Studying the function of Security in historical context with the child friendly city Approach (A Case study of Bala Kaft Neighborhood, Shiraz)

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Abstract

Security of urban areas is one of critical necessities for life quality. So because of physical destruction of cities and interruption in historical contexts, it is very important to pay attention to children as urban area users who have less ability and are subject to more dangers. Children need to play in an environment free of environmental dangers. Therefore, the present study is done through field and library study using descriptive approach. A questionnaire was prepared and then answered by 289 citizens. To statistically analyze the data, SPSS software was used and the statistical analysis of data was done in 2 groups of analytic and descriptive. Based on the results, Pearson correlation coefficients for child friendly city and the increase in children presence in the neighborhood were 0.401 and 0.335, respectively, with significance level of 0.000. This data shows that the more the security of historical contexts, the more positive and significant relation between the above factors. Three criteria of security and safety, free environment without violence, and movement and dynamics affect how much children use the neighborhood, with odds ratio of 0.208, 7.07 and 4.48, respectively.

Introduction

Security means tranquility and being sure your life, property and other human rights are not invaded. Security directly relates to urban environmental quality and space (Khosravi, et.al, 2016:2). This is when urban public spaces

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for children can appear in different shapes, like public areas in cities and neighborhoods, schools, streets and passages, parks, cinemas, libraries, sport areas, etc. urban public spaces touch children besides their houses and have a great role in their education (Hatami Abarquyi, et.al, 2012:117). It's not possible to ignore part of children's rights, without considering other rights. A comprehensive look on children can be considered as parts of a puzzle, whose responsible are different individuals in departments and ministries (Faraji, 2018:5). The concept of child friendly city (CFC) is in direction of citizenship rights which began since 1990. A child friendly city aims to make children participate in forming their environment (Kamel Nia & Haqir, 2009: 80). Therefore, the present study investigates the sense of security among children in urban areas of Bala Kaft Bala neighborhood.

Methodology
Considering the defined criterion, and using a statistical population of 1171 people, a questionnaire was prepared and the reliability of this questionnaire was 80 based on Cronbach's Alpha coefficient. According to Cochran formula and the statistical population of the study, 289 people answered the questionnaire, who were among the parents living in Bala Kaft Bala neighborhood and were chosen randomly. The results were analyzed by SPSS software in two phases of analytical and descriptive. In the analytical part, correlation coefficient test, logistic regression and Omnibus test were used because of data types.

Findings and Discussion
In this study, security criterion in historical contexts, such as sense of ownership, access control, natural supervision, maintenance and repair, and activities and application are all effective on developing a child friendly city and increasing the presence of children in neighborhood. According to Pearson correlation test, it can be said that security criterion in historical context and child friendly city have significant and positive relation, with a correlation coefficient of 0.401. Also security criterion of historical context and the increase of children presence the neighborhood have positive and significant relation, as their correlation coefficient was 0.335. Using logistic regression test, the researcher found that the first variable having a great role in using or not using the neighborhood was the variable of security and safety. Odds ratio for this variable was 0.208; i.e. security and safety can affect whether people use the neighborhood or not by 20.8 percent. The second variable was environment without violence, whose odds ratio was 7.07. And the third variable was freedom, movement and dynamics, having an odds ratio of 4.48.

Conclusion

As of conclusion, there are some suggestions for further research:

1. It should be avoided to make low-traffic, dark, and low-light corners, or those without social supervision. This has a significant role in providing security of the society for children.

2. There must be some sentry stations in the neighborhood. To provide security of children, these sentry stations must be close to neighborhood entries, parks, recreational areas and playing centers.

3. Urban furniture should be safe for children. For example sharp point should be avoided, so that children's feet or hands are safe.

4. Asphalt and rough surfaces should be avoided in avenue surfacing. This will reduce the damages if children fall down on the ground.

5. It should be possible to control and see the neighborhood streets for at least 11 meters during night and day. This is essential for children supervision in neighborhoods.

