bacteria can also cause social ills and places depressed, confused, and insecure and without the involvement of residents seeking to shed (victims, 79: 1389). Targeted interventions, identity preservation and development contexts and dynamics in order to maintain the structure of the city, raises the need to examine the issue. The present study aimed to review and renew this combined approach to development aims to achieve improved quality of life with the help of the principles of urban sustainability has, to considering it in the context of urban areas to provide greater stability.

3. Research theory bases

3.1. Burnout

Inefficiency and loss of one part in comparison with efficiency of other parts are called burnout. This matter happens because of some reasons. Lack of program or having old plans for development and functionality observation is one of the reasons. Burnout causes Deterioration and instability and lack of suit between urban spaces. These factors reduce the life and more or less rapidly move the end point (shafi'ei nasab and kelabi, 1386, p 20).

3.2. old parts

Old parts of a city are areas of cities which refer to legal limits due to physical exhaustion .These parts have lack of adequate roadway access, utilities and urban services and infrastructure that make makes it more vulnerable. The areas have low environmental and economic power.

Old parts due to aging and deterioration in general have things in common with each other (shafi'ei nasab and kelabi, 1386).

3.3. old parts features

Worn parts have same conditions and have many features in common such as form and time of creation. They take different shapes in different places. But there are some special features which help to identify worn parts.

3.3.1. Physical dimensions: based on form, most of these parts are like organs of state and most of its components, especially components in terms of residential areas are small.

But more specifically, three old features of worn parts are: 1 - at least 50% of the road width is less than 6 meters. 2 - At least 50 percent of the homes have an area less than 200 meters. 3 - At least 50% of homes have no resistance against earthquake (Shafi'ei nasab and kelabi, 1386).

2.3.2. environmental – bioenvironmental dimension:

Worn out parts, usually have a low quality and low ecological environment and their atmosphere are unsanitary and sometimes they have pollution due to lack of sewer system, surface water and garbage collection

2.3.3. social dimension: In worn parts usually we have many non-native residents and immigrants are more among traditional residents. Unauthorized occupancy, a high proportion of rental, unconventional combining, the prevalence of addiction and behavioral abnormalities and criminality and insecurity, especially for children and women, are the social characteristics of the worn parts.

2.3.4. Economy dimension:

In comparison with other parts of a city, we see that Value of land and housing in old parts are generally low and residents have uncertain income sources (Shafi'ei nasab and kelabi, 1386).

4. Introduction to the study area

Region 19 covers an area of 2031 hectares in Tehran, has 239,718 inhabitants and is the 71023 households (Statistical Center of Iran, 1390). This area in southern Tehran and the geographical position 51 degrees 22 minutes longitude and latitude is 35 degrees 37 minutes. The region has three districts within legal limits, two areas in the privacy and 14 neighborhood. Khani Abad district, Nematabad, bloom and Dolatkah of this area are famous neighborhoods. Region 19 of Tehran in adjacent areas, 17.16, 18 and 20 located north of the highway buds and highway Ayatollah Saeedi, south to Highway Azadegan, from West to Highway Ayatollah Saeedi and highway prisoners of war and from East to Highway Nawab Street Bahmanyar is limited. The region with the deployment in southern entrance of West Tehran, had a special place in their city is home to some of the structural elements. Therefore, the detailed plan has been named the capital city of Tehran as an international gateway, the figure below shows the position of the study area. Evaluation of health centers show that users type in the status quo area is 18926 square meters to 0.08 square meters per capita. This User 0.1% of the total area, including the legal limit. Population covered hospital at least on a regional scale equal to 10,000 households and a population of 13,000 households (Pour-Mohammadi, 1382: 61), This is the case in most countries of the world in front of 45,000 to 50,000 people, a hospital with a radius of 1,500 meters is proposed Mlkrdy1000- (Razavi, 151: 1382). Thus, the functional radius of 1500 and 1000 meters for a hospital, only a limited part of the standard range of services for a hospital. So in the future due to population growth, regional development and increased migration to the region, lack of facilities and lack of hospitals in the region, creating new hospitals appears to be essential for the Region 19 in Tehran.

