

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 27/5/2016 Accepted : 22/11/2016

### **Site Selection of Temporary Settlement and Relief Sites After Earthquake in Historical Zone of Yazd by AHP, Fuzzy Logic, FAHP, GIS**

#### **Zeynab Soltani**

M.Sc Student of GIS & Rs, Islamic Azad University Science and Research Branch Yazd

#### **Dr. Sayyed Ali Almodarresi**

Assistant Professor of Geomorphology, Civil Engineering college, GIS&RS Department of Yazd Islamic Azad University

#### **Abstract**

The main requirement of damaged people due to earthquake is having a shelter and providing them rescuing services at the earliest possible time. Immediately after the earthquake, it is not possible to provide suitable housing for the earthquake damaged people. Therefore, appropriate locations (from the view point of access to urban usages, security, faraway from hazardous areas and . . .) shall be provided for such critical times. Difficult access into the historical buildings for providing helping services and lack of open spaces in spite of the high density of population will increase the vulnerability against the accidents in these areas. In this research, the historical texture of Yazd city has been studied with the aim of determining the best location for settlement of rescue teams for the purpose of performing rescue operations. To achieve this goal, firstly the effective factors which are dependent on the structural and natural conditions of the area were introduced and GIS layers of such criteria were produced. Then for removing the uncertainties in the input data and personal judgement about the importance of criteria, Fuzzy method was used and for this purpose, for combining the maps, fuzzy superposition model was used to form Fuzzy inference networks and it was used for determining the appropriate locations. Using the properties of fuzzy sets in Analytical Hierarchy process, Fuzzy Analytical Hierarchy Process was created which increased the efficiency of the decision making. Finally, options for relief and settlement sites after the earthquake was identified and based on some criteria such as proximity to roads, open space areas and distribution of relief and settlement centers were prioritized and determined. The results also indicate the lack of adequate spaces for settlement of victims of earthquake in the historical context of Yazd city

**Keywords:** Fuzzy logic, AHP, F AHP, Site selection, Temporary housing, Historical textures, GIS.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 1/6/2016 Accepted : 25/11/2016

### **Evaluation of the Ecological Footprint to Achieve Urban Green Transport With the Introduction of ASI Strategy (Case study: City of Sari)**

#### **Maasume Barari**

PhD student., Geography and Urban Planning,  
Shahid Beheshti University

#### **Dr. Mohammad Taghi Razavian**

Professor of geography and urban  
planning, Shahid Beheshti University

#### **Dr. Jamileh TavakoliNia**

Assistant Professor of geography and urban  
planning, Shahid Beheshti University

#### **Abstract**

The increasing growth of Sari population and consequently increasing the number of inner city transportation vehicles has made traffic as one of the main problems in Sari and Consequently has caused a variety of environmental and social consequences and finally threatening the safety of citizens' health and comfort. Therefore, the current study with the aim of reviewing the trend of sustainability of transportation vehicles and the effective factors on sustainable factors is of applied one and the used method is of descriptive- analytical one. And for gathering information, documentary –statistical and field method has been used. For analysis of findings, firstly by ecological footprint method (EFA), the sustainability process of urban transportation vehicles in Sari city have been analyzed in 2015 and the obtained results were compared with the global standards and in continue, TOPSIS model was used for weithing of the effective factors on the sustainable transportation which is related to AST strategy. The results show that in Sari city, minibus has the largest ecological footprint (with 0.00048 Hectares) and the least one is related to bus with an ecological foot print of (0.000027 Hectares). comparing the foot print of urban transportation vehicles with the Standard values indicates that except bus, other types of transportation systems of Sari city have more foor print in comparing with the global standard (2011). Also the effective factors on Sari urban sustainable transportation according to the view of specialists and TOPSIS model , reflects this idea that priority of non-motorized transportation at the head of the Transportation Master Plan. Increase the capacity of the streets to create a variety of clean public transport systems And encourage people to take necessary trips by public transport with scores (0/724), (0/654) and (0/624) Respectively, have had the greatest impact on Green transport in the city of Sari.