Spatial analysis and site selection of Hotels in urban structure (A Case Study of Tabriz)

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Abstract
The city of Tabriz has historically been one of the most attractive places for tourists in terms of economic, social, cultural, leisure, etc., both in the internal and external spheres. For this purpose, Attention to residential infrastructure is one of the necessities of tourism development in this city. Despite the central role of hotels in urban prospects and the construction of modern urban tourism, this important part in urban studies and tourism studies is less researched by researchers. In this paper, with using descriptive-analytical method in the form of AHP and GIS compilation model have been investigated spatial analysis and location of hotels in Tabriz city. The results of this paper have shown, The zoning spatial pattern of the suitable places for hotels in Tabriz near tourist destinations in the city core. and In this pattern, the spatial distribution and location of hotels are reduced whit distance from the city center.

Introduction

 In the past two decades, the evaluation and selection of situation and suitable location for hotels has become one of the most important issues for the hospitality industry (Cró & Martins, 2017). Investigating the location of hotels also facilitates understanding of the tourism space and urban structure, due to the fact that the hotels support the primary facilities of urban tourism, and their position in the city affects the movement of tourists. Therefore, location researches and hotels position helps governments and municipal authorities to provide the geographical understanding needed to supply accommodation and contribute to industrial policies for the development of urban tourism. In addition, as an important element of urban infrastructures, the position and location of hotels in relation to other infrastructure functions in cities, such as convention centers, Central Business Districts (CBD), transportation, and major tourist activities (Yang et al., 2014; 209) can be effective. In spite of the central role that hotels play in urban landscapes as

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well as in the structure of modern urban tourism, the hotel sector has been less studied in urban studies as well as in tourist studies. Tabriz city is from metropolitans of the country which can be studied in this field by researchers. The city of Tabriz, due to its historical-cultural tourist attractions and urban trade has had a very high ability to attract domestic and foreign tourists. To this end, the provision of accommodation equipment and facilities for tourists attracting urban tourism is one of the most urgent necessities. That can provide the accommodation facilities that provide the hospitality industry, including the facilities that make up one of the dynamic sections of tourism and it can be an effective factor for strengthening tourism in Tabriz city (Taghvaie and Akbari, 2009: 218).
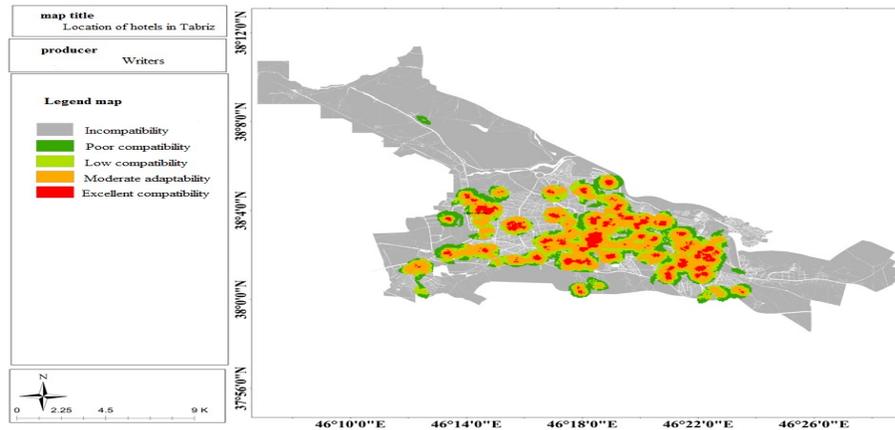
Materials and Methods
This research is a descriptive-analytic in terms of methodology. The tool used in this research is the use of statistical resources, libraries, detailed design maps and statistics that have been used in a combination of the applied model, the combination of AHP and GIS. In this research, land use criteria including compatibility, comfort, efficiency, amenity, health, and safety standards in relation to hotel location analysis in Tabriz city have been considered. In this study, considering the aim of the study, which is to investigate the location and spatial distribution of hotels in Tabriz city, it is necessary that these hotels be examined with a set of parameters and urban land use indicators that urban geographers and urban planners consider in hotels location studies. To this purpose, information layers of land use in Tabriz city have been used to locate hotels.