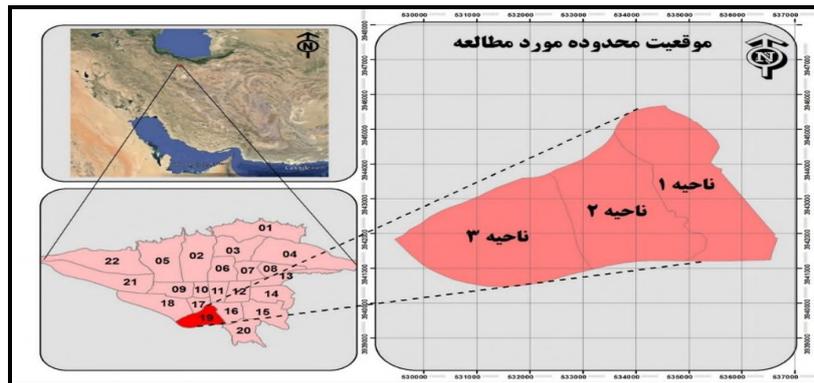


Figure 1: Map and location of the study area

4.1 Introduction of Region 19 of Tehran's old texture

According to the table below it can be said that most of the 19 old texture Tehran, rural housing and economic weakness in terms of origin of the family. The lack of supervision on construction, Urban formed on unstable and non-compliance with minimum standards. Endowments of land ownership, and modernization of non-exhaustion principle that only intensified with the implementation of collaborative projects to facilitate and accelerate the modernization implementation plan.

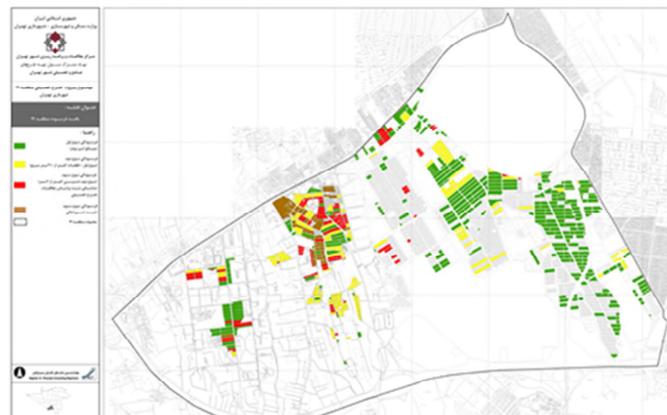


Figure 2: map of worn tissue area 19 separate areas
Source: (district 19 of Tehran)

Table 1: Overview of old textures approved

Under Construction	Newly built	Destruct	Distressed Areas Act neighborhood
3.1%	4.7%	76%	Rusty texture Dolatkah
10.3%	10.8%	72%	Nematabad old texture America
5%	13%	80%	Nematabad worn tissue Eastern
2.4%	10%	58%	Western worn tissue Nematabad

5. Research findings

5.1. in the context of the planned intervention practices based on participatory planning

5.2. modes of state intervention based on participatory planning

As previously mentioned, in order to revitalize urban worn we must activate the three forces of the government, public institutions and the public must work together. More emphasis is on the concept of participatory planning and local communities in urban projects. The government should also be worn as an investor to inject capital in the context of the company.

In fact, the government is twofold: 1 - Starter and facilitator of project 2- as the controlling force.

5.2. modes of public intervention based on participatory planning

The next issue of the performance of public institutions, as is the interface between people and government. To achieve non-handed regulation based on public participation, can be composed of smaller divisions attempted to councils at the neighborhood level. Election shall be from the bottom up,

It means, neighborhood councils must first be established and then by interaction and cooperation with each other, district council and regional councils can be created in the next step, the member of this Council can be Representatives of main council. So, every citizen can be contact by his local council representatives (Sho'a forum, 1384, p 4).

Since motivating citizens to participate in the projects without suitable association is impossible, so forming a non-governmental organization in the form (NGO) seems appropriate. These associations are formed by citizens. They make two flows (government and people).

