

Development of a Regeneration Model Based on Neo-Urbanism with an Emphasis on the Socio-Cultural Dimension in Run-Down Urban Neighborhoods (Case Study: District 7 of Isfahan)

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Abstract

Neo-urbanism has been formed as a new approach to urban designing and planning in criticism of contemporary urban planning, which has a scattered, inhuman, machine-like pattern urban regeneration is the concept of revitalization and urban renewal and is a subject with physical and non-physical dimensions that also includes social and cultural dimensions. Therefore, in urban regeneration and endogenous development of worn-out textures, the effort is to create balance and harmony between the foundations of social life in these textures by using people's social dynamics and their participation. This research aims to formulate a regeneration model based on socio-cultural dimensions and indicators in neo-urbanism. The research method in this research is based on the fundamental-developmental goal and based on the nature of descriptive-analytical methods. The required information has been collected using the library resources of scientific centers such as universities, organizations, institutes, and research centers, the Internet, the results of censuses and official information of relevant departments and organizations, field investigations and questionnaire data, and interviews with people and local officials and observation according to the dominant theory of neo-urbanism. This research calculates information resources using the SWOT table method, content analysis, and SPSS software through Cochran's formula. In the current research, three social-cultural, physical-infrastructure, and economic-institutional dimensions and their indicators were identified in the reconstruction of worn-out fabric with the perspective of urban renewal based on the findings of the research, it can be concluded that Isfahan Region 7 is in an unfavorable situation in terms of the indicators of the effect of the residents of the neighborhoods on the growth and improvement of the desirable quality of life, the suitable security of the neighborhoods for the movement of citizens in a stable condition, and the index of the relationship between the citizens and the residents of the neighborhoods with local institutions (such as municipalities). As a result, social participation is one of the factors in realizing urban regeneration. This category in the current research has been taken into consideration by the research experts in the index (low level of social participation at the neighborhood level), which shows that the research results are aligned with the previous research.

Keywords: New-urbanism; Urban regeneration; Dilapidated neighborhoods

1. Introduction

In the 20th century, with the growing and increasing use of cars in cities, new attitudes were formed in modern urban planning based on the zoning of uses and their separation based on housing, shopping and leisure. These attitudes have been developed during almost eight decades of the 20th century (Steuteville, 2004:14). Modern urbanism in the direction of environmental sustainability establishes a connection between the natural environment and the man-made environment. Neo-Urbanism is a set of development methods to create a more pleasant, efficient and livable society. Human settlements, like many material components, will suffer from deficiencies and defects; in this regard, some kind of improvement should occur in them. In the case of settlements, this deficiency occurs in the form of deterioration in different dimensions and according to the society, climate and spatial and temporal requirements

and only with the participation of all the departments involved in the scope and adopting a logical and all-round approach it can become the basis for revival or regeneration. Urban deterioration can be seen as degrading the urban fabric's physical, economic and social conditions. The deteriorated texture is considered a manifestation of a disease in the structure of biological complexes and generally in urban areas, and several factors are involved in its occurrence. Dilapidated urban textures are the starting point of the birth of a city, and in other words, it speaks of the coexistence culture of the people of a complex at the beginning of its formation. These physical boundaries in cities have many historical, cultural, social, urban and architectural values that need to be organized and dealt with according to their current realities (Safaiipoor and Alizade, 2014). Today, these textures are considered inefficient and challenging for management and planning in cities, according to the

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trends of modernism and trans-modernism going on in the physical and cultural context of cities. Since the middle of the 19th century, at the same time as Baron Haussmann's plan in Paris, this issue has caused the process of intervention and tampering to begin in these textures. Inefficiency in physical characteristics, lack of proper and up-to-date movement of social life in these textures, economic and activity stagnation and inefficiency in these textures, problems of access and unwillingness and acceptance of innovation in the social relations of the residents, and most importantly, the vulnerability of these textures against natural disasters are of the most important challenges that have forced urban planners and managers to intervene in these contexts in the form of various plans. The fact that the city is growing is a sign of the city's health and prosperity, and the stoppage in the city's growth is also a sign of its disease and in the sense of the city's stagnation city in various economic, social, and physical dimensions, etc. But this is the very high speed of horizontal growth and development that can disrupt the city's life and have many negative consequences. As a native structure of space, the neighborhood has been the path for the return of man to the field of urban life and this is the same process that has already been manifested in the developed world in the currents of neo-urbanism under the title of neighborhood-oriented development (Rahnema and Hayati, 2013:72). In the late 1980s and 1990s, the evolution of new theories of many American urban planners has led to the emergence of the neo-urbanism movement based on humanist urban planners (Lehrer, 2004:33-35). The goal of neo-urbanism is to create a suitable environment on a human scale, which is responsive to modern urban changes and developments in line with the goals of sustainable development (Custer, 2007:73). In the present study, Isfahan, as the third metropolis of the country, which has a privileged cultural and social position, has physical, diverse, complex and multifaceted characteristics in its regions and localities. This makes the necessity of accurate planning of society based on scientific knowledge, inevitable in the regional and local urban area.

Before the beginning of the last century, there was no urban population in Region 7 in its common sense, the residents of this region were located in the majority of rural centers in connection with the city of Isfahan. With the continuation of the Chahar Bagh axis to the north, gradually the settlement begins in the southern parts of the area (the edge of the axis of Modares, Foroghi and Kaveh).

The physical and spatial structure of the region has been influenced by various factors such as agricultural lands, rural cores, peripheral textures, main roads, and materials, the distribution system of centers and major service elements, new towns, industrial centers, etc., and every one of these parameters is a part of the physical character and spatial structure of the mentioned areas (Consultant Naqsh Jahan Pars, 2016).