Discussion and Results
As the results of the research has been shown, according to the matrix of paired data from the urban land use layers of Tabriz city, the land-use of historical and tourism is 0.09, educational land-use 0.04, administrative land-use 0.04, desert and abandoned land 0.04, land-use of sanitation 0.04, land-use of urban facilities and equipment 0.07, Commercial land-use 0.07, Transportation and terminal land-use 0.07,the land-use of service 0.04, Industrial land-use and workshop 0.03, land-use of green space 0.06, Religious land-use 0.08, Residential land-use 0.05, Military and law enforcement land-use 0.04, Sporting land-use 0.04, Reception and Tourism land-use 0.08 were assigned their own weight. The administrative land-use, abandoned land use, industrial and workshop land-use, military and law enforcement, and sports land-use were taken lowest scores based on the paired scales of five components of the location by experts. In contrast to the activities that are complementary to the location of the hotels located next to each other have more privileges: green space land-use, spending leisure time and recreational land-use such as parks, catering tourism, facilities, and equipment, transportation and terminal, religious and commercial.

The result of the integration, the final output of the model as the final map of the optimal location of urban hotels in Tabriz city is in map 1. The results of the outline map have shown that the spatial distribution pattern of hotels in the city of Tabriz has been centralized in the city center, and the location of the hotels has been the most relation with the land-uses of monuments and tourism centralized in the historic center of the city attracting tourists to this city.

Map 1. Spatial analysis and location of hotels in Tabriz city

Conclusion

Considering the importance of the hotel's location, despite this in our country, this discussion, of course, is weaker than the rest of the world. In this article, the metropolis of Tabriz has been evaluated from cities with potential in terms of economic as well as cultural and social tourism of the country. In this article, the metropolis of Tabriz was evaluated from cities with potential in terms of economic as well as cultural and social tourism of the country; we analyzed and identified the favorable centers for urban hotels construction using urban land-uses survey. The analytical results of the article have been shown that more adaptation of urban utilities with the location and position of hotels in the main city center and as the distance from the center of the city, this adjustment decreases. According to the analysis, it can be said that this spatial pattern has readability with the center of Tabriz city in terms of focusing on the land-uses of historical monuments and tourist attractions of this city. Tabriz Tourist Attractions such as Clock Tower, Tabriz Grand bazaar, Constitutional House, Azerbaijan Museum, Ark of Tabriz, almost all are located in the central area of the city and are located a short distance from each other, with a short distance: the Gary bridge and the tomb of al-Shoara. Also, the results of the research on the focus of hotels location in the city center and adjacent to attractions has been coincided with Varesi and Rezaei studies (2012) in terms of the focus of hotels in the city center, Kiamehr et al.

(2016), in terms of concentration in the city center and adjacent to attractions . In the end, it can be admitted that urban centers are among the most important areas of interest for investors in the accommodation sector of the hospitality industry in cities with historic-cultural centers. The competition for the location of hotels in this urban area is more than other historic-cultural cities.

Key words: Locate, Urban tourism, Hotel, Tabriz city

Application of information and telecommunication technology for improving rural-urban relations (A case study of Zanjan)

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Abstract
Today, the role and functions of information and communication technology (ICT) are based on many rural urban developments. Therefore, ICT achievements will have the maximum impact on human life that can penetrate all areas and among all segments of society. The purpose of this research is to investigate the application and position of information and communication technology in Zanjan province. The Applied research method, the descriptive-analytical method, and the library and field method (questionnaire, observation) were used to collect data. The Descriptive and inferential statistics (t single sample, Friedman, correlation and path analysis) were used to analyze the data. The results of this study showed that based on the one-sample t-test, the average values obtained in the components of the research were high (3). In addition, at the significant level and their difference, the numerical utility is positively evaluated and estimated. According to Friedman test, the highest average rank is related to economic components and the least is related to cultural components. On the other hand, the Spearman test results show that the highest correlation is economic components with 0.715 and the least correlation with cultural components with 0.176 is. Finally, the path analysis showed that the highest overall effect on the economic indicators variable was 0.715 is. In other words, the expansion of the relationship between the city and the countryside has led to economic development and an increase in service activities and, to a certain extent, an increase in social justice between the city and the countryside in the study area.

