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Journal of
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SOCIO-ECONOMIC CHANGES IN ADVANCED SOCIETIES

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PLANNING ACCORDING TO NEW URBANISM:

THE OSTADSARA NEIGHBORHOOD CASE STUDY

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ABSTRACT

The modern urbanism activities have led to rupture of previous spatial structure of neighborhoods and destruction of their identity. The New Urbanism Movement, as one of the successful models in urbanization field attempts to revive this lost national-social identity through the project of returning to traditional structure of neighborhoods by applying modern urbanization models and methods. The current paper aims at evaluation and analysis of "the Ostadsara neighborhood's organization based on new urbanism principles" and representation of solutions for planning a successful neighborhood center considering these principles. In this regard, various methods including library method, observation, photography, questionnaire and interview with users of the environment were utilized. The results from identification and assessment of weaknesses and strengths and specification and analysis of potential threats and opportunities shows the possibility of applying walkability, connectivity and integration, improvement of public transportation, improvement of architecture quality and urban design, maintenance and improvement of public and green open spaces, maintenance and strengthening the structure of traditional neighborhood units and using cooperation of Ostadsara neighborhood's inhabitants. Finally, the current study will represent appropriate strategies for changing the mentioned neighborhood into a desirable and prosperous one.

KEYWORDS:

Neighborhood; Neighborhood Center; Neighborhood Identity; New Urbanism; Ostadsara Neighborhood of Rasht.

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摘要

现代城市主义活动导致了以往社区空间结构发生断裂，摧毁了其身份特征。被视为最成功的城市化发展模式之一的新城市主义运动，试图将现代城市化模式和方法与传统社区结构相结合，为这一几近消失的国家-社会身份注入新的活力。本文旨在评估与分析“基于新城市主义原则的 Ostadsara 社区结构”并根据这些原则分析规划成功社区中心的方案。对此，本文将运用库方法、观察、拍照记录、问卷调查和使用者访问等多种方法。结合 SPSS 软件、优缺点辨识和评估和潜在威胁和机遇描述和分析，调查问卷分析结果显示：套用步行条件的可能性、连接以及合并、公共交通改善、建筑质量和城市设计改进、公共区域和绿色开放区域得以维护与改善、传统社区单位得到维护和加强。同时 Ostadsara 社区居民有所协作。最后，本文将提出如何将上述社区规划为理想和繁荣的社区的相应策略。

新城市主义原则下规划拉什特OSTADSARA 社区成功社区中心可能性的研究

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关键词:

社区, 社区中心, 新城市主义, 拉什特 Ostadsara 社区

1 INTRODUCTION

Neighborhood is considered as one of the components of developmental hierarchy of the cities which is actually a major element of identity of the cities as a classical component. Each neighborhood has a center which is usually the location of various service levels and as the main point of neighborhood's development, provides the possibility of people's trafficking and gathering and also is turned into a center for information exchange, presenting appropriate solutions for neighborhood's issues and a center for improving public relations and communications. Before the industrial revolution and the increasing growth of cities, the urban neighborhoods had gradual and slow growth and responded the almost fixed needs of their inhabitants while maintaining their social, natural and physical values. Modern urbanization was a product of the modern age, CIAM Conference and Athen's Charter which by placing it in the agenda, a kind of accurate zoning was established in the cities and neighborhoods. Functional zoning destroyed the vitality and life of the cities and neighborhoods and made the inhabitants unfamiliar with each other (Rafieian et al., 2011, 1). It was at this time that numerous disorders generated in neighborhoods and needs of the inhabitants remained unanswered. With emergence of the new urbanism movement in the 80s and 90s of the 20th century, a kind of new attitude toward urbanization and its issues was formed to solve the problems generated from exhaustion and deterioration of urban centers and also caused the horizontal development of cities. A return to the traditional pattern of neighborhoods was considered essential for creation of efficient and stable communities by this movement.

2 STATEMENT OF THE PROBLEM

According to data of the United States Department of Economic and Social Affairs, in 2007 for the first time in human history, 50% of the entire global population lived in urban areas, while only a century ago this figure stood at 13%, and it is now predicted to reach 69% by 2050 (Barresi and Pultrone, 2013, 62). So we can said, in the last century, cities and urban spaces have faced great changes and transformations in their process of development and evolution as a consequence of changes and progresses originated from the idea of globalization of phenomena. In this process, the relationship between human beings and their environment has faced a tremendous rupture which has generated spatial separation and intensified the formation of neighborhoods without socio-spatial unities. Actually the above-mentioned socio-spatial rupture was generated from site selection of urban services based on financial benefits and disregarding the social tendencies. Disruption of socio-economic relations and its effect on structural development of the cities during the development turned the behavior of urban textures into abnormalities including abandonment, application change and uncertainty of the units, security, hygiene and specially disruption of social organization and the value of neighborhoods (Khani et al., 2009, 2). Iran is an emerging country, still encountering development challenges. The country's demographic and socio-economic situation has drastically changed in recent decades. Once an agriculture-based society with most of the population residing in rural areas, during the last decades of the 20th century, Iran changed into a more urbanized country with a shift from agriculture to a market economy and the resulting creation of a modern but oil-dependent urban sector (Mirmoghtadaee, 2016, 38). As a result of Rasht City's history and background in urbanization, valuable buildings and structures in terms of architecture and antiquity are observed all around the metropolis. Existence of old neighborhoods may be mentioned as the most significant feature of Rasht. Ostadsara is among these kinds of neighborhoods which according to the available documents has been a neighborhood of Rasht in 1769. It is located near the central core of the city. In the last years, population growth and manipulations imposed on its texture have faded out the identity, social interactions and its role as an old neighborhood with a historical background and if it is not reprogrammed, the value of this neighborhood will be reduced. In this regard, it seems that

assessment of the principles of new urbanism in this neighborhood in which improvement of social units and centers with urban identity has been considered and it pays attention to human scales and needs of the local community and on the other hand, it has been applied in a large scale all around the world and has obtained significant successes. In this case, we're looking for answers to the following questions:

- what is the situation of Ostadsara neighborhood in term of new urbanism criteria?
- what is strategies for planning a successful neighborhood center considering the new urbanism criteria in Ostadsara neighborhood?