Region 7 has twelve neighborhoods, which according to the population and housing census of 2015, the four neighborhoods named Puria Vali, Shahed, Farvardin and

Molavi have the worn-out texture of Region 7, and 12% of the area and 22% of the population of the region are in worn-out textures (Consultant of Naqsh Jahan, Pars, 2015).

Now, according to the contents that have been described, the worn-out urban areas of the 7th district of Isfahan are in dire need of regeneration, this regeneration should be done based on the dimensions and indicators of neo-urbanism. Therefore, the basic problem of this research is how to formulate a model for regeneration based on the dimensions and indicators of neo-urbanism.

2. Research Background

Sirfian Pour (2019) in an article titled Looking at Pedestrian Arenas and Examining the Quality of Building Elements with the Approach of Neo-urbanism, has tried to look at humanistic urbanism as one of the pillars of neo-urbanism and searched for the reason behind pedestrian paths and expressing the quality of the physical and non-physical elements of the sidewalk to enhance the presence of people.

Faramzari et al. (2018) in an article titled Localization of Neo-urbanism Criteria and its Ranking in traditional cities, have tried to localize and rank the criteria proposed in the neo-urbanism charter as a comprehensive approach to urban development in traditional cities and the research method is descriptive-analytical and the results indicate that it achieves paying attention to pedestrians, high density, stability in the neighborhood structure and diverse public transportation.

Amir Baqer Zare (2017) in an article titled Regeneration of Old and Dilapidated Urban Texture (Case Example: Ayatollah Kashani Street Design, Ardabil) has tried to recognize the concepts and principles of urban regeneration and the role of urban design in this process, with the Descriptive-analytical method. And the main results of the present research also include the presentation of the proposed plans of physical actions to improve the quality of the street and guidelines for urban regeneration in different social and economic dimensions. Djamel Boussaa- (2017) in an article titled Urban Regeneration and the Search for Identity in Historical Cities has tried to investigate the role of regeneration in the revival of historical areas and how to use them to strengthen the identity of cities based on a case study method focusing on urban regeneration by using empirical research and fieldwork from the site. And the result is that it is focused on the aspects of urban physical identity as well as its social dimensions. The urban regeneration project, in this article, is a new experience in Qatar and the Persian Gulf in creating a new urban identity inspired by the past.

Mozhgan Abbasi (2016) in an article titled Feasibility Study of Regeneration of Inefficient Urban Textures, Case Study: Area 11, District 3 of Tehran, has tried to identify the factors affecting the inefficiency of urban textures and evaluate the degree of stability and instability in Area 11 of Tehran. And by using the SWOT-QSPM technique, she has tried to provide guidelines for the sustainable

reconstruction of the inefficient processing structure. Therefore, the recent approach of sustainable urban regeneration with strategy (economy-oriented regeneration and community-based regeneration) can be the optimal version for intervening in these textures due to its integrated and interactive worldview.

Mitra Gharbi and colleagues (2016) in an article titled *Analysis on the Feasibility of Neo-Urbanism in Urban Planning: Pros and Cons* tried to answer questions such as whether neo-urbanism can lead to the planning of a good society, and how planning theory responds to the new neo-urbanism and the insights that its practice generates. And her point of view, various ideas in the field of neo-urbanism and its formation from theory to application and criticisms on it are discussed. Finally, the advantages and disadvantages of its implementation in Iran are discussed.

3. Theoretical Framework

3.1 Neo-urbanism

What is called today by the names of neo-urbanism, new urbanism, innovative urbanism, etc., is the result of contemporary American city planners' thinking in the late 1980s to overcome the scattered growth of American cities. A large number of American architects and urban planners expressed their displeasure with the wear and tear of urban centers and the growing increase of local communities that were scattered, dependent on cars and far from urban centers. In the late 1980s and early 1990s, this dissatisfaction led to the emergence of the neo-urbanism movement (Tisdell, Steven, Ak Tanner, and Heath Timm, 1999).

Neo-Urbanism believes that returning to the model of traditional neighborhoods is necessary to create sustainable and efficient communities, and the traditional development of neighborhoods is its focus; Although it has been created in the context of new residential developments, it has always emphasized the developments within the textures and the modification of the existing textures and is against the excessive expansion and size of the city and as a result the waste of land. The most important document that describes the theoretical content of the New Urbanism movement is the New Urbanism Charter. This charter, which was created in 1996, after holding the fourth annual meeting of the Neo-Urbanism Association, was recognized as the Athens Charter, in which the modernist view of urban planning and architecture was proposed by the International Modern Congress (SIAM). This charter examines all levels that can be examined concerning human communities, from blocks, streets and buildings, neighborhoods, sections and urban axes to regions, metropolises, cities, and towns, and does not reject any of them (Namazi and Khandan, 2022).

3.2 Benefits of Neo-urbanism

Neo-urbanism can provide a variety of environmental, social and economic benefits for society, some of the most important of which are mentioned: more residential and commercial options for consumers, improved

transportation and accessibility for pedestrians and support for global design, increasing affordable housing (optimal location development), reducing dependence on the use of automobiles, saving costs for consumers, reducing car journeys that this brings social benefits (such as reducing traffic congestion, parking costs, risk of accidents, pollution, and excessive city growth), livability in communities, interaction and connectivity, Increasing traffic safety due to wider streets and quieter traffic, improving public health due to increased walking and cycling (Rostami Sedaghat et al., 2019).