Goals of these (NGO) are:

- 1 – They concentrate Knowledge and experience of individual and group of two generations.
- 2 – They work on the development and provision of written translation and dissemination of ideas.
- 3 – They convince Government for doing action in this area and justify people about correctness of the project.

5.4. Modes of public participation

Citizen participation in development and tissue repair worn on a general classification can be performed in the following four items:

A): Participation in decision-making and management, in the sense that those involved in the decision-making structure to determine how to deal with projects now be worn.

B): Participating in the financing and costs of the projects.

C) Participation in the provision of manpower, as it could be unemployed and seeking work force in place to help aging tissues were organizing projects.

D): Participation in the interest of creating a more favorable environment for all those involved in the application context is created.

The need for public participation in the planning process and plan of reorganization, modernization and upgrading of old tissues are returned to the nature of the project.

Three factors: 1 people's culture - 2 - the availability level requirements Collaborative Management 3 - The rules and laws governing people's lives, and are effective in the success of public participation (Taleb, 1380, p 7). In Continue we investigate how government intervene in old parts and how and public participation happens. (Table 2):

Table 2: Evaluation of public participation practices and state intervention in the urban fabric

Kind of Texture	Style intervention of government	Style of Public participation
Historical context and authentic	The full involvement of governments, through their respective institutions	Cooperate in the sale of residential or commercial units for extended passages, within the context of integrated land use, public utilities institutions and unloading create texture.
And historical contexts of dispersed	Login to prepare the detailed design But the people kept faith with respect to population and to facilitate the continuation of settlement And activities in the context of the development and creation of pathways and spaces needed services and ...	People can participate in the formation of neighborhood groups across the lane or pass, and so on. To work with governments to facilitate the sale of portions of tissue that would merely create a passageway or public spaces will be allocated. And instead of giving landowners and residents within the tissues, including the allocation of adequate reconstruction loans, providing additional density incentives, relief, transfer utilities, gas, telephone and Ultimo: Enable tissue and create a residential complex appropriate cultural and social characteristics of residents.
Sequence table (2)		
Worn tissue lacks historical value	Government intervention and appropriate to provide detailed design and create pathways to reform welfare institutions and services needed to be done. Through the guidance of social groups and changing social context-free housing and a suitable living environment of low-income groups of society and ...	In such regions are faced with two groups of people: The first group of landowners and other residents of housing units that is different from each other. The first group of enthusiastic sale and payment are concerned, they have already left the area and wait for buyers. The second group opposed to disturb the existing conditions and to deal naturally with any changes. These conditions do not improve their economic conditions are good, and they are not willing to cooperate. Such as the implementation of the Regional Government log file is not in the interest of rebuilding, but they are required to prepare projects, the participation of private sector participation in the field of tissue regeneration created. Road construction, municipal services required for the construction of a

		residential complex by the presence of private or public companies will provide part of the owners.
New eroded tissue.	The state as the ruling government must recognize anyone in these areas and to prepare a restructuring plan in action. Regulatory initiatives include the establishment of appropriate passages, and issuance and will be serving the area. Each of these factors to encourage residents to cooperate and participate in shaping the quality of the region and the boys need to create an entity for the creation of a partnership is.	<p>The state as the ruling government must recognize anyone in these areas and to prepare a restructuring plan in action. Regulatory initiatives include the establishment of appropriate passages, and issuance and will be serving the area. Each of these factors to encourage residents to cooperate and participate in shaping the quality of the region and the boys need to create an entity for the creation of a partnership is.</p> <p>In these areas we are not faced with a coherent urban mission But the region's ethnic and tribal groups are formed within the coherence necessary to have but in relation to each other may have a lot of contrast.</p> <p>It is important in these areas, rents a lot of people to participate in projects of the government is.</p> <p>And the displacement and spreading them in the city, the sociologist does not recommend any of them to settle in the same area so it is considered, But the necessity of providing municipal services can enable the organization to participate in the project.</p> <p>Important in this context is the state of climate and other institutions to form partnerships with the participation of public institutions (the Board) is its residents.</p>

Reference: (Taleb, 1380 p7)

In line with the stronger relationship of three main elements (government, public institutions and people) in urban upgrading and renewal of old tissue, the following can be considered:

- Engage more residents in these tissues empowerment projects and initiatives.
- Create public spaces FAQ for more citizens to implement projects in local communities.
- Formation of jurist's citizenship and information exchange in the area of the neighborhood.
- Reform plan after consultation, deliberation and consultation, especially after the financial analysis, the terms of all members.