**Keywords:** Assessment, Ecological footprint, Green transportation, ASI strategy, Sari city.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 5/6/2016 Accepted : 30/11/2016

### **Estimation of Urban housing Price by Using Hedonic and Artificial Neural Networks; (Case Study Koye Valiaser, Tabriz)**

**Dr. Iraj Teimouri**

Assistant Professor of Geography and Urban planning, Tabriz Universtiy

**Navid Soltanighais**

M.Sc of Geography and Urban planning, Tabriz Universtiy

**Yaser Gholizadeh**

M.Sc of Geography and Urban planning, Tabriz Universtiy

#### **Abstract**

Housing as a heterogeneous product, durable, immovable, capitalist, useable, with lateral effects has dedicated itself a large part of family budget and also has a great role in the occupation and value added of the countries. Then prediction of the housing price has a great importance among the urban planners and decision makers. If this prediction be able to provide the main factors which affect the housing price, then it will be a good instrument for decision making. If this estimation, particularly be able to reflect suitably the share of effective factors on the housing value, then it can be used in the urban and regional policy making. With respect to the importance of the issue, this article intends to investigate the main factors which affect on the housing price of the Koye Valiaser in the Tabriz. It is common to use hedonic regression and neural networks as a multi regression methods for predicating the housing price. For providing the effective factors we got help from Delphi method and the data gathered from questioner survey. Both Hedonic and Artificial Neural network could predicate the price. But the accuracy of neural network was much better than the Hedonic. Also the research showed there is relation among the spatial factors and the price of housing in Koye Valiaser.

**Keywords:** Housing, Hedonic, Artificial neural network, Housing price prediction, Koye Valiaser Tabriz.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 10/6/2016 Accepted : 3/12/2016

### **Zoning and Precipitation Analysis of Central Parts of Iran by Using Geostatistics Methods**

**Dr. Abdullah Faraji**

Assistant Professor of Climatology, Zanzan University

**Mehdi Doostkamian**

PhD candidate of climatic change, Zanzan University

**Fateme Ghahramani**

Synoptic climate, Zanzan University

**Zahra Rabiee**

M.Sc of synoptic climatology, Zanzan University

**Ehsan Rashidbegi**

M.Sc student of Geography and urban Planning, Zanzan University

#### **Abstract**

The purpose of this study is zoning and analyzing the precipitation cycles in central areas of Iran. For this purpose, 29 climatic variables for 72 synoptic and climatology stations during the statistical period of (1980-2011) have been used. To this end, by using geostatic methods, a data base of dimension 29×3673 km was formed. Then for climatic zoning, cluster analysis method and discriminant analysis have been used. For detecting hidden or visible precipitation cycles at each area, spectrum analysis have been used. Data obtained from selected climatic variables have been reviewed and analyzed by Ward incorporation cluster analysis method that after drawing Dan Diagram, four climatic areas(1- the area with high precipitation, 2-very low temperature and high humidity, 3- very low precipitation, very high temperature and very low humidity 4- low precipitation, high temperature and low humidity) have been recognized. To evaluate the results of the cluster analysis, discriminant analysis method was used to test the mean difference. The results of discriminant analysis showed that 98.87 of the stations are located correctly in their respective groups. The results obtained from using analysis of precipitation cycles of each of these areas showed that short cycles of 2-4years have been mostly dominant in the both four groups. However, the most variable cycles are located in area No.1 due to different factors including vicinity with Persian Gulf waters and locating in the shadow of Zagros mountains.

**Keywords:** Geo-statistical Methods, Regionalization, Discriminant analysis, Iran.

**Geography and Territorial Spatial Arrangement**

Volume 7 Serial Number 22 Spring 2017

Received : 11/6/2016 Accepted : 28/12/2016

**Study the Status of Safety Indicators in Regional Parks of Kerman City****Dr. Barat Ali Khakpour**

Associate Professor of Geography and Urban Planning, Ferdovsi Mashad University

**Mohsen Kamandari**

PhD Candidate of Geography and Urban Planning, Ferdovsi Mashad University

**Sayyed Mostafa Hossini**

PhD Candidate of Geography and Urban Planning, Ferdovsi Mashad University

**Abstract**

Today, safety in the parks due to its high effects on different dimensions of life quality and sustainability of urban communities has a great importance. Accordingly, in this study, the status of safety indices in regional parks of Kerman city have been reviewed. The research from the aim point of view is an applied one which has been made by using analytical- descriptive method. In this study, firstly the effective indices on the safety of parks have been identified by using library studies. Then by using 287 questionnaires and SPSS software, statistical tests and Vikor multi-criteria decision making, the status of regional parks in Kerman have been studied and evaluated in terms of safety indices. The results of this study shows that Shora and Madar parks with the amount of  $Q=0.947$ ,  $Q=0.936$  respectively are in the best condition from safety view and Neshat park with  $Q=0$  has the worst situation in terms of safety. Also the results obtained from W. Kendall test showed that the under study parks from safety point of view with average rate of 5.56 is situated at the best condition and from lighting index with average rate of 1.37 at the worst condition.