3 RESEARCH PURPOSES

The main purpose of this research is study of possibility of planning the successful neighborhood center in Ostadsara Neighborhood of Rasht with an emphasis on New Urbanism principles. In order to we used the SWOT analysis. SWOT analysis is recognized extensively and constitutes an important means for learning about a situation and designing future procedures that can be considered necessary to enable strategic thinking. The SWOT analysis approach has been broadly applied in a variety of disciplines for investigating problems from a strategic perspective (Li et al., 2016, 75). By using SWOT analysis we:

- assessment and identification of indicators (Walkability, Connectivity, Mixed-Use & Diversity, Mixed Housing, Improvement of Architecture Quality and Urban Design, Maintenance and Improvement of Traditional Neighborhood Structure, Density, Public Transportation Improvement, Maintenance and Improvement of Open and Green Spaces and Using Cooperation of Inhabitants) which are compatible with the new urbanism criteria;
- presentation of strategies for planning a successful neighborhood center considering the new urbanism criteria in Ostadsara neighborhood.

4 THEORETICAL FOUNDATIONS AND CONCEPTS

Neighborhood is a basic planning unit in the fabric of city (shi et al., 2016, 972). Neighborhood is an idea of studying the difference of the people, living and sharing the same environment for the purpose equality living environment. Neighborhood zone demands a set of community that can interact, care, and cooperate with each other continuously (Omar et al., 2016, 309). In this regard, a neighborhood can be defined from different dimensions. For instance, neighborhoods can be defined administratively by their established and certain walls, roads and borders; socially by local residents' perceptions; functionally by various domains of local services; environmentally by their traffic, quality and security and finally aesthetically by having certain features or the age and lifetime of its development (Barton, 2004, 16).

A residential complex or a neighborhood is a reflection of the type of aggregation and interaction in small social groups. The spatial and functional relationship between each residential unit and the neighborhood is the same as family members with the neighborhood in a way that each neighborhood includes components and organs rather than its major component meaning residential units. Those other components include a space called the center of neighborhood which is included of various elements such as gathering places and other spaces and service elements (Soltanzadeh, 1992, 350-351).

Center of a neighborhood as the linking element of skeletal organs, texture and also neighborhood community has a central role in giving identity to it and creating interaction between inhabitants. Also as the service, economic, cultural and entertainment core, a neighborhood provides a space for responding people's daily needs, a place for strengthening social links and creating a sense of belong and cooperation in inhabitants. Although its role has faded in today's life, but it can be revived by aligning it with needs of today's life based on features of modern life. In historical cities, neighborhoods were the habitats of people with specific

occupations and jobs or religious minorities and various social classes in a way that even religious minority groups had specific places in cities to reside in, such as Jolfa neighborhood in Esfahan, Zoroastrians neighborhood in Yazd or Jewish neighborhood in some cities of the country. In historical cities, the center and its neighborhoods provided a unified, convergent and organic combination in terms of space and skeleton, also they formed the historical nucleus of the cities based on their specific validity and special gradation. The number of neighborhoods in a city had a direct relation with its significance and space and none of neighborhoods in a city were the same in terms of space and form but all neighborhoods had unified and identical structures and synthesis (Pourzargar, 2012, 107).

4.1 INTRODUCTION OF THEORIES AND SCHOOLS OF THOUGHT

As shown in Table 1, paying attention to concept of neighborhood in urbanism system began in the middle of 19th century, aimed at giving identity to cities and creating hierarchies. Ebenezer Howard proposed the principle of dividing the cities into a hierarchy of interdependent units with different dimensions for the first time. The residential units of Le Corbusier (1953) are considered as one of the general solutions of neighborhood planning in the first half of 20th century (Lang, 1994). This general model was proposed as a complete society and independent collection by Le Corbusier. In addition to the mentioned models, the Neighborhood Unit which was proposed by Perry and performed by Estein and Henry Wright in Radbern are considered as primary models of neighborhood planning in the first half of the 20th century (Table 1). Sides the differences, all of these models had common purposes for creating their own local communities which are mentioned in the following table:

Common purposes	Theories
- Creating independent units;	Howard's Garden City
- decrease of daily trips within the city;	Le Corbusier's residential units
- paying attention to the relation with green spaces and the nature;	Perry's Neighborhood Unit
- creating local communities;	Estein-Wright's Neighborhood Unit
- paying attention to passengers' movement.	

Tab. 1 Studying the Primary Models of Neighborhood Planning in the First Half of 20th Century

According to Table 2, in the second half of the 20th century, various complexes were designed in America with the aim of confronting dispersion and lack of cities' coherence, maintaining identity and developing life quality in available textures of the cities. Based on opinions of many critics, these solutions have adapted the same "Neighborhood Units" model belonging to 20th century with new conditions and they have used them with new terminologies in designing current residential complexes (Hashemnezhadeh and Malekian, 2012, 44).