6. Cases relating to the development and modernization of urban worn Reorganization Act

Reorganization Act on several occasions to bring about reform and modernization of urban worn that would be considered briefly below:

In the article one, upgrading and modernization of urban worn as one of the main objectives of order and law is determined.

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Article two:

Support the improvement and modernization of production and supply of housing in urban worn by non-governmental sector as one of eight programs are considered state action.

Article Six: Priority placement is given to secure land within the development.

In addition, all departments, government agencies and public companies that are fully owned by the state Capital and shares, obliged to the free transfer of land at his disposal, which are worn within the tissue, apply to the Department of Housing and Urban Development.

In Article seven, exchange or barter possible with the ownership of the land (public sector) within the reform and modernization of old texture with other public land, or sell them to the government is provided. In Article 12, Central Bank of the Islamic Republic of Iran is obliged to provide and pay for long-term facility improvements and modernization of urban worn is done. And temporary housing residents during renovated.

In Article 14, the possibility of exploiting a variety of financial instruments recognized in it, for the improvement and modernization of old tissue is also provided. In Article 16, the housing projects of old texture city commute at least fifty percent (50%) complications, costs Construction and building density and the remainder is split without charge. In other words, the possibility of one hundred percent (100%) discount applies for relief, and the state is one hundred percent (100%) imposed by municipalities to pay off.

In Article 17, the institutions necessary in council housing Province, with a mix of devices responsible for urban management and providing municipal services and infrastructure and superstructure, more than any issue of authenticity necessary for the plan to become Coordinating Council reform and modernization of urban worn is provided.

7. Analysis Approach to Regulatory Reform and Modernization Act of urban worn

Organizing a matter of law as well as its approach to urban upgrading and renewal of old parts show. Will be supported. In fact, at law, to support the whole process of reform and modernization to which Article 12 of the even temporary housing also has therefore clearly be stated on the banking system needs to pay Facility the upgrading and modernization of urban worn many different designs for different applications including residential, residential, commercial, office, public service and prepare. In other words, the basic approach to organizing other law "empower" individuals associated with the upgrading and modernization of urban worn.

8. Analyze information and develop strategies (strategies provided)

Identify strategic approach is vital topic. That is clear targets in terms of facts and the objectivity of the results and achievements documented. In strategy it is necessary that all factors as part of the strategic planning process within the framework of swot analysis should be considered. This technique is a decision support tool for systematic analysis of indoor and outdoor generally used municipal agencies or issues. And on the principle that every phenomenon in a competitive environment affected by their internal and external environmental conditions or located. The internal situation in relation to the status and nature of the phenomenon, and the two sides Point of strengths (S) and Point of weaknesses (W) checked. The power of the system outside the external conditions that affect the phenomenon of both opportunities (O) and threats (T) are examined. The results of prioritizing strengths, weaknesses, opportunities and threats, and assess the results of the evaluation of internal factors in this study

shows that in terms of strengths s1 (with a final score 0.032) is the most important strengths of the tissue. Also W1 ignore the social forces in approved and implemented in the texture and discrimination in the use of municipal services, particularly to the field of inclusive because of differences in social class and low social status and Normal socio-rise slums with immigrants as important most of the weakness was found. Opportunities can be O6 ie, financial support through religious beliefs, the highest final score in both opportunities and total factor cited factors. Following this step after identifying strengths, weaknesses, opportunities and threats, and values and priorities of each internal and external factors in aging tissue area 19, a matrix of sustainable strategies were based on defined goals. SWOT matrix by comparing the strengths, weaknesses, opportunities and threats presented four strategies that include strategies SO, ST, WO, WT. Strategies may be extracted from the matrix of internal and external factors shape the interaction takes place. And finally focused on the strengths strategies should be developed that can be used for environmental potentials it properly.