**Keywords:** Safety, Regional parks, Model Vikor, Kerman city.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 14/6/2016 Accepted : 6/1/2017

### **Assessment of the Risk for Water and Wind Erosion and Comparison of Their Sedimentation Potential in Hares-Abad Region in Sabzevar**

#### **Esmail Silakhori**

PhD candidate of desertification, Agriculture and Natural resources college of Gorgan University.

#### **Dr. Gorban Vahabzadeh**

Assistant Professor and Member of the Scientific Board of Range land and Watershed group, Agriculture and Natural Resources college of Sari University

#### **Zahra Parisai**

PhD candidate of watershed science, Agriculture and Natural Resources college of Gorgan University.

#### **Abstract**

Soil erosion, is a serious threat to the conservation of soil and water resources. In this reserch, wind and water erosion hazard zonation was done by IRIFR (IRIFR.E.A and IRIFR.E.B) and MPSIAC models, respectively in Sabzevar region and their sedimentation potential was examined. In this study, land units map was prepared and then the 9 determinant factors on wind and water erosion were studied in each 15 land units and the maps for water and wind erosion hazard and map of combined water and wind erosion and total combined erosion (water erosion + wind erosion) was prepared for the region. Results showed that agricultural land with an area of 4936.9 ha is most susceptible to wind erosion and marl land unit area with 596.3 ha is most susceptible to water erosion and sediment production. According to the wind erosion map of the studied area, 80.55% of the total area is fall in the middle class, 10.47% in high grade and 8.40 percent is in low risk of wind erosion. According to the survey of water erosion map, 50.32% is in low and 49.11 percent is in the middle class of hazard of water erosion. Wind and water erosion have been effective in reducing the fertility of land area as 75.81 percent and 24.19 percent respectively. The results showed that the total amount of deposits in the study area is 14412.23 m<sup>3</sup>/km<sup>2</sup> in a year, in which 10259.47 m<sup>3</sup>/km<sup>2</sup> is made by wind erosion and 4152.76 m<sup>3</sup>/km<sup>2</sup> is made by water erosion.

**Keywords:** wind and water erosion intensity, IRIFR.E.A model, IRIFR.E.B model, MPSIAC model, Sabzevar region.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 18/6/2016 Accepted : 9/1/2017

### **Analysis of the Spatial Distribution of Population and Distribution Services in the Metropolitan Areas of Ahvaz**

#### **Dr. Saeid Amanpour**

Associate Professor of Geography & Urban Planning, Shahid Chamran University

#### **Dr. Saeed Maleki**

Associate Professor of Geography & Urban Planning, Shahid Chamran University

#### **Nabiollah Hosseini Shahpariyan**

M.Sc student of geography and urban planning, Shahid Chamran University

#### **Abstract**

One of the most important consequences of the rapid growth of urbanization and physical development of the cities in the recent decades is the disintegration of distribution system of centers of urban service which facilitates the social inequality of citizens for using such services. The main objective of this study is the review and analysis of population dispersion and services distribution in Ahvaz metropolitan. The recent study is of an applied one and from the method point of view is a combination of analytical- descriptive methods and library and documentary method has been used for gathering data. The seventh Ahvaz districts have been selected as the geographical units in measuring the space justice and 14 determinant indices of public services for attainment of such objective. Then by using the views of professionals, the importance of the indicators have been determined in FUZZY environment (AHP FUZZY).for analysis and grading the urban districts from the view point of enjoying public services, some models including VIKOR, ELECTRE and FUZZY TOPSIS have been used and for reaching to a unified result in data analysis of different models, the blended average of ranks has been used. Data analysis of this study showed that districts No. 3 and 4 have the first rank, districts No.1 and 2 the second rank and districts No. 6, 7 and 8 are at the last place among the other regions in terms of indicators of municipal services. Then for measuring the relation between population and enjoyment of urban services, Pearson correlation test has been used. The obtained correlation coefficient (0.471) indicates this fact that there is a weak relation between the population dispersion and services distribution. while, the obtained correlation coefficient from Pearson test (0.810) shows that distribution of services has a direct and strong relation with the area.