Introduction
Today, the role and functions of information and communication technology are pivotal in many urban-rural developments. Accordingly, the achievements of information and communication technology would be most

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effective when they are present in all areas and among various classes of a society. Given the potentials of information and communication technology in enhancing urban-rural relations along with its numerous benefits in the development of different countries, many governments have attempted to develop this technology in line with poverty reduction, social services, and increasing public knowledge. These have helped to the betterment of people's lives and jobs using new methods and relations with time and space, introducing new developments in rural and urban relations.

Materials and Methods
The present applied study was conducted using the descriptive-analytical method. This study seeks to recognize the impact of information and communication technology on the region under examination. To this end, the level of development in the region was examined using four indices including economic, social, cultural, and environmental. Data collection was carried out through library and field studies (questionnaires, interviews, and observation). Data were analyzed using descriptive and inferential statistics (one-sample t test, Friedman, Spearman, and path analysis) in the SPSS software. Total population of the study included 454616 people; with an error of 0.05 and sample size of 320, 161 questionnaires including 4 indices were designed using modified Cochran's formula and distributed randomly among people so as to comply with the principle of equal opportunity. All in all, the relation between information and communication technology and indices under examination (economic, social, cultural, and environmental) in Zanjan Township was examined and analyzed in this study.

Results and Discussion
Information and communication technology has provided the means for designing new organizational forms and control systems, restoring engineering processes, etc. Consequently, as an important instrument for developing interactions between urban and rural areas and bridging the gap between the two, it is essential to employ various capabilities of the system through proper planning. The impact of information and communication technology on urban and rural areas is undeniable. Accordingly, the information and communication technology system is effective in creating an informational balance between urban and rural areas; in this regard, information are equally provided for people living in cities and villages and everyone could use them according to their needs and abilities. Therefore, cities and villages could become engaged in a close interaction, moving towards development, growth, and emergence of social equity. In order to examine and provide answers to the research questions, one-sample t-test, Friedman, correlation and path analysis tests were used. The findings of t-test shows the high numbers for the indices of the research, higher than the average which was 3 in this research. The difference between these values

and numerical utility was assessed and estimated as positive and significant. The results of Friedman test showed a significant difference between the average rating of each information and communication technology index among respondents at the region of the study with an alpha level of 0.01, in which the highest and lowest rating average values were related to economic and cultural indices, respectively. Then, using Spearman's correlation test, correlations between the urban-rural relations development index and variables of information and communication technology including environmental, cultural, social, and economic were obtained. The strongest and weakest correlations were observed in economic and cultural components with values of 0.715 and 0.176, respectively.

Conclusion
According to the findings of the study, development aspects show that the expansion of information and communication technology within the region of the study results in an increased economic power in providing services for citizens, paying attention to individual information and experiences in residential constructions, focusing on applying urban experiences to improve rural districts, increasing services in rural areas for the people's pastime, increasing individual investments to provide suitable equipment for cities and villages, and augmenting the role of urban and rural institutions to enhance the management of urban-rural relations.

Keywords: Information and Communication Technology, Urban-Rural Relations, Social Equity, Zanjan Township

Spatial evaluation of vulnerability of strategic and vulnerable uses in Gorgan city based passive defence approach

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Abstract

The present age is the age of urban vulnerability, Because, with the complexity of urban life, cities face a variety of natural hazards and technological crisis, on the one hand, and social-security crises on the other. In this regard, compliance with the requirements of urban use with regard to passive defense should be taken. In this research, in the first place, due to the sensitivity of urban utilities, which are considered as critical, critical and important centers of the cities. And they are at the top of the attack, with their damage causing the city to be paralyzed and surrendered, And alternatives have been presented to suit these uses in accordance with the requirements of non-operating defense. The city of Gorgan is one of the major cities of Golestan province due to its strategic position in the northeast of the country, which links the west to the east and has the privileged economic and social status. The present study is a descriptive-analytical method based on developmental and applied research and is based on library studies and field studies. The findings of this research show that the principles of non-operating urban defense in the use of Gorgan city have not been considered. So that in areas 1, 2 and 3 of area 3 in northern Gorgan and areas where the road belt separates it from the city It is most vulnerable to areas 1 and 2, Zone 1, which is south of townspeople, including the northern Golshahr neighborhoods, south, central, hollow towns, minagels, Soroush and beautiful

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cities with more favorable conditions in terms of the principles of non-urban action.