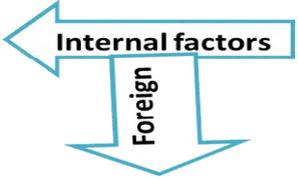
Table3: internal and external factors affecting the texture of old Tehran 19th District

S1- high-priced land of the living history	The strengths	Internal factors
S2 convergence because of the similarity of socio-economic and cultural context Residents		
S3-creating a sense of competition among residents to build housing units		
S4- high sense of belonging to the neighborhood because home ownership		
S5-Lack of inappropriate uses within residential context		
S6- increase in per capita residential and offset shortages caused by tissue micro lithic		
S7- strengthen local identity and sense of belonging to it thus making the self-help housing units		
S8- A little distance between residential units in the context of core services and agencies in the area		
S9- approximately the same height and low building blocks in place of old ones		
S10- create new spaces to meet service shortages caused by the withdrawal of the building		
W1- ignore the social forces in approved and implemented in the texture	weak points	Internal factors
W2-Lack of sidewalks and appropriate in the context of continuous		
W3- chaos of urban landscape and inappropriate in terms of longitudinal and transverse components due to organic shape texture		
W4- the unwillingness of residents to interact with residents of distressed areas in spaces of leisure, educational and cultural		
W5- discrimination in the use of services due to differences in social class		
W6- Not fire safety systems and crisis management in residential units		
W7- criminal and deviant behavior in certain parts of the tissue		
W8- much problems in providing relief services including instant access to ambulance, fire, police		
W9- the absence or lack of necessary facilities such as road marking and lights for pedestrians to cross the pedestrian streets surrounding tissue		
W10- their low social status and social and an increase in inner cities with immigrants		
O1 - there are service functions, transport within the context of the regional role	Opportunities	External factors
O2- systems enable complex structure of urban and municipal managers and custodians to this type of structure		
O3- role in partnership with non-governmental organizations in the management and town planning		
O4- use of open spaces around and within the neighborhood to provide needed construction materials		
O5- create neighborhood councils as the link between people and government		
O6- financial support through religious beliefs (endowment, charitable, loan)		
O7- due to cultural spaces, art, sport and leisure worn out tissues and provide the time limit to resolve their problems in the Fifth Development Plan.		

O8- use of open spaces around the neighborhood to provide services, municipal facilities and equipment such as parking, shops, cultural spaces, green space.	Threats
O9- owners to participate in the reorganization of distressed areas through financial and credit lending	
O10- potential for popular participation due to the young population	
T1- social pathologies such as selling drugs, addiction	
T2 ambiguity in the rules and regulations relating to the organization of urban city view	
T3 instability and inflation in prices of construction materials at the scale of the country that put a financial burden on manufacturers and thereby becomes incomplete construction	
T4- lack of awareness of citizenship rights.	
T5- ignore the role and participation of people in decision-making	
T6- multiplicity of decision-making bodies and the distance between decision-makers and decision-maker in matters relating to devices worn out tissues	
T7- lack of equitable distribution of wealth, power, services and income	
T8- lack the financial ability to modernize and improve residents	
T9 lack of safety and the use of ephemeral materials and weak in most neighborhoods	
T10- lack the financial ability to modernize and improve residents due to low levels of literacy	

Source: author's fieldwork and data from interviews

Table 4: Final Strategies and Regulatory Improvement District No. 19 worn tissue model