**Keywords:** Population distribution, Utilities, Average Rating, Ahvaz.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 21/6/2016 Accepted : 10/1/2017

### Evaluation of Morphotectonic Indices in Qangholichay Basin

**Dr. Gholam Hassan Jafari**

Assistant Professor, Zanjan university

**Mohammad Reza Norouzi**

M.Sc of geomorphology, Kharazmi University

#### Abstract

Neo-tectonic is of dynamic factors which always affects on the watersheds and rivers. Neo-tectonic is said to the new tectonic factors which mainly reflects in the faults. Displacement of faults can trigger the epicenters of the earthquake, the release of earth internal forces and deformation of geomorphological factors of the land surface. The aim of this study is to investigate the tectonic situation of Qangholichay basin, which Rudbar and Manjil earthquake landslide in 1990 was formed Lake Baklur in this basin. For this purpose, with the help of Arc GIS, Global Mapper 12,softwares and by using relative morphotectonic indexes such as slope length of river (SL), asymmetric factor (Af), integral hypsometric curve (Hi), valley floor width-to-height ratio (Vf), basin shape (Bs), Mountain-front sinuosity (Smf), transverse topographic (T) and sinusoidal of river (Sr), such activities have been reviewed According to the results of this study, SL, SMF and SR indices show the youngness of the basin in terms of erosion cycle of the area. The activity of faults of PoshteKuh and Manjil perpendicular on the basin caused the height difference and a distinguished change in longitudinal profile of Qangholichay Basin and SL index. Other indices represent the average tectonic activity of the basin. The great tectonic activity of the basin from the view of Relative Land form Active Index (LAT), shows that each of such indices can not lonely specify the tectonic situation of the basin, and LAT index shall be estimated for all the basins, which on its basis, the basin will be placed at class 2 i.e. with a high tectonic activity. Use of non-dimensional chart is so useful in approval of tectonic activities of the basin especially for SL index. Based on its interpretation, it can be said that Qangholichay Basin is active from tectonic view.

**Keywords:** Neo-tectonics, Geological Structure, Faults, Baklur.



## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 25/6/2016 Accepted : 13/1/2017

### **Comparing Between two Methods Storage of Precipitation (Pitting and Contour Furrowing) on Vegetation Cover in Iranshar Area**

**Dr. Mansour Jahantigh**

Assistant Professor of Soil Conservation and Watershed Management Research Department,  
Sistan Agricultural and Natural Resources Research and Education Center

#### **Abstract**

The aim of this research is control of run off and its storage in the ground in order to increase the vegetation cover through increase soil moisture. In this research, the effects of two mechanical structures of pitting and contour furrowing techniques in comparison with the witness on the changes of vegetation cover of the adjacent area of Iranshahr thermal powerplant were studied. In this relation, for recognition of the effect of each structure and the presence of vegetation cover, by three pitting, contour furrowing and witness in four repetitions of a slope of about 3% has been conducted in the form of a full random statistical plan form. For this purpose, with respect to the amount of input run off, some rigs with dimension of 20\*40 m, by considering the slope direction were established and at the farthest end of each rig, some basins have been constructed for run off measuring. Upon each growing season, the measurement of vegetation cover has been made and at the end of the research, the data were entered into SPSS software and statistical analysis has been made on them. The findings indicated that there is a significant difference (0.01%) between different treatments (witness, pitting, contour furrowing) from the view point of producing fodder, percentage of vegetation cover and young plants. It means that the performance of storage operations of precipitation is effective on the amount of fodder the vegetation cover. Variance analysis of witness treatment and pitting by LSD statistical method showed that the amount of obtained LSD (0.113) is more than the mean differences of witness and pitting treatment. On the other words, performing pitting operations has no effect on the increase of fodder production. Also comparing the data of witness and contour furrowing treatments, revealed that LSD amount has a lower significant difference than the mean difference of contour furrowing and witness. Therefore, performing contour furrowing operations has had a positive impact on fodder production.