Introduction
The defective defense has been taken for a long time. Attention to the safety and management of non-operational defense with a new approach in recent years has first been taken into account in the developed countries of the world, especially in the European and North American countries, and in the Asian continent in Japan and South Korea, and the importance of all it was given to the party. The city is defined by human concentration centers, human activities, and buildings. Due to the densely populated and crowded population of urban areas, cities are often considered as a barrier in the wars against land and air invasions. On the other hand, wars or wars are pushed towards cities and sometimes caused civilian casualties and a lot of damage to the cities.

Materials and Methods
The present research is based on the applied purpose and in terms of nature and method, descriptive-analytical. The tools and methods for collecting information are through the library method and the information and statistics of urban organizations. In this research, ARCGIS 9.3 has been used to assess the risk of urban use. Indicators were extracted and analyzed using existing resources available, research projects, statistics, books, comprehensive and detailed plans.

Discussion and Results
In terms of vital uses, most users are located in the district of one of the three Gorgan region. In area 1 of area 1, the amount of 0.19 hectares (1100 meters) is of critical use and in area 2 of area 1, it is about 7.29 hectares with vital texture. The sensitive texture of area 1 in area 1 and 2 is 8.7 and 2.393 hectares, respectively. Accordingly, the important texture in area 1 in areas 1 and 2 is respectively 8391 ha and 881/0 ha, respectively. In the 2nd district of Gorgan, in the regions 2,1 and 3, the critical texture was 6.68 hectares, 34.68 hectares and 3.43 hectares, respectively. In this area of the city (area 2), sensitive texture in areas 1, 2 and 3 is 24.93 hectares, 21.61 and 44.48 hectares respectively. Finally, the important texture in the 2nd district of Gorgan in the areas 1, 2 and 3 of this region is the total area of 42.290 hectares, 4,71,400 hectares and 88/ 260 hectares. District 3 in the east of Gorgan province indicates that in area 1 of the area of 26.58 hectares with vital texture, in area 2, about 94.9 hectares and 28.93 hectares in area 3 of the 3rd zone with vital texture Be Susceptible tissue in areas 1, 2 and 3 from area 3 to tertiary includes 16.93 hectares, 27.01 hectares and 8.9 hectares of sensitive urban areas. In the end, 36336 hectares of area 1, 44/25 of a hectare of area 2 and 1924/99 of a hectare of area 3 are located in area 3 of the important urban context. It is worth noting that in the city of Gorgan the

observance of the spatial principles of urban and urban applications is not paid attention to the principles of non-operational defense. More important uses are found in the north and northwest parts, and in other uses as Spots in the city center of Gorgan are scattered throughout the city. Sensitive users, which are less in the city of Gorgan, are scattered in parts of the city of Gorgan. Important users, which include most of the users of the city of Gorgan and widely distributed in all areas of Gorgan city.

Conclusions
In this article, we first examined the terminology of passive defense and civil defense in international literature and national literature. Then, the views of some of the leading pioneers in the field of passive defense, including the United States, Russia, and Switzerland, as well as our country, were presented, and their positions and plans on passive defense and protection of civilians against military threats were examined. As it turns out, most of the critical uses are scattered in the north and northwest areas, and in other uses it is sprawling in the city. Sensitive users, which are less frequent in the city of Gorgan, are scattered in parts of the city of Gorgan. Important users who are most used in Gorgan city and widely distributed in all regions of Gorgan city, with these conditions, is a major responsibility of the crisis management and managers of Gorgan.
Key words: Passive defense, Urban land use, GIS, Gorgan.