For example the Planned Unit Development pattern which possesses framework unity and coordinated building planning through simultaneous approval of the plans and appropriate scales in the urban infrastructures and ease of access to public facilities in the neighborhood scale (Eynifar, 2008, 45). residential neighborhoods called Traditional Neighborhood Development (TND) are planned as alternatives for residential complexes in form of multi-functional and independent towns (Katz et al., 1994; Dutton, 2000; Neal, 2003). The Transit-Oriented Development model is actually a kind of development which depends on public transportation based on light railway, and in a general look, it is based on heavy loaded short buildings, multi-purpose main streets, saving energy, reduction of roadway traffic, availability of urban services and etc. (Curtis et al., 2009). Urban Village movement became the most important form of development as a result of creating urban developments in terms of mixed pedestrian-centered function and based on a constant scale (Caves, 2005). The Eco Village movement aims at protecting and supporting the improvement of stable human residences, facilitates

information exchange among residences, and makes the information related to eco village concepts available through worldwide information networks (Kim, 2007). It also proposes the Smart Growth hypothesis which suggests the idea of climatic planning of buildings and urban textures by supporting new urbanism models and the green planners in order to reduce the energy consumption (Duany et al., 2009, 12). All the above-mentioned theories prioritize human beings, revival of traditional method, retrospection to past experiences, reliance on the background of architecture. Some of the common purposes among these models are as follows:

Common purposes	Hypotheses
<ul style="list-style-type: none"> - compact neighborhoods; - independent neighborhoods; - paying attention to public spaces; - improving social sense; - paying attention to pedestrian movement; - considering natural environment and green spaces; - a distinct and efficient neighborhood center; - mixing uses; - caring about public transportation; - paying attention to quality of architecture and urban design. 	Planned Unit Development
	Traditional Neighborhood Development
	The model of Transit- Oriented Development (TOD)
	Urban Village movement
	Eco-village
	Smart Growth Hypothesis

Tab. 2 Studying Primary Models of Neighborhood Planning in the 2nd Half of 20th Century

4.2 REVIEW OF NEW URBANISM'S PRINCIPLES

In 1993, the Congress for the New Urbanism was founded by six architects: Peter Calthorpe, Andre´ s Duany, Daniel Solomon, Elizabeth Moule, Elizabeth Plater-Zyberk and Stephanos Poly- zoides. (Falconer et al., 2010, 287). New Urbanism is posited as a new approach to suburban development, which could reduce car dependence by creating pedestrian-friendly environments.

New urbanism which has been rendered to New Urbanization or Urban Planning in Persian is "a movement in the United States which challenges expansion of cities by discussing about guiding the growth of urban suburb in form of creating small cities and residential complexes. The orientation in proposing this project relies strongly on revival of urban planning ideas which was originated in the early 20th century but they were adapted to modern life models" (Madanipour, 2001, 310). The concept of new urbanism is an emphasis on the fundamental principles of urban design in scale of neighborhood and alignment with the current world. The most important document explaining the theoretical content of new urbanism movement is new urbanism's Charter. This charter which was presented in 1966 after the 4th annual meeting of new urbanism council can be considered as a statement against Athens' Charter. This charter studies all the analyzable levels in association with human communities (Arendt, 2008).

The New Urbanism has clear 27 principles addressed by a charter. A broad range of architects, planners, interested citizens, scholars, elected officials and developers worked to emerge it between 1993 and 1996. The fourth annual Congress, CNU: 2000 published the ideas of New Urbanism. CNU has twenty seven principles. The twenty-seven principles are nine principles for each one of the region, the neighborhood and the block. The principles asserted to guide public policy, development practice, urban planning, and architecture design. According to a literature review pursued on CNU, the principles of New Urbanism, at the level of the neighborhood, modified to be ten principles instead of nine (Elshater, 2012, 829).

I Walkability

Walkability is a measure of how friendly an area is to walking. Walkability takes into account the quality of pedestrian facilities, roadway conditions, land use patterns, community support, security and comfort for walking (Shbeeb and Awad, 2013, 172). The new urbanism believes that streets and squares must be secure

and interesting for walking and be designed in a way that provide inhabitants' comfort and encourage them for walking. Therefore, it insists on locating daily and weekly services within the distance of inhabitants' 10 minute walking.

II Connectivity:

- network of connected streets which scatter traffic and facilitate walking;
- a hierarchy of narrow streets, boulevards, and alleys;
- a network of high quality pavements and public places which make walking pleasant.

III Mixed-Usage & Diversity:

- a combination of stores, departments, residential apartments and houses in a limited area together with different combinations of neighborhood units, blocks and buildings;
- various types of people from different ages, groups, cultures and races together with the buildings.

IV Mixed Housing:

- a continuum of different types, spaces and costs in a neighborhood area.

V Consideration of Historically Qualified Buildings and Improvement of Architecture Quality and Urban Design:

Emphasis on beauty, elegance, human welfare and creating sense of belonging to the place. Specific places possessing urban services and places for gathering; a human-scale architecture and beautiful surroundings which nourished the human spirit.

VI Maintenance and Improvement of Traditional Neighborhood Structure:

- recognizable centers and limits;
- public spaces at the center;
- importance of public spaces, open public spaces designed as the urban art;
- a continuum of usages and densities with a 10 minute walking.

VII Density Increase

Buildings, residences, stores and services accumulated near each other to facilitate walking, to provide the possibility of efficient use of services and resources, to create a more enjoyable and comfortable place for life.

VIII Smart Transportation

The past decade there has seen a resurgence in both the use and the study of alternative forms of transportation, including walking (as well as cycling, car sharing, and public transit, which have similar issues). Though walking is generally regarded as a distinct mode, it also forms an important component of trips made using other modes. This is most apparent in the case of public transit: before boarding and after alighting from a bus, streetcar, or train, every passenger is a pedestrian. For this reason, a deeper understanding of the spatial patterns of walk accessibility can also contribute to planning and research of public transit. Similarly, bike and car-sharing systems generally require walking trips to and from vehicle storage locations, and extended distances pose a disadvantage to bicycling compared to motorized transportation (Levinson, 2016, 165).

- A network of metropolises and small cities and neighborhood units which are connected to each other by high- quality trains;
- a friendly design for pavements which improves more use of bicycles, rollerblades, scooters and pedestrians as daily transportation.

IX Maintenance and Improvement of Open and Green Public Spaces (Sustainability)

The new urbanism is based on the belief that public spaces and parks can lead to the flourish of neighborhoods and creation of a unique concept of the space through providing interesting spaces. Maintenance and improvement of open spaces such as pavements, squares, parks, public buildings and gathering spaces in order to create informal meetings and social connections with others, cause neighborhoods to seem like balanced and vivid environments.