3.3 Criticisms Made to Neo-urbanism

Although neo-urbanism is considered a very important and significant issue today, it has always faced criticisms, some of the most important of which are mentioned below:

- Inability to respond to the new needs of car-dependent families.
- Reduction of personal freedoms due to the imposition of many laws.
- Injustice towards minority and low-income groups in society due to high housing prices in traditional neighborhoods.
- Traffic accumulation and air pollution due to increased density (Pour Mohammadi, 2013).

3.4 Proposed principles of the neo-urbanism movement in urban neighborhood planning

To understand the principles of neo-urbanism and specify their role in the planning and design of inner-city neighborhoods, these principles are further interpreted. Although the neo-urbanism movement has arisen in the field of new residential developments, it has always emphasized the developments within the context and the modification of the existing contexts and is against the excessive expansion and waste of the city and as a result, the waste of land.

In this regard, the proponents of the neo-urbanism movement have considered principles to reform the existing structures, which clearly implement the goals raised in the neo-urbanism charter. The most important of these principles are (CNU, 1999)

3.4.1 Pedestrian

One of the most important principles proposed by neo-urbanism for planning in existing textures is to pay attention to pedestrian movement and the construction of pedestrian crossings. Neo-Urbanism believes that streets and squares should be safe and attractive for pedestrians and designed in a way that provides comfort to the residents and encourages them to walk.

3.4.2 Connection and continuity

Permeability and accessibility in a texture, observing a clear hierarchy of access spaces with urban and neighborhood functions are considered very important for neo-urbanism. Neo-Urbanism believes that the network of continuous roads and the definition of the hierarchy of

streets and alleys and the pedestrian network with high quality will reduce traffic and facilitate walking and increase and encourage the public to walk (Asgharzadeh Yazdi, 2011).

3.4.3 Creation of mixed applications

In neo-urbanism, the use of different and diverse uses in all kinds of work and living spaces at different levels of human communities, including the combination of stores, offices, apartments and houses in one site, mixing uses in a neighborhood, in one block and one building and diversity of people with different ages and income levels and diversity of culture and race are of considerable importance. The use of mixed-use can activate the texture, increase security, increase social interactions, reduce daily trips (between work and residence), and as a result, reduce traffic and prevent the horizontal expansion of the city (Rezaian et al., 2012).

3.4.4 Creation of different types of housing in texture

Neo-Urbanism believes that in human society, the presence of a wide range of different types, sizes, and prices for residential units not only allows everyone to make the most appropriate choice according to their interests and income level, but also it can help the positive interaction of different strata of people of any age and race and with any income. This principle creates diversity in the appearance of the texture and helps the vitality and freshness of the local communities and saves them from the danger of uniformity that causes depression in the residents (Asgharzadeh Yazdi, 2011).

3.4.5 Increasing the density in the texture

Neo-Urbanism believes that the increase in density will cause houses, shops, and services to be closer to each other and distances will be reduced and the horizontal expansion of the city will be prevented. This principle makes the most optimal use of the land within the existing urban textures to achieve a more compact society in which walking is facilitated and resources and services are used more efficiently and effectively and finally, a comfortable, pleasant, and suitable place for the life of citizens is created (Saadatmandi et al., 2017).

3.4.6 Preservation and strengthening of traditional structures

Neo-Urbanism places a lot of emphasis on the preservation of established structures, the existence of public spaces in the center, the existence of quality public territory and public spaces designed as urban art, the establishment of uses and concentrations within a 10-minute walking distance, transverse planning in such a way that the highest densities should be in the center of the city and gradually the lower densities should be placed towards the edges; and preserve distinct edges. Therefore, when intervening in the existing contexts, it first tries to identify these structures in the context, then

tries to strengthen them with various measures (including strengthening open spaces and public arenas, maintaining distinctive edges, etc.) (Asgharzadeh Yazdi, 2011).

3.4.7 Paying attention to historically valuable textures and improving the quality of design and architecture

Neo-Urbanism has a lot of emphasis on beauty, aesthetic values, and comfort and creating a sense of place, locating urban uses and sites in the city, architecture on a human scale, and feeding the human spirit through the beauty of the environment. For the same reason, it attaches special importance to protecting valuable historical buildings, especially public and civil buildings in the same context. Neo-Urbanism, according to its view on the artifact heritage of the city through protection, renovation of buildings, protection of landscapes, etc., makes the continuity and evolution of the urban society possible (Asgharzadeh Yazdi, 2011).

3.5 Urban regeneration

Regeneration is a term that generally refers to urban changes through redesign, reconstruction, and often re-allocation of urban land (Amini, Shiva; Ansari, Sahr, 2021). Urban regeneration should try to respond to the new conditions of cities in the first place and then meet the demands and needs of the new generation. Urban regeneration is a tool that challenges the deficiencies and defects in the city and corrects the planning process that has been on the wrong path. Through urban regeneration, a city can provide the existing potential of a full life for its citizens (Zangi Abadi et al., 2013). The nature of urban regeneration can be summarized in five separate categories: First, urban regeneration is an interventionist activity. Second, the urban regeneration operation is carried out with the joint activity of different social, public, and private sectors. Third, urban regeneration is an activity in which, along with social, economic, and political developments, major changes occur in administrative structures. Fourth, urban regeneration is based on the performance of various elements of the urban system (economic, social, physical, and environmental). Fifth, urban regeneration requires integration in managing change in urban areas.

The purpose of urban regeneration is to pay attention to the extent of the city's dynamics, the priority objectives in urban regeneration based on its nature can be stated as follows:

The goals of economic regeneration: attracting investment, creating employment, boosting the city's economy, improving the distribution of wealth.