Analysing livabilty and vitality of urban eroded sturctures (A Case study of Ameri neighborhood of Ahvaz)

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Piri Fatemeh[ii]

Abstract

Today, vitality and vitality play a vital role in the lives and growth of cities and the quality of life of citizens. Meanwhile, identifying and understanding the needs of citizens and the survivability of these settlements will improve the quality of life in urban areas and provide a platform for sustainable development. The present study was conducted using descriptive-analytical and methods and using a questionnaire tool. the Statistical population, inhabitants of the Ameri neighborhood's worn out tissue That number 350 people evaluated by probable sampling method. Based on the results, it was found that the Americum texture is weak in terms of vitality. The most important component of the time and the most important component of the time was the vitality of the vital component in promoting vitality in this tissue. According to the findings, the maximum amount of factor loads is seen in sub-managerial positions with the value (506 Ee =.506) And these indicators have played a greater role in the habitat status of the Americas quagmire. The results of multivariable regression analysis showed that the survival rate of the Ameri neighborhood was the highest correlation with the economic index with the value (R2 =.725).

Introduction

Among the topics discussed by urban planners is the subject of urban distressed areas. These areas are more than a simple set of buildings, streets and roads, as a bio-social complexes, they are representing the culture and history of their context. Despite a turn in urban development patterns from

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sporadic to infill development, the existence of these textures has faced disruption and inefficiency in terms of both structure and functional components of their livability. Increasing environmental quality through creating sense of belonging, gentility and vitality can increment the quality of these textures in addition to revitalization of them by their citizens.

Material and method
The statistical population of this research encompasses all residents of Ameri neighborhood in Ahvaz city, as well sampling follows the accidental pattern. To calculate the sample volume, Cochran formula was used with a confidence level of 95/0 and a standard error of 0.5 / 0, and the sample size was estimated to be 350. The reliability of the research instrument was determined using Cronbach's alpha coefficient. The structural validity of the questionnaire with using the KMO and Bartlett test. The KMO amount equal to 0/806 showed the adequacy of the samples. And also, The Bartlett test with a confidence level of 0.05 was equal to 812/645. In this study, social, economic, environmental, managerial and physical criteria and evaluation measures for each of the totals (44 measures) were presented to evaluate the livability of the distressed texture. The four main criteria for diversity, accessibility, security, comfort, and fourteen sub-criteria were used to assess the vitality of the neighborhood. Collected data were entered to SPSS software in which their relationship was investigated. Factor analysis, multiple regression and path analysis were used to analyze the status of vitality and viability of the neighborhood.

Discussion and results
According to the results of this research, Ameri neighborhood lacked education, official, sanitary and health, cultural, green and sport spaces, though there were enough of commercial and religious spaces. This indicates that inadequate variety of physical buildings and housing makes the neighborhood unable to cover the resident's diverse needs.
Based on factor analysis results, the determining factors in livability and vitality were recognized:
First factor: climate comfort, quality of waste collection system, user diversity, time diversity, public transport, street lighting.
Second factor: Activity diversity, street width, parking.
Third factor: the availability of welfare facilities, the quality of sidewalks.
Fourth factor: diversity of classes, diversity of area.
Fifth factor: The presence of street rides
As it is seen: climate comfort, quality of waste collection system, public transport are the most important criteria influencing vitality in the distressed area. The diversity of classes, activity and activity time are the least influencing indicators in the promotion of vitality. Using the statistical hypothesis test of a community average, and calculating the Z score, we can

accept the hypothesis of the study, and conclude this statement: the viability of the Ameri neighborhood is weak.