X Utilization of Inhabitants' Cooperation

One of the most important principles that new urbanism applies, especially for the purpose of planning in available urban textures, is utilization of inhabitants' cooperation. The new urbanism benefits from cooperation of inhabitants, social leaders, politicians, government officials, developers and local organizations throughout all phases of neighborhood planning (<http://www.newurbanism.org>).

5 INTRODUCTION OF THE UNDER-STUDY AREA

Rasht County is among counties of Gilan province (Figure 1), which possesses 9% of the province's total space and 33% of its population. Based on historical documents, the first foundation of Rasht as a village with a rural texture goes back to B.C when Gil and Deilam nations lived. As a result of Rasht's tradition and long historical background in urbanism, architecturally valuable antique buildings and structures can be observed all over the city. The most important feature of Rasht may be the existence of old neighborhoods which have yet maintained the old residential structures. Ostadsara is considered as one of the old neighborhoods in Rasht which is located in its middle. In zoning map of the city texture, Ostadsara is located in the ancient texture and has a completely organic texture. Even the location of important fundamental elements of the city such as Municipal and Sabzemeidan Squares follow the organic texture of this area. Also the area possesses the most spatial divergence and changes in terms of space and mass combination.

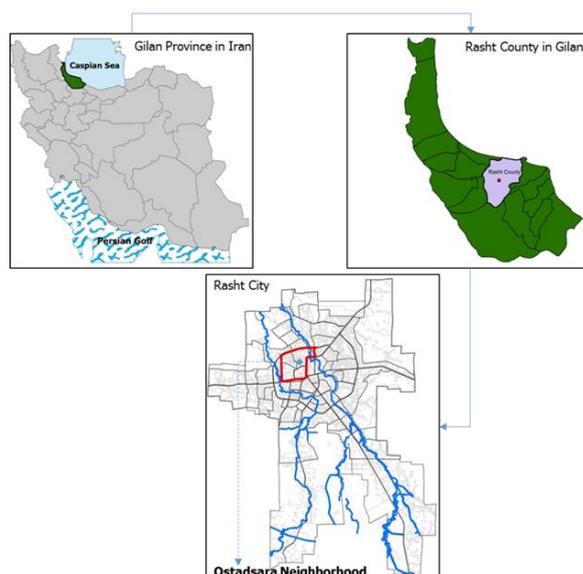


Fig. 1 the Location Ostadsara Neighborhood in the Rasht City

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structures. Ostadsara is considered as one of the old neighborhoods in Rasht which is located in its middle. In zoning map of the city texture, Ostadsara is located in the ancient texture and has a completely organic texture. Even the location of important fundamental elements of the city such as Municipal and Sabzemeidan Squares follow the organic texture of this area. Also the area possesses the most spatial divergence and changes in terms of space and mass combination. The arrangement of communication networks and passages and the manner of neighborhood development is in a way to create the most focus and spatial connection between other places of the city and its central-linear core. The dominant urban texture in this neighborhood is old and traditional except the structure of main streets which has been reconstructed or renovated. Ostadsara is located in zone 1 of Rasht Municipality and is connected to Moallem Boulevard from north and west, Saadi Street from east and Bisotoun Street from south.

6 RESEARCH METHOD

Generally, the research method is determined based on the major purposes and nature of the research. Hafez Nia (2009) believes that classification of researches in terms of purpose includes basic, applied and practical, and in terms of nature it includes historical, descriptive, correlation or consistent, causal and empirical researches.

In terms of research purpose, this study has applied goals since it utilizes cognitive grounds originated from basic studies with the purpose of finding and presenting solutions for research questions. In terms of nature, this research includes analytical, historical and descriptive studies since it describes the subject and environment's condition by providing information and then analyzes and assesses the collected data.

In order to collect data in this research, documentary and field methods are applied which themselves include qualitative and quantitative methods.

The statistical population of this research includes the whole population of Ostadsara neighborhood in zone 1 of Rasht Municipal which was about 6264 people. A sample of population was studied in order to save time and money, then the results were generalized to the whole population. For this purpose, size of the sample was calculated using Cochran and Morgan's sample size formula which accordingly 190 samples were obtained, therefore the same number of questionnaires were analyzed. The questionnaire had 2 parts. The first part included questions about gender, age, education and etc., which was developed based on research purposes. Second part of the questions was designed based on 10 principles of new urbanism which were selected based on theoretical studies in form of questions. To analyze the obtained data, SPSS software was utilized. Also SWOT technique was applied to identify and evaluate strengths and weaknesses, also to identify and analyze available threats and opportunities and finally to represent appropriate strategies for changing this neighborhood into a valuable one.

7 AN EVALUATION OF THE CRITERIA IN THE UNDER-STUDY AREA

To prevent the reduction of significance of these neighborhoods, analysis of the structure of traditional urban neighborhoods and combining their structure with principles of current perspectives of sustainable urban development may provide urban builders with desirable standards by which answering today's needs and preservation of cultural-historical identity will be possible. One of the current viewpoints of urban development is the new urbanism which provides a set of norms for planning which leads to viability potential of neighborhood units and creation of a friendly environment for the passers. Thus, the current study aims to represent strategies in order to provide the flourish and efficiency of the Ostadsara neighborhoods in the Rasht city with modern life features considering the new urbanism norms and principles. In this part, new urbanism criteria under-study area (Ostadsara neighborhood) will be assessed. To this assessment methods including,

observation and photography, expert assessments and interview with users, passers, and trades people were applied. In the next step, conducted studies, with SWOT analysis summarized and strategies were presented (Figure 2).