swot		
Weaknesses	Strengths	SWOT
The external factors influencing performance evaluation matrix, worn tissue in district 19, 10 cases were identified.	The internal factors affecting the performance evaluation matrix, worn tissue in district 19, 10 cases were identified.	
Strategy review	Strategies, aggressive	Opportunities
<ul style="list-style-type: none"> - Benefit from facilities for participation of non-governmental organizations and people in the process of preparation, implementation and supervision of projects related to the context. - Increase the social status of people weave through engagement in leisure and changes in the attitudes of people living in these communities through cultural solutions and recreating tissue. - Managers and urban planners to landscape vision through proper design texture. -Providing people living in the neighborhood of cooperation in the use of new technology in solving problems of physical, social and economic people living in distressed areas. 	<ul style="list-style-type: none"> - Granting long-term loans without interest to participate in organizing and strengthening tissue residents of deprived areas in the neighborhood. - Applying policies to support the citizens in order to recreate the worn out tissues. - Increased engagement of civil society in order to create a foundation for civic participation, so that the planning process be done with people. - Strengthening social behavior with other residents of neighborhoods adjacent tissues. -The creation of leisure and public spaces with function for better efficiency and effectiveness of the tissue. 	Table external factors evaluation matrix of the old fabric of the region explained that the opportunities listed O1 to O10.
Defensive strategies	Diversification strategies	Threat

<ul style="list-style-type: none"> - The use of public spaces, joint planning and the physical-spatial link neighborhoods to increase engagement. - Emphasize equitable distribution of wealth planning services and justice. - Reduce institutions and decision-making and the formation of expert working groups to expedite and monitor matters relating to the old context and its implementation. -Customer compliance standards in urban planning and urban design programs, retrofit and improve the safety of buildings and synthetic environmental disaster. 	<ul style="list-style-type: none"> - The use of terms and participatory strategies in accordance with the facts and their dissemination to the public outreach initiatives to reduce environmental and human damage. - Create axes walk in the communications center between neighborhoods and distressed areas. Increase public awareness and participation in meetings and public consultations in the event. 	<p>The external factors evaluation matrix of the old fabric of the region, the threat explained that the T1 to T10 are listed.</p>
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Source: review and identify the writer and results

9. Conclusions and recommendations

One of the serious problems in distressed areas in developing countries, and especially in Iran. There substandard materials and insecure, narrow passages, spatial and architectural abnormalities, problems of waste and population density in small spaces, the main problems in the damaged area in the old city centers. That makes many natives with large attachments, and only because of the weakness of the structure, function, and the neighborhood with the migration of the underlying tissue non-native residents and rural migrants and even provide foreign nationals. This issue has been exacerbated by the destruction and erosion monuments of this tissue. One of these areas, district 19 in Tehran and in particular neighborhoods (Nematabad, Dolatkhah), is that it encompasses a wide worn tissue. The results of the analysis of strengths, weaknesses, opportunities and threats in the form of four strategies for revitalization, modernization and reorganization of distressed areas of the region presented 19. The aggressive strategy to develop the capacity of residents and stakeholders were presented in tissue repair.

In the end, it can be concluded that the development of urbanization in recent decades has been accompanied by major changes in urban textures. Hence the need to provide the right solution to the problem and identify the size, extent and severity of the problem; In addition, it causes the formation of the first areas damaged and relationship with the surrounding physical and social payments. General conditions and characteristics of the city, the existing macro policies and specific features, each brick with the texture of old strategies can be effective. In this study, external factors, internal Distressed Areas for Improvement District No. 19 in Tehran, and it can be said has been fragmented neighborhoods in this area since the early Genesis. And this old texture problem areas more concerned about the social, economic and cultural returns, It can be derived from this research and contribute to the implementation of the strategy of development, upgrading and organizing these communities provided. At the end of the study can be said: Excel in improvement of urban worn without the cooperation of the government, public institutions and citizens are not possible. Talk rehabilitation and restoration of old tissues and popular participation are linked together and in fact are inseparable components is possible. According to widely worn tissues except, public participation and public sector are not allowed. At the end of the study, according to the findings of previous discussions the following suggestions are offered:

1. Enhance their confidence and sense of security for residents to form partnerships with community organizations and the individual's concerned resident population.
2. Dealing with residents for land acquisition are fair and equitable.
3. Despite scientific perspective and expertise to determine the limits of experimental accuracy.
4. Attention to the spiritual and cultural fabric of the residents.
5. Strengthen project financing for real estate acquisition (according to most people's willingness to sell the property).
6. Necessary actions and generalized stable model of urban management to develop projects of repairing old parts.
7. Necessary sociocultural studies prior to implementation.

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