Objectives of social regeneration: attracting educational and research symbols and organizations, reaching the values and preferences of the society and different social groups, and reorganizing decision adaptation mechanisms with democracy.

Environmental goals: improvement of the environment, fight against pollution

Physical goals: solving the problems of physical wear and tear, expanding living facilities in the city and developing local infrastructure (Amini, Shiva; Ansari, Sahr, 2021).

3.6 Sustainable urban regeneration

The word regeneration is taken to mean reviving, revitalizing and renewing. (Chritelle & Damidaviciute, 2016) In urban studies, it is used to mean revitalization, modernization and regeneration. This approach is a comprehensive concept that means improving the condition of deprived areas in economic, physical, social and cultural aspects (Alpopi & Manole, 2013). Therefore, regeneration is a process that leads to creating a new urban space by maintaining the main spatial features (physical and functional). In this action, a new urban space is created which, while maintaining the basic similarity with the old urban space, also exhibits substantive and semantic differences with the old space (Habibi and Maqsoodi, 2018). Urban regeneration is defined as an integrated, comprehensive and practical perspective that leads to solving urban problems and seeking to improve the economic, physical, social and environmental conditions of the region which is the subject of changes (Cheshire, 1989).

Urban regeneration is the concept of revitalization and regeneration of the city, in other words, the revival of the city. A subject with physical and non-physical dimensions

that also include social and cultural dimensions. Therefore, one aspect of urban regeneration and the endogenous development of worn-out tissues is the effort to establish balance and harmony between the foundations of social life in these textures by using people's social dynamics and their participation (Ismailpour et al., 2011). In fact, urban regeneration is a comprehensive and integrated vision and a set of actions that lead to solving urban problems, to provide permanent improvement in the economic, physical, social and environmental conditions of the area that has changed (Robert & Sykes, 2000). It is also a comprehensive program that provides the basis for sustainable improvement in economic, physical, social and environmental conditions in the city (Shafii Dastjardi and Moradian Borojni, 2014).

In fact, the regeneration approach focuses on improving the economic, social and environmental conditions of the city and expresses a wide range of activities that give new livability to distressed areas, cleared buildings, infrastructures, and buildings under renovation that have reached the end of their useful life. Because the key attitude in regeneration in its general sense is to improve the overall condition of the city and its people, urban regeneration seeks to find signs of urban problems by improving run-down areas. The following figure shows the four dimensions of urban regeneration (Jamshidi, 2013).

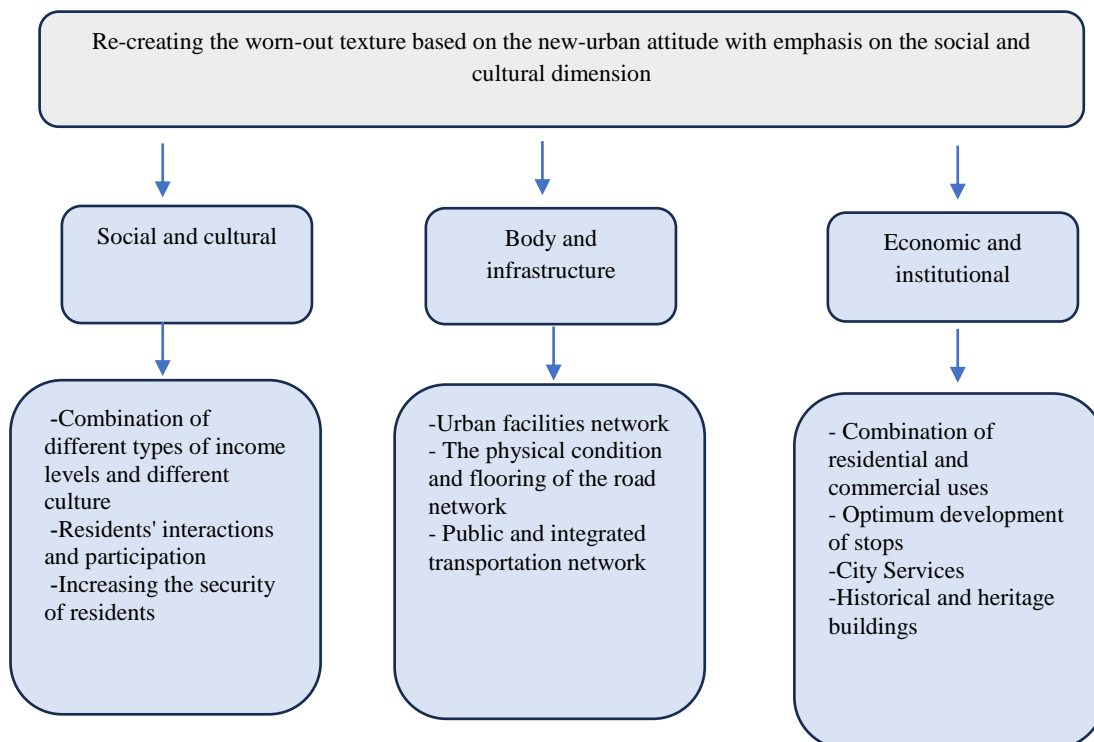


Fig. 1. Conceptual Framework

4. Research Methodology

The research method in this study is based on the fundamental-developmental goal and based on the

descriptive-analytical nature of the method. In basic research that is exploratory in nature, using a prediction method is not enough. In this research, the method is quantitative and qualitative which is done in the qualitative method of documents, documents, texts and