**Keywords:** Mechanic structure, Pitting, Counter furrowing, Permeability, Storage of precipitations, Run off.

Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 7/7/2016 Accepted : 14/1/2017

**Comparing the Activities of Different Parts of Shekarab Fault (North of Birjand)  
Based on Fractal Dimensions by Using GIS**

**Mehdi Yousefi**

PhD candidate of tectonic, Geology group,  
Birjand University

**Dr. Mohammad Mehdi Khatib**

Instructor of Geology, Faculty of science,  
Birjand University

**Dr. Ebrahim Gholami**

Assistant professor of Geology, Faculty of  
science, Birjand University

**Abstract**

Shekarab thrust is located at 4 km of north part of Birjand city. This fault has an east - west trend with 60 degree slope to the north. Active shekarab Fault system is a seismic source for Birjand city. Because Shekarab fault is composed of different parts, Streams Fractal dimensions were calculated in eastern, central and western parts. Also, due to the occurrence of lateral migration of the fault, Streams Fractals dimensions were calculated in the northern and southern parts of the region. Average of stream fractal dimensions for comparing Tectonic activity in the northern and southern parts of this fault are 1.11 and 1.06, Because of The linear density of streams and lower surface density in the southern part this numbers indicate more Tectonic activity in the southern part of the fault than northern part. And also Average of stream fractal dimensions for comparing activity in the eastern, central and western are 1.320, 1.436 and 1.393, respectively activity in the eastern and western parts is more than the Central part of Shekarab fault. At the present, deformation in this fault has developed from center to eastern and western parts.

**Keywords:** Stream Fractal dimension, East of Iran, Shekarab faul, Fault Activity.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 10/7/2016 Accepted : 16/1/2017

### **Review and Analysis of Optimum Pattern for Distribution of Educational Centers by Using Multi Criteria Decision Making (MADM) in GIS Environment Case Study: Education and Training Center of District No. 1 of Kermanshah**

#### **Moslem Hadidi**

Member of the Board, Jahad Daneshgahi University

#### **Kaveh Naderi**

Member of the Physical Development Research Centre of Jahad Daneshgahi, Kermanshah province

#### **Ensiyeh Merati**

PhD candidate and member of Research Deputy of Jahad Daneshgahi, Kermanshah province

#### **Bita Soozani**

Expert for restoration of historical buildings, member of Education and Training Organization of Kermanshah

#### **Abstract**

Imbalance in the distribution system and failure of services including educational spaces is a key issue that is observed in the larger cities. Uneven and unplanned development and rapid population growth can be considered as the main reasons for the occurrence of this problem. In order to increase the efficiency of these spaces, attention to the appropriate organization and distribution is necessary. The method of this research is of descriptive-analytical one and its nature is fundamental-applied one. Its purpose is to examine the distribution of educational spaces by using the existing analyses in Geographical Information System (GIS) and using AHP technic and Delphi method thorough considering the parameters influencing on the spatial distribution of educational centers and provide an appropriate model and the optimal distribution of educational centers In the study area for the purpose of sustaibability and meeting the social and economical objectives of urban land use. The results indicated that the schools of the district is not enough to cover the entire districts of the area and some western parts of the area are deprived from justic and favorable access And are excluded from the coverage of the existing schools. Therefore, for determining the areazoning, no special regulation has been observed in the urban planning and it is recommended that in the future researches, an appropriate response is given to this important requirement and a regular zoning to be determined for the schools. Most of the urban areaswhich has a great population of the secondary and high school students particularly the high school, has no the requied educational place and this has increased the dencity of students in the schools of the other areas of the city. Also, locating for educational places regardless of how to access, not only is vulnerable from safety aspects and threatens the health of the students who traffic in this ares, but also will not be successful from the view point of reducing the urban problems including the traffic.

**Keywords:** Distribution, Adjacency, Space, Per Capita, GIS.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 14/7/2016 Accepted : 28/1/2017

### **Evaluating the Environmental Capability of Taziyan District for the Purpose of Ecotourism Management by Using GIS and AHP**

**Dr. Mohsen Dehghani**

Assistant Professor of Environment group,  
Bandar Abbas Azad University

**Farhad khojandi**

M.Sc of Encironment Management, Bandar  
Abbas Azad University

#### **Abstract**

evaluation of ecological power, inventory assessment and potential power of the land are pre-planned with determined criteria. In recent years, rural tourism are taken into consideration as one of the most important industries, which has needful potential to help local communities to develop the economic activities. This study aimed to assess the ecological power of Tazian district in order to manage the ecotourism in geographical information system by analytic hierarchy process and selection of the most appropriate locations for ecotourism development and formulation of effective criteria. Therefore 9 criteria have been selected as the main criteria and 24 criteria as sub-criteria from different sources. this study, through using the AHP method as well as Choice Expert 11 software, the selected criteria were weighted and prioritized. In this research the Arc GIS 10 software was used for mapping and analyzing the Data display information and or layer Combining. Based on the results, the criterion of tourism infrastructure is the most important and social criterion is the least important one. Also as the results show 74% of Tazian district it has weak power degree, 13% has a middle power degree, 9% of the village has a good power degree and 4% has a high power degree for ecotourism management.