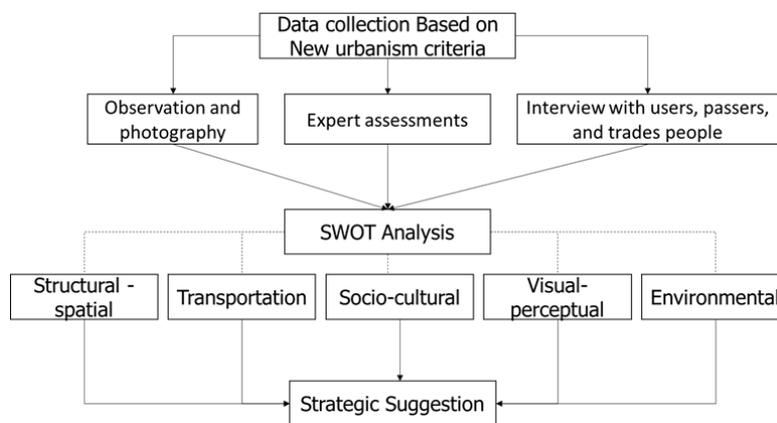


Fig. 2 The process of evaluation of the new urbanism Criteria in the Under-Study Area

I The Criteria of Walkability

One of the principles observed in the new urbanism movement and all of the related models of this movement which has received considerable attention in neighborhood designing during recent decades is the pavement and prioritizing pedestrians in neighborhoods. Based on findings of the questionnaires and also the skeletal cognition, no specific definition of pavement in Ostadsara neighborhood has been represented and passages lack security, grace and no kind of urban design is observed in them which have led to lack of comfort of the passers. Since about 80% of inhabitants have claimed that they provide their daily needs by bicycle or on feet, if these passages are improved, the inhabitants would be encouraged to walk and have more interactions.

II The Criteria of Connectivity

Based on the studies in the theoretical part, the new urbanism believes that the connected passages network, accompanying the definition of high quality hierarchy of streets, alleys and pavements lead to reduction of traffic and facilitation and increase of walking and encouraging the public to walk. In this framework, one of the major problems of historical and old urban textures like Ostadsara neighborhood is inefficiency and inaccessibility of passages network. Narrow, meandrous, non-geometrical passages inconsistent with transportation needs and adjacent usages make problems in inhabitants' availability and traffic as well as it causes difficulties in providing urban services and facilities such as fire department, water transfer, gas transfer, and etc. Therefore these textures are so vulnerable in critical conditions, such as after the earthquake, and also there is a little hope for timely assistance. There are also some problems in terms of passages network in the under-study area. All of the mentioned problems specifically those in the residential texture are more critical and severe. Another problem in the passages network in Ostadsara neighborhood is a passage which connects the neighborhood to the city center and causes traffic and noise pollution in the neighborhood.

III The Criteria of Mixed-Use & Diversity

One of the main elements in designing new neighborhoods is user system and neighborhood's activities. In other words, in designing new neighborhoods, the combination of elements and urban activities are designed in a way that people get to their destination without even thinking about driving cars. Therefore, an appropriate neighborhood is the one which can keep the balance between occupation, residence and urban services (Azar and Hosein zade Dalir, 2009). Also the conducted researches have proved that mixed-used encourages walking and cycling and discourages using cars for light and heavy food purchases. Also mixed-used reduces out-neighborhood trips and increases in-neighborhood on-feet trips.

The results of assessing Ostadsara neighborhood demonstrates no convergence with the new urbanism principles in terms of usage disciplines as a result of low level of services in the texture, shortage of essential urban per capita including: open space, green space, sport and remedial services, lack of appropriate places for children's play, almost 80 % dominance of residential usage. Also no usage mixture was identified, however these shortages can be recovered through incorporating cultural, entertainment and service-related usages.

IV The Criteria of Mixed Housing

One of the other principles considered by new urbanism is creating various types of houses in order to assist the interaction among various classes of people from any range of age, race and income, creation of interaction and reduction of existing distances among residents through observance of social justice in order to attract families who are able to choose their desired house.

Results of the field studies together with the questionnaires show that a various continuum of villas and apartments can be observed in the neighborhood. Villas are mostly observed in central part of the neighborhood and apartments can be observed in edges of the passages, however construction processes in the neighborhood imply a tendency toward apartment building.

V The Criteria of Improvement of Architecture Quality and Urban Design

The new urbanism pays a considerable attention to valuable and historical buildings in order to create a sense of location and maintain aesthetical values. Also a specific respect is paid to these buildings by new urbanism in order to maintain and renovate them which is essential for preserving and strengthening identity of the neighborhood. Ostadsara neighborhood should have possessed a strong identity as a result of existing precious buildings and vicinity to urban central core including the Municipal building, traditional bazaar and etc., but unfortunately the old and sometimes deserted houses and lack of attention to identity-making elements in the neighborhood demonstrate the weak sense of belonging to neighborhood in people except residents which have inhabited in the neighborhood for a long time (Figure 3). Therefore, it must be attempted to establish principles in order to maintain and renovate these buildings.

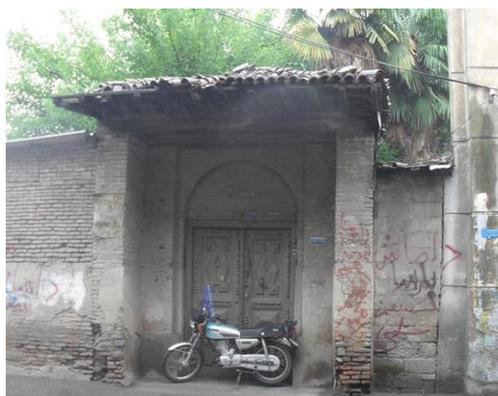


Fig. 3 Precious and Deserted Buildings in Ostadsara Neighborhood

VI The Criteria of Maintenance and Improvement of Traditional Neighborhood Structure

According to new urbanism criteria, in order to provide inhabitants' needs and prevent the trips within the city and also to improve the social interactions, one of the necessities in organizing traditional neighborhoods is determining the center of neighborhood.