field investigation. The required information has been collected using the library resources of scientific centers such as universities, organizations, institutes and research centers, the internet, census results and official information of relevant departments and organizations, field surveys and information from questionnaires and interviews. with local people and officials and observing the dominant theory of neo-urbanism. Data collection tools are tools that can be used to measure variables and gather the information needed to analyze and investigate the desired phenomenon and finally discover the truth. The tools used in this research include a simple random questionnaire and a questionnaire compiled in the neighborhoods of Isfahan. Then, using SPSS software, the

questionnaire was extracted, and using SPSS statistical data and required variables, quantitative and qualitative data extraction and analysis were done, and Arc Gis was used for maps. Here, the dimensions and indicators of the neo-urbanism and regeneration paradigm are used, and the desired dimensions and indicators of the thesis will be based on a conceptual model. The basic problem, questions and conceptual models are used to compile the questionnaire. For this purpose, in this research, information sources are calculated using SWAT table, plms, content analysis and SPSS software through Cochran's formula. The mixed research method, survey method and SWOT-QSPM combined model have been used to achieve the mentioned goal.

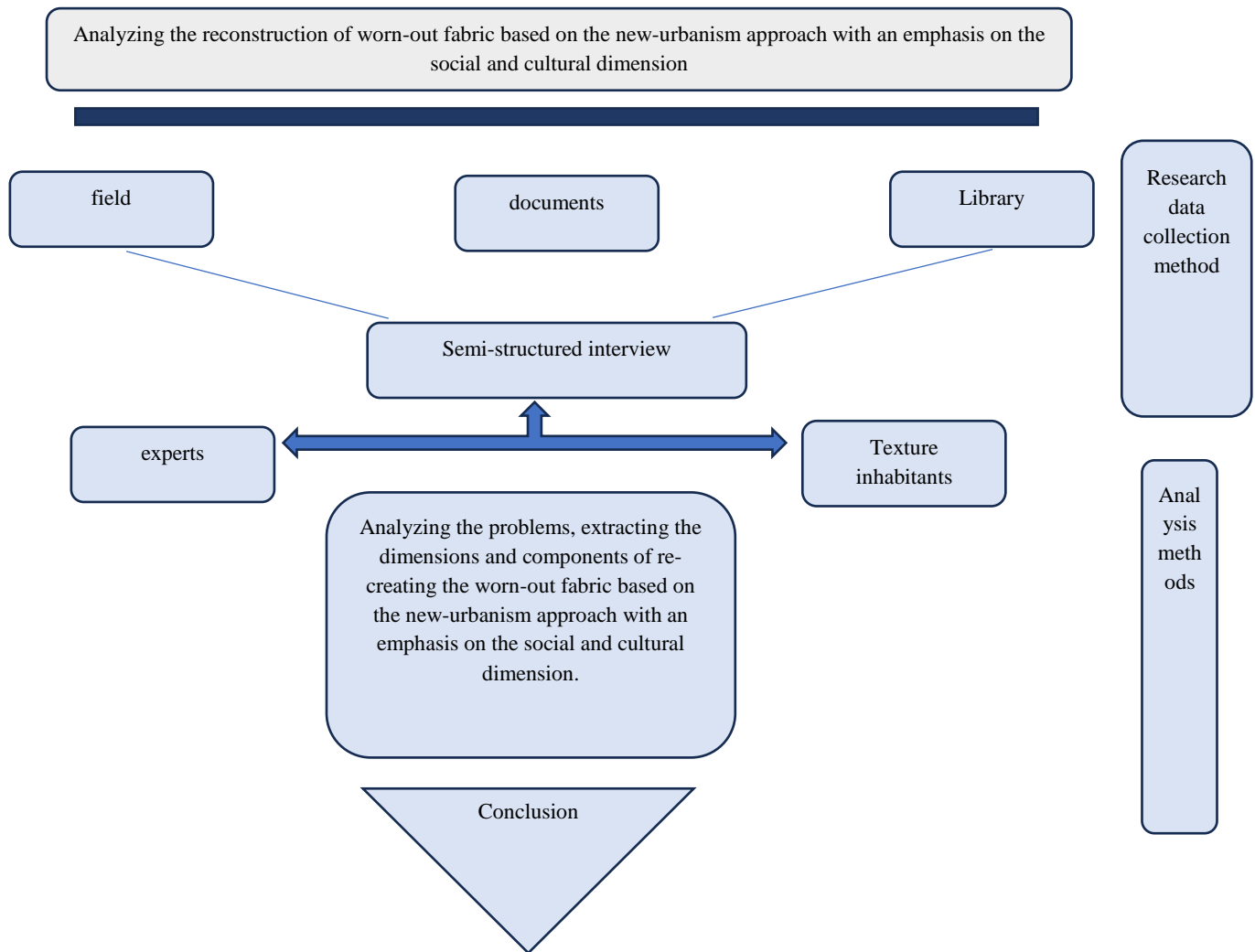


Fig. 2. Diagram of the research process.

5. Recognition of the Sample Under Study

The purpose of the current situation studies is to obtain a series of reliable information within the framework of the established systems, which is necessary to identify and

determine the strengths and weaknesses and to specify the opportunities and limitations of the development of Region 7 to present the strategies and policies of this region and finally to present the new solutions of neo-urbanism in the light of urban regeneration. The area

studied in this research is worn-out neighborhoods (Majleh Maulvi, Farvardin neighborhood, Poriya Wali neighborhood and Shahid neighborhood) in the 7th district of Isfahan. which is located in the north of Isfahan City. (In Isfahan, unlike other cities, the north of the city is defined as the so-called lower city and the south of the city is defined as the so-called upper city)

In this study, after dealing with the basic concepts and the general framework in the theoretical foundations, it is necessary to know the intended scope and examine each of the user, economic, social, etc. components, and analyze the functional, social, and cultural criteria, etc. to a coherent summary to analyze and analyze the site and present policies while paying attention to the process and methods of information gathering in this research.