**Keywords:** Environmental Capability Evaluation, Ecotourism management, AHP, GIS, Taziyan district.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 15/7/2016 Accepted : 1/2/2017

### **Assessment of the Risk for Mashhad Water Supply Options and Specifying Their Priorities**

**Ahmad Ghandhari**

PhD Student of Irrigation and Drainage Engineering, Ferdowsi Mashhad University

**Dr. Kamran Davari**

Professor of Water Engineering, Ferdowsi Mashhad University

**Dr. Bijan Ghahraman**

Professor of Water Engineering, Ferdowsi Mashhad University

**Abstract**

Today, the water supply for various purposes in many parts of the world and especially in Iran is one of the main challenges that planners are facing with. On this basis, water supply from different locations and implementation of different options have been the current strategies to resolve this challenge along with the non- structural management and allocated a large amount of credits and national budgets to itself. In this paper, the challenges and opportunities of Mashhad water supply schemes have been investigated as a case study and Also an integrated approach to risk assessment has been provided. For this purpose, in the first part of this article, Based on brainstorming method, risk factors in Mashhad water supply options were studied and the average risk of each option has been calculated. Then in the second part, Based on the amplitude, the possibility of risks was calculated for all risk options. The results showed, although the lowest average amount of risk is associated with the option of transferring water from Hezar Masjed, but from the view point of the experts, the option of wastewater transmission from West Mashhad has a lower risk domain possibility other options. In fact, the results show that using domain possibility of risk to prioritize options (managerial decisions) can be very helpful. Finally different options based on the finished project cost parameter, the volume of water transmission of each project, risk and coefficient of water recycling are prioritized again.

**Keywords:** Mashhad plain, Risk, Uncertainty, Water supply.

## Geography and Territorial Spatial Arrangement

Volume 7 Serial Number 22 Spring 2017

Received : 17/7/2016 Accepted : 2/2/2017

### **Strategic Planning of Improvement and Renewal of Urban Old Textures Case Study: Qiam and Kowsar Neighborhood, District No. 12 Tehran**

#### **Dr. Hossein Kalantari Khalilabad**

Prof. of Geography and Urban Planning,  
Institute for Humanities and Social Studies,  
Tehran Jahad Daneshgahi

#### **Dr. Ahmad Pourahamd**

Prof. of Geography and Urban Planning,  
Tehran University

#### **Sayed Rafie Mousavi**

PhD candidate of Geography and Urban  
Planning, Institute for Humanities and Social  
Studies, Tehran Jahad Daneshgahi

#### **Mahdi Shiri pour**

PhD candidate of Geography and Urban  
Planning, Kharazmi University

#### **Abstract**

Urban old textures and consequently old neighborhoods has been multifaceted and cross-sectoral phenomenon and has strong social, cultural, economical, physical, administrative and technical dimensions. On one hand, these neighborhoods have residential roots and are rich in architectural and urban values. On the other hand due to failure to comply with today's urban life, it has distanced from them and faced with extensive infrastructure and superstructure problems. The citizens of these sites are among the most deprived people and in order to realize the social justice and development, they are among the worthiest people. Thus, in order to reach a safe city and neighborhood, strategic evaluation and analysis of these textures are essential. Considering the nature of the old textures, this research is of applied type and its research method is descriptive-analytic and survey one. To identify the strengths, weaknesses, opportunities and threats of Qiam and Kowsar areas, SWOT technique has been employed. Also, to evaluate and analyze internal and external factors of strategic analysis, four-cells and nine-cells matrix have been used. The results, according to the scores of internal and external factors suggest that the best strategy for improving the texture of Kowsar and Qiam's old textures is the competitive strategy of reduce, withdraw, transfer or closure strategy. But since the old textures and the city have a great complexity system, a combination of a conservative strategy (maintenance-internal support), competitive strategy (maintenance-external support), strategies to reduce, withdraw, transfer or closure, strategies for development and maintenance and stability have been used and finally 9 strategies, among which SO strategy has the top priority to improve the old textures of Kowsar and Qiam were developed.

**Keywords:** Strategic Planning, Improvement, Renewal, Urban Decayed Area, SWOT Technique, Qiam and Kowsar Neighborhood.