Findings of the field studies and interviews with inhabitants demonstrate that because of the automobiles' traffic through center of the neighborhood, the essential security for inhabitants' communication does not exist. Also the existing administrative usage in the vicinity has caused the patrons to use the neighborhood's center as a parking space and make it visually unpleasant. On the other hand, lack of appropriate facilities

including benches, appropriate lighting, green spaces and places for children's playing has led to lack of defined spaces in the neighborhood and has reduced social interactions among residents.

VII The Criteria of Density Increase

Another criteria and principle of new neighborhoods' planning is vertical design which aims to increase the efficiency of land. According to the field studies and results of the questionnaires, in the under-study area, most of the buildings are two story houses and in the interior texture of neighborhood the buildings are one story houses, also some buildings of the neighborhood, located next to the main streets and also the newly constructed buildings are three story houses.

Since this neighborhood has been introduced as an old and historical texture, some limitations exist in terms of increasing density. On the other hand, considering the shortage of arid lands in the neighborhood, it may be stated that Ostadsara neighborhood has no convergence with principles of new urbanism in terms of increasing density. However findings of questionnaires demonstrate that people's tendency is toward density increase and plans are required to perform and administer principles of new urbanism considering the existing conditions in a way that it is not in conflict with the existing rules.

VIII The Criteria of Public Transportation Improvement

Using public transportation, correct and accurate planning for transportation using all varieties of transportation systems is one of the major principles in new urbanism models. Under current condition, Ostadsara neighborhood has appropriate availability to public transportation in surrounding passages since it is located in center of the city, however as a result of narrow passages, inhabitants have no access to the public transportation inside the neighborhood.

IX The Criteria of Maintenance and Improvement of Open and Green Spaces

Existence of open and green spaces is very important in new urbanism perspective, on one hand for providing beauty, balance and improvement of life quality and vividness of neighborhood and on the other hand, as places for gathering and creating social interactions.

In Ostadsara neighborhood, no kind of open and green spaces have been defined. Green spaces are inside houses and the only garden in the neighborhood is Vatan Abadi's garden which is private (Figure 4). The public open spaces for children's playing are the alleys along the streets that lack security. Suggesting green spaces is one of the essentials of this neighborhood.



Fig. 4 Green Space of Ostadsara Neighborhood

X The Criteria of Using Cooperation of Inhabitants

Despite the existing issues in the neighborhood and also interviews held with inhabitants and shopkeepers, every bodies asserted that opinions and perspectives of the inhabitants have not been used in constructive projects, also no information was exchanged and in some cases the activities were completely in contrast with their desires and welfare which all demonstrate inhabitants' lack of cooperation to maintain this neighborhood.

Weak relationships among residents, authorities and related departments can originate from lack of responsibility in maintaining the neighborhood and also lack of a unified management that utilizes inhabitants' suggestions and policies. Therefore, by establishing a committee including residents and managing it by the elders and elites, inhabitants' issues and opinions can be transferred to authorities by the representatives and their cooperation may be used in order to solve problems.

After assessing the criteria in the selected neighborhood, some findings about the current condition were obtained which were applied for identifying weaknesses, strengths, and also opportunities and threats of urban spaces and finally presenting strategies.

7.1 SWOT ANALYSIS

After reviewing and assessing criteria of the neighborhood, we analyzed the neighborhood using the SWOT technique to represent research purposes to identify the weaknesses and strengths, threats and opportunities, major and minor aims and obtained policies and strategies.

Aspect	Strengths and Opportunities	Weaknesses and Threats
Structural-spatial	<ul style="list-style-type: none"> - old and organic texture - location centeredness of neighborhood - existence of commercial centers in surrounding streets - existence of certain structure - existence of public spaces such as mosques - existence of specific centers and areas - using high quality materials in new constructions - existence of valuable buildings in the neighborhood - existence of architecturally valuable buildings - the possibility of providing essential needs - people's reception of density increase 	<ul style="list-style-type: none"> - lack of urban furniture inside the neighborhood - existence of administrative usages in neighborhood - weakness in neighborhood renovation and maintenance - existence of usages with performances beyond the neighborhood - existence of residential compressed textures and narrow passages - lack of various cultural, educational and commercial usages in the center of neighborhood - lack of attention to valuable buildings - limitation in increase of building density - existence of major commercial usages in surrounding area - adjacency with central core of the city - lack of deserted lands without usage - lack of appropriate possibilities in the center of neighborhood in order to encourage social interactions
Suggested strategies	<ul style="list-style-type: none"> - protecting interior textures and preventing destruction of identity and organization of neighborhood - attention to the coordination between new constructions which are convergent with the historical identity of neighborhood's texture - transporting extra-neighborhood units to outside of the site - protecting valuable buildings in neighborhood through using existing potentials in order to improve readability in the texture - constructing appropriate urban furniture in neighborhood - creating various usages in the center of neighborhood - organizing the lighting equipment in a way that does not disrupt neighborhood's coordination with surrounding texture - creating active usages such as green and business spaces in the neighborhood - establishing principles and regulations to protect and maintain the related texture 	

Tab. 3 Analysis of Structural-Spatial Aspect in Ostadsara Neighborhood of Rasht

Aspect	Strength Points and Opportunities	Weak Points and Threats
Transportation	<ul style="list-style-type: none"> - existence of organic passages - appropriate access to public transportation in city center - existence of public parking lots in entrance of neighborhood from Sabzemeidan - existence of important passages around the related area - potential for performing traffic limitation activities in residential streets - demands for using public transportation in case of improvement of its quality 	<ul style="list-style-type: none"> - lack of attention to pedestrian movement inside neighborhood - lack of a hierarchy of access spaces - disconnectedness of passages network - interference of pedestrian's and cars' movement - traffic in surrounding passages - increase of traffic to neighborhood as a result of existing urban features - lack of a connected network of public transportation inside texture - lack of appropriate floor coatings in passages - traffic in residential streets
Suggested strategies	<ul style="list-style-type: none"> - connection of public transportation lines to Moallem St. - encouraging residents to park their cars in parking for creating limiting the traffic - creating spaces in the passage to encourage walking - constructing taxi lines in neighborhood to transport inhabitants between neighborhood and its southern passages - improvement of current floorings of the passages - defining an appropriate hierarchy for connected passages to neighborhood in order to slow down before entering the residential streets - expanding public transportation inside neighborhood and in relation with neighborhood's surrounding arteries to coordinate them with neighborhood' performance (defining hierarchies) 	