5.1 Demographic and Social Characteristics in Region 7

Before the beginning of the last century, there was no urban population in region 7 in the popular sense, the residents of this region were mostly located in rural centers in connection with the city of Isfahan. With the continuation of the Chahar Bagh axis to the north, gradually the settlement begins in the southern parts of the area (the edge of the axis of Modares, Foroghi and Kaveh). Between 1965 and 1995, the size of the household in Region 7 has decreased. The low size of the household can be attributed to the decrease in fertility and lifestyle change.

Table 1
Dimension examination of the household

Family dimension	1986	1996	2006	2011	2016
Isfahan City	4/5	4/2	3/6	3/3	3/2
Region 7	4/90	4/51	4/3	4/0	3/5

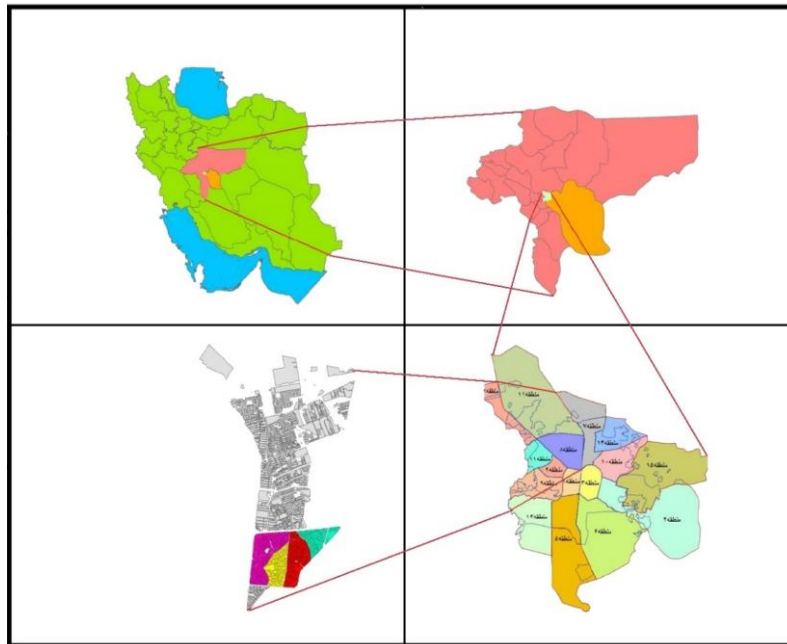


Fig. 3 . Recognition of the sample under study

5.2 Investigation of Social Groups Effective in the Growth and Development of Region 7

Region 7 consists of three relatively different areas, Zainabiyah area, where the majority of its population is made up of low-income and immigrant groups. The area between South Zainabiyah, Chamran, Modares and Kaveh, which was formed in the continuation and organic development of the city in the northern area, the residents of this area are mainly from the native and low-income sections of the city.

6. Results and Discussion

According to the generalities of the research, one of the main goals of the current research is "developing a

regeneration model based on the strategies and indicators of neo-urbanism in worn-out urban areas"; The current season seeks to achieve this goal. The main goal of this chapter is to achieve related strategies regarding the basics, assumptions, foundations, functions and consequences of neo-urbanism in the 7th district of Isfahan metropolis.

The investigated indicators are derived from theoretical foundations and the type of quantitative data collected through questionnaires. The questionnaire as mentioned above included general-descriptive and inferential questions in the form of closed questions.

Table (1-1) contains the information obtained for all the measured items of regeneration from the residents' point of view. As it can be seen, among the 18 compiled items,

12 items with an average above 3 and a significance level of 0.000 with a probability of 95% of error were considered desirable and re-creation points in the 7th district of Isfahan City and in contrast to the 6 items of dealing with the residents' problems by the relevant institutions and organizations based on receiving their opinions (2.48), the feeling of security leaving the house day and night (2.68), the level of satisfaction with the existence of suitable parking spaces in the neighborhood (2.69), the feeling of satisfaction with the existence of gathering spaces in the neighborhood (2.78), the number

of social interactions suitable for different age groups in the neighborhood (2.90), the ease of access to neighborhood centers and daily shopping centers (2.93) with an average below 3 and a significance level of 0.000 have been in an unfavorable situation. And in the meantime, the issue of the existence of different classes and races in the increase of crime in the neighborhood has been analyzed as a medium situation due to its significant level being higher than the accepted value of 0.05 because the majority of respondents have chosen the medium option.

Table 2

Examining the current situation of worn-out and regeneration items from the resident's point of view using the one-sample T-test

One-Sample Statistics Test Value = 3				
Item (question)	The value of t	Average	Standard deviation	Sig. (2-tailed)
1) In your opinion, to what extent the cooperation and participation of the residents of the neighborhoods with the municipality can be effective in improving their quality of life?	19.314	4.22	1.237	000.
2) To what extent can the existence of different classes and races be effective in increasing the occurrence of neighborhood crime?	711	3.06	1.579	477.
3) In your opinion, to what extent can the density of residential buildings in the neighborhood make it easier for citizens to walk in the neighborhood?	5.554	3.36	1.277	000.
4) In your opinion, to what extent the participation and policies of government managers can be effective in the neighborhood's livability process?	25.740	4.91	1.451	000.
5) In your opinion, to what extent can the reduction of cars and traffic be effective in improving the quality of life of the residents of the neighborhood?	21.975	4.70	1.512	000.
6) To what extent is it easy for you to access neighborhood centers and daily shopping	-1.229	2.93	1.121	220.
7) To what extent do you feel safe leaving the house at night?	-4.406	2.68	1.436	000.
8) To what extent do you feel satisfied with the number of gathering spaces in the neighborhood?	-3.728	2.78	1.177	000.
9) To what extent are you satisfied with the existence of suitable parking lots in your neighborhood?	-5.031	2.69	1.207	000.
10) To what extent do social interactions suitable for different age groups take place in the neighborhood?	-1.610	2.90	1.268	108
11) To what extent are the passageways in the neighborhood of good flooring quality?	16.11	4.09	1.321	000.
12) To what extent are you satisfied with the architectural style and arrangement of urban furniture in the neighborhood?	10.405	3.73	1.378	000.
13) To what extent can improvement and renovation in the neighborhood be effective in improving the quality of life of the residents of the neighborhood?	2.249	3.15	1.316	025.
14) How lively is the neighborhood?	17.600	4.20	1.331	000.
15) In your opinion, to what extent can the intervention of municipalities and governmental and non-governmental organizations be effective in improving and developing urban	26.403	4.91	1.415	000.
16) To what extent do you depend on and belong to your neighborhood?	19.463	4.75	1.578	000.
17) To what extent are the residents' problems handled by the relevant institutions and organizations based on receiving their opinions?	-15.799	2.48	646.	000.
18) To what extent do you want to participate in the implementation of neighborhood renovation and improvement programs?	20.985	4.56	1.457	000.

6.1 Evaluation of Social and Cultural Aspects

In the second part of the test, based on the ideal and standard values extracted for each index as the test value, the general condition of Region 7 was measured in terms of worn and regenerated texture indicators. By using the

findings from among the 8 social and cultural dimension items, the obtained T values, 5 items, respectively, the extent of the effects of government managers' participation and policies in the process of neighborhood

livability (4.91), the degree of dependence and belonging to the residential neighborhood (4.57), the extent to which the willingness to participate in the implementation of neighborhood renovation and improvement programs (4.56), cooperation and The participation of neighborhood residents with the municipality in improving the quality of life (4.22) and the presence of different classes and races in increasing the occurrence of crime in the neighborhood (3.06), have a higher value or the same level (no

significant difference) compared to the ideal values of the test (extracted from available documents and theoretical foundations). In other words, point 7 is in a stable state in terms of the mentioned indicator and in the 3 items of feeling safe leaving home at night (2.68), feeling satisfied with the presence of gathering spaces in the neighborhood (2.78), and the number of social interactions suitable for different age groups in the neighborhood (2.90) it is in an unstable situation.

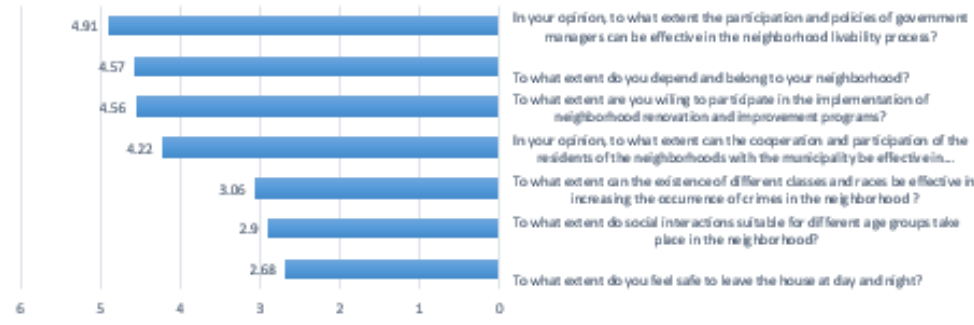


Fig. 4. T-test evaluation results for social and cultural dimension items

6.2 Evaluation of The Social and Cultural Dimension and Indicators of Worn-Out Fabric and Regeneration of Urban Spaces in the Neighborhoods of Region 7 and its Compliance with the Principles of Neo-Urbanism

In the final part, the condition of the items of worn out and regeneration and the degree of compliance with the principles of new urbanism from the point of view of experts and city managers were determined based on the ideal and standard values extracted for each index as a test value. By observing the findings from the 3 items of social and cultural dimensions, the values of T,

respectively 2 items, the effect of the neighborhood residents on the growth and improvement of the desired quality of life (4.20), and in your opinion, how safe are the neighborhoods for traffic citizens (3.58) have a higher or equal value (no significant difference) compared to the ideal values of the test (extracted from available documents and theoretical foundations). In other words, region 7 is in a stable state in terms of the mentioned indicators, and only the state of relations between citizens and residents with local institutions such as municipalities (2.73) with an average below 3 and a significance level of 0.000 was in an unfavorable state.

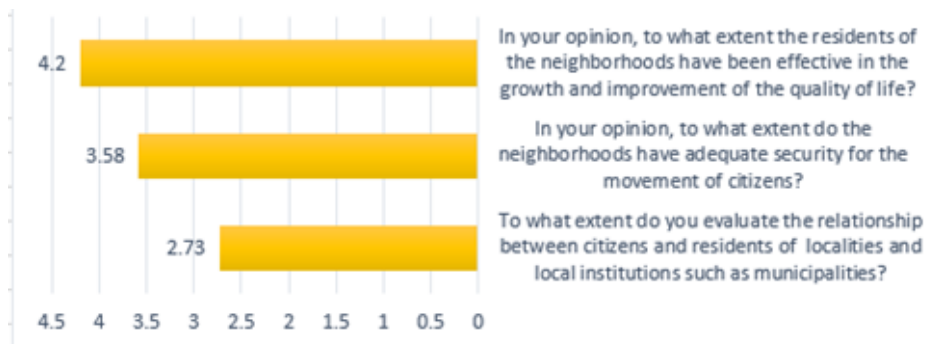


Fig.5. T-test evaluation results of experts and city managers for social and cultural aspects

6.3 Evaluation of the State of Regeneration Pattern of Region 7 Based on Pearson's Correlation Coefficient

In this article, to investigate the relationship between the independent variables (neo-urbanism) and the dependent variable (regeneration) and considering that the measurement level of the analyzed variables was of an

interval type, Pearson's correlation coefficient was used to test the relationships between the variables.