Tab. 4 Analysis of Transportation Aspect in Ostadsara Neighborhood

Aspect	Strengths and opportunities	Weaknesses and threats
Socio-cultural	<ul style="list-style-type: none"> - background of cultural and civil activities in specific centers of the area - people's tendency to cooperate in developing and renovating neighborhood - the possibility of restoring neighborhood's cultural and civil centers - being identified as a historical texture and an opportunity for improving the past identity and culture 	<ul style="list-style-type: none"> - shortage of open and public spaces in the area - lack of comfort and security of open spaces and passages for inhabitants - lack of entertainment facilities in neighborhood - lack of possible cooperation of trades and inhabitants in urban and neighborhood plans - lack of local strength in the process of decision-making
Suggested strategies	<ul style="list-style-type: none"> - The necessity of designing cultural spaces proportional to needs of various classes - identifying previous cultural centers and creating local structure for attracting inhabitants' cooperation - creating neighborhood's center for inhabitants' gathering and approximating residential and entertainment centers to each other - improving the relationship between inhabitants and Municipality through introducing ideas and inhabitant's issues by the local committee - creating active centers and sense of identity and belonging to neighborhood in inhabitants by using their cooperation 	

Tab. 5 Analysis of Socio-Cultural Aspect in Ostadsara Neighborhood

Aspect	Strengths and opportunities	Weaknesses and threats
Visual-perceptual	<ul style="list-style-type: none"> - antiquity of neighborhood - existence of important and valuable elements in neighborhood - existence of specific and historical buildings and elements for increasing sensational wealth - having different identities and moods as an old texture 	<ul style="list-style-type: none"> - lack of harmony in new-constructed building's proportion, materials and etc. with texture's total mood - visually undesired quality of neighborhood's center - exhaustion of some of the available buildings - lack of neighborhood's activeness at nights as a consequence of non appropriate lighting
Suggested strategies	<ul style="list-style-type: none"> - improvement and maintenance of identity-making elements in the neighborhood - formulation of new buildings' coordination standards with local architectural elements - repairing valuable buildings - surviving the role of neighborhood's center through equipping it with appropriate facilities such as lighting and furniture 	

Tab. 6 Analysis of Visual-Perceptual Aspect in Ostadsara Neighborhood

Aspect	Strengths and Opportunities	Weaknesses and Threats
Environmental	<ul style="list-style-type: none"> - appropriate sunlight of the neighborhood - appropriate slope of the texture - people's tendency to use public transportation services in case of improvement of its condition - people's tendency to walk in case of providing security of the passage - possibility of creating green spaces in neighborhood 	<ul style="list-style-type: none"> - sound and air pollution in passages - shortage of green spaces and children's play spaces in neighborhood - insecure and polluted environment of the neighborhood - lack of transportation sub-structures and sources like water and energy - inhabitants' dependence on using private cars - inappropriate quality of public transportation - shortage of green space per capita - reduction of environments' quality hygienically and visually caused by lack of organizing the sub-structures
Suggested strategies	<ul style="list-style-type: none"> - creating appropriate passages for walking and cycling - using vegetation for separating the walking passage from car traffic passages - designing passages aligned with the topography and slope - ordering the health status and sub-structures for reducing pollution 	

Tab. 7 Analysis of Environmental Aspect in Ostadsara Neighborhood of Rasht

8 CONCLUSION AND SUGGESTION

In order to actualize research purposes and considering new urbanism lessons in neighborhood designing and also the results of neighborhood's analysis, there is the possibility of applying the following principles in Ostadsara neighborhood for planning the creation of a valuable neighborhood center:

- suggestions for creating a friendly and walkable environment;
- organizing the passages network and controlling traffic in order to reduce it and provide security for inhabitants;
- organizing and programming public transportation;
- improving the sense of place considering neighborhood's historical identity;
- improving the environmental quality;
- providing local needs of the residents;
- providing an appropriate ground for attracting inhabitants' cooperation.

Considering the major principles, the following elements can be discussed in the neighborhood:

- **Providing an Ideal Environment for Walking:**

To encourage inhabitants to walk, the following actions can be taken: changing neighborhood's streets into wide and desired sidewalks specifically in passages which end up to neighborhood's center and also equipping it with appropriate furniture such as benches located in certain distances and lightings for using at nights, and finally in addition to reducing using motor vehicles, they can be used as a factor for strengthening the social links;

- **Developing a Flexible System of Passages**

Limiting cars' entry to some entrances which end up to the neighborhood and also passages around the center of neighborhood, make these passages walkable in order to provide security and comfort of the inhabitants and prevents extra traffic of motor vehicles to neighborhood which itself leads to traffic reduction in it. Also by defining a network of connected streets which distribute the traffic and observance of a hierarchy of main streets, 1st and 2nd grade minor streets, alleys, sidewalk networks and differentiating it by changing the flooring, the traffic can be reduced and the security and comfort of the children and elders can be provided;

- **Constructing Taxi Stations in Neighborhood**

Since the bus traffic in the neighborhood is not possible and the only transportation devices are taxis for which no stations has been designed, they do not traffic regularly. Therefore by constructing taxi stations in entrances of the neighborhood, a specific place can be considered for their traffic and more monitoring can take place;

- **Maintenance and Improvement of Historical Identity Making Signs and Elements**

Through identification and maintenance of historically valuable buildings, mending and modernizing local-national traditions we can attempt to strengthen the identity of the texture and prevent neglecting this precious identity which has been maintained by our ancestors throughout the time.

The Mostofi mosque can be mentioned as a considerable and valuable building located in center of the neighborhood and can play an important role as a symbolic component in making the center of neighborhood and totally identity of the neighborhood distinguished.

House of Mirza Koochak khan is another construction located next to Main Street of the neighborhood and due to the historical events and their relation with the Jungle Movement which is valuable in national level; it has a significant role in showing identity of the city and even Guilan;

- **Creation and Improvement of Open and Green Spaces**

According to the principles of new urbanism, a neighborhood has a center which is normally a square or a green area or a part of the street which stays on the mind and can play a significant role in improvement of the environmental quality in neighborhood and providing beauty, increasing social interaction and totally improving life quality in green and open spaces. These spaces can increase vividness of neighborhood, despite improving air quality. Providing security and equipping these locations for public usage specifically children and facilitating the access to these spaces should be emphasized.

Among open available spaces in the neighborhood, there is an open space in its center and next to Mostofi mosque which has been ignored and turned into a parking for business and administrative usages which has to be organized;

- **Renovating and Equipping the Center of Neighborhood with Mixed and Various Usages and Their Appropriate Distribution**

Identifying the center of neighborhood is one of the basic essentials in organizing the traditional neighborhoods. Neighborhood's center, as a symbol of identity and characteristic of the neighborhood has a

significant role in forming a strong image in inhabitants. In modern urbanism, most of the usage mixtures are located in neighborhood's center and it is used as a space for providing inhabitants' needs and as a place for more social interactions of people and it should assist positive interaction of classes of people from different genders and races, and it must be equipped with various and mixed usages, furniture and appropriate facilities for all groups.

In present situation, at the center of the neighborhood, no usage varieties and essential facilities are observable;

- Planning for More Cooperation of Neighborhood's People in Decision-Making

To provide qualitative, structural, and socio-cultural improvement of the neighborhood and facilitating its problem solving, using inhabitants' cooperation plays an important role. People's cooperation in solving neighborhood's problems, develop their commitments and personal and social connections which is possible through local institutions, people's notification and information exchange about issues of neighborhood.

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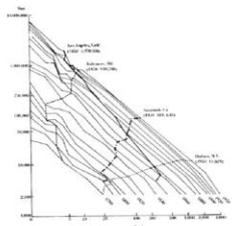
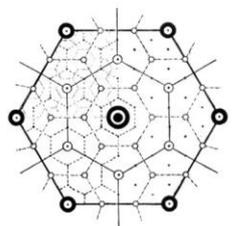
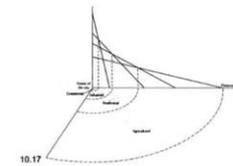
**DIPARTIMENTO DI
ARCHITETTURA E
STUDI URBANI
(DASU)**

urbIng

**GIORNATA DI STUDI
DEDICATA A
GIOVANNI RABINO**

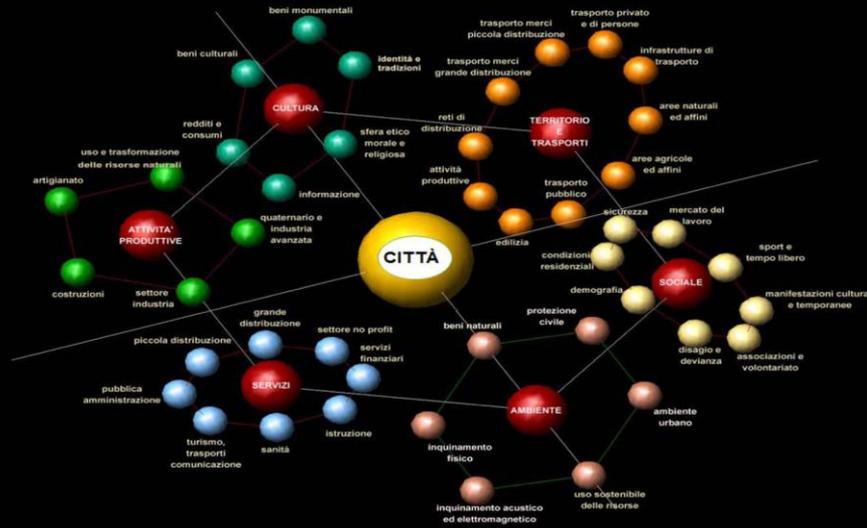
SPAZIO APERTO
EDIFICIO 14 "NAVE"
PIANO -1
VIA E. BONARDI 9, MILANO

MM2: Piola



IL CONTRIBUTO DI GIOVANNI RABINO ALLA SCIENZA DELLA CITTÀ

DASU - 19 dicembre 2016



PRESIEDE

FLAVIO BOSCACCI, DASU - Politecnico di Milano

9:30 SALUTI ISTITUZIONALI

ILARIA VALENTE, Preside della Scuola di Architettura, Urbanistica e Ingegneria delle Costruzioni

GABRIELE PASQUI, Direttore del Dipartimento di Architettura e Studi Urbani

MATTEO RUTA, Coordinatore del Corso di Studi in Ingegneria Edile - Architettura

10:00 INTRODUZIONE

FULVIA PINTO, DASU - Politecnico di Milano

10:15 INTERVENTI

MATTEO CAGLIONI, University of Nice Sophia Antipolis

VALERIO CUTINI, Università degli Studi di Pisa

GIOVANNI FUSCO, University of Nice Sophia Antipolis

FRANCESCO SCARLATTI, Politecnico di Milano

11:00 Tavola rotonda

DINO BORRI, Politecnico di Bari

ARNALDO CECCHINI, Università degli Studi di Sassari

GIUSEPPE LAS CASAS, Università degli Studi della Basilicata

ROCCO PAPA, Università degli Studi di Napoli "Federico II"

MAURIZIO TIRA, Università degli Studi di Brescia

12:30 DIBATTITO

13:15 CONCLUSIONI

STEFANO MORONI, DASU - Politecnico di Milano

13:30 BUFFET