According to the obtained results, the relationship and correlation of the general index of the regeneration approach and 1 index evaluated with the new-urbanism approach were confirmed at the confidence level of 99% and the error level is less than 0.001, all positive and

directly significant. According to the correlation test evaluation results, the social and cultural index has the strongest relationship with neo-urbanism.

6.4 Evaluation of the Reproduction Model Based on the Linear Regression Method

In the continuation of the research, to investigate the simultaneous effects of the main independent variables, the prediction and explanation of the dependent variable, multiple linear regression/multivariable and enter methods have been used. Tables No. 3 and No. 4 show the results of variance analysis and regression effect coefficients.

Table 3
Model results and regression analysis of variance

Multiple correlation coefficient (R)	coefficient of determination (R2)	The adjusted coefficient of determination (R2adj)	test power (F)	Significance level (sig.)	Durbin-Watson test
0.658	0.521	0.544	61.74	0.001	1.68

Table 4
The results of regression effect coefficients

Model	Unstandardized regression effect coefficients		Standardized regression effect coefficients	The relative importance of each variable (t)	Significance level (sig.)	Collinear statistics	
	B	standard error	Beta			Tolerance	VIF
Constant	0.749	0.177	-	5.210	0.000	-	-
Social and cultural	0.128	0.029	0.120	5.036	0.002	0.634	1.619

According to the results of Table No. 1-2, considering that the F value is significant at the 99% confidence level and the error level is less than 0.01, it indicates the significance and non-randomness of the model of the research variables. Since the coefficient of determination (R2) is equal to 0.521, the results show the fact that the set of independent variables explains and predicts 61.74% of the variance and changes of the dependent variable, which is an acceptable value. Also, based on Beta values, the effects of all independent variables are statistically significant.

7. Conclusion

Urban problematic textures reflect a complex system that consists of many interacting factors. As a result, the definition of texture deterioration presented can be different depending on the priority concerns of each city of the country. The reports of international organizations show that the dimensions, indicators, and experiences of regeneration in one country cannot be fully generalized to other places and must be matched with the physical, social, economic, and cultural characteristics of the entire urban management policies of each country. Due to the different complexities of time and place, the concept of regeneration must be reviewed and modified according to the requirements as mentioned above, and somehow with internal investigations, the related issues of new urban approaches, such as neo-urbanism, by considering the characteristics scrutinized the obstacles and opportunities of the country's cities. In the current research, this case

has been noticed by experts in various cases such as neglecting worn-out structures in macro-planning without considering the local characteristics and the spatial and demographic structure of the neighborhoods of Region 7, the concentration of services and facilities in some neighborhoods.

Also, social participation is one of the factors in realizing urban regeneration. This category in the present research has been taken into consideration by research experts in the index (low level of social participation at the neighborhood level), which shows that the research results are in line with previous research. On the other hand, the existence of equal social and cultural opportunities is key for the realization of progressive regeneration, and its lack plays an inhibiting role. Things like the lack of participation and social capital, lack of security, class gap, unequal opportunities at the city level, lack of citizens' access to the appropriate public transportation system, and gender inequalities at the city level are indicators that act as factors preventing this issue. According to this article, the obstacles to the realization of regeneration are also different in different cities and countries, in the evaluation of the total of related factors and the final ranking of the physical, environmental, and then managerial macro-trends has received the highest score. Since government institutions and laws have mentioned the quality of environmental construction as the main core in the cycle of efficient urban regeneration and this factor has been introduced by experts as the most important factor in creating a desirable urban environment, in Region 7 due to issues such as lack of Proper distribution of uses and

not following a single pattern for access to urban services, high percentage of wear and tear, health and educational inadequacies in some localities, unbalanced physical development pattern due to high percentage of immigration, density and insecurity, inappropriate housing, low per capita services, the existence of numerous factories and industries and noise and air pollution caused by their smoke in the vicinity of district 12 and... in district 7 are very difficult. According to the subject under investigation, no research has specially investigated this issue, so the comparison of the findings of this research with the findings of previous research is limited. Therefore, in general, it can be said that the current research, in contrast to previous research, has drawn more attention to the role of influential variables, which, in addition to the main factors, can be effective in the future regeneration of Region 7, and cultural factors such as "the issue of social mixing and the need to recreate the base culture" and "increasing the culture of people's participation". Therefore, it can be expected that:

1. In future research, attention should be paid to the role of cultural factors in the process of re-creating worn tissues;
2. Also, in future studies, attention should be paid to the role of institutional and structural factors, especially the position of the hidden layers of the political economy of space, power and urban management in the process of urban regeneration.
3. Providing the level of service in the form of local access
4. It is possible to take steps by formulating sustainable regeneration programs to reduce tissue wear and tear by relying on productive resources with a new urbanism approach, strengthening urban infrastructure, increasing social participation and supporting vulnerable groups.
5. It is possible to act by providing platforms for participation and involving people in the decision-making process regarding regeneration, the revival of physical traditions and local characteristics such as comprehensive participation, and increasing the social capital of these areas.

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