Based on the calculations, the highest amount of factor loads is seen in the sub-indicators of management (506 Ee =). As a result, managerial indicators have a greater role in explaining the extent of the distressed neighborhoods vitality. Environmental indicators (459 Ex =, Economic (454 Ex =), Social (Ex = 380), Physical (Ex = 318) are in the following ranks. The highest correlation of viability and vitality belongs to the economic index with (R^2 = 725) and comfort index with (R^2 = 653). Given the fact that the R^2 as a statistic coefficient is above the average, we can conclude that the correlation between the comfort and economic index with the vitality of the distressed texture is more than the mean, which indicates that the viability and vitality of the urban distressed areas are highly dependent on development of economic relations. Consequently, if we be able to suitably plan these economical streams and relations of distressed areas, then we can hope to solve their issues. The significance level was less than $P < 0.05$ according to 95% confidence level. Hence, the correlation obtained is confirmed and can be generalized to the entire statistical society. After determining the correlation between the livability of the distressed area and the socio-economic, environmental, physical and managerial factors, using the path analysis method, the amount and effectiveness of each of these factors were examined. The total effects of the indicators were as follow:, for the economic index 697, environmental 687., social 619, management 599, physical 565, comfort 543., diversity 520, accessibility 478., and safety 401. Given that the total coefficient in all indices is more than 0.3, the indices are intrinsic and effective, and their impact on vitality and viability is actual. As a result, the development and improvement of the above indicators will improve the well-being of distressed areas.

Conclusion
Based on the results, climatic comfort is the most important component of increasing vitality and diversity of activity time is the least important component in promoting vitality in the distressed area. According to the obtains of path analysis, the economic index (712) had the highest direct effect on vitality and viability. Findings showed that, the highest amount of factor load is seen in the sub-indicators of management (506 Ee =). The results of the multivariate regression analysis also indicated that the viability rate of Ameri neighborhood had the highest correlation with the economic index with the value of R^2 = 725 (R^2 = 725). Based on the results of path analysis, the economic index (712) (β =) had the greatest effect on livability and vitality. According to the citizens, factors such as unplanned urban management, lack of demand culture, unplanned urban management changes, lack of expert specialists in decision making, participation of young people and citizens in the field of urban management, parallel work of different institutions, failure to provide urban services in accordance to the needs of

citizens, the lack of easy and inexpensive financial facilities, the existence of an organizational bureaucracy and, most importantly, the lack of interaction between citizens and urban management, are the most important controversial challenges of urban management in distressing areas, especially in Ameri neighborhood, which has influenced the social dimension of liability of the distressed texture of Ahvaz and Ameri neighborhood.

Keywords: Viability and vitality, distressed area, urban regeneration, Ameri neighborhood, Ahvaz city.

Comparative assessing of housing dimensions selection in urban areas (A case study of zones 1 and 19 of Tehran)

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Abstract
Housing choice will always reflect the joint influences of preference, market conditions, regulations, availability, and internal and external personal factors such as lifestyle and social class. Identifying quantitative and qualitative dimensions of housing plays an important role in decision making in urban development programs, finding new housing and renovation projects. The purpose of this research is to evaluate the comparative aspects of housing selection in the one and 19 districts of Tehran. In fact, the research seeks to investigate which of the indicators in these two regions are more important in choosing housing to consider in urban planning and development processes. Research in terms of objective, applied and in terms of method is descriptive-analytic. The statistical population of the study is residents of one and 19 districts of Tehran. To increase the credibility of data, 200 questionnaires were randomly distributed among households. Data were collected through a questionnaire with 4 indicators (socio-cultural, economic, physical and environmental) and 50 items. Which was analyzed using the Friedman test, single sample T, Anova and T with two independent samples. According to the results, in 19, the economic dimension highest average (4.19) has earned and then there are physical, cultural and environmental indicators. In district one, the physical dimension with the mean of 3.92 has the highest average and then the economic, socio-cultural and environmental indicators were placed.

Introduction

Housing choice will always reflect the joint influences of preference, market conditions, regulations, availability, and internal and external personal factors such as lifestyle and social class. Identifying quantitative and qualitative dimensions of housing plays an important role in decision making in urban

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development programs, finding new housing and renovation projects.The purpose of this research is to evaluate the comparative aspects of housing selection in the one and 19 districts of Tehran. In fact, the research seeks to investigate which of the indicators in these two regions are more important in choosing housing to consider in urban planning and development processes.

Materials and Methods
Research in terms of objective, applied and in terms of method is descriptive-analytic. The statistical population of the study is residents of one and 19 districts of Tehran. To increase the credibility of data, 200 questionnaires were randomly distributed among households. Data were collected through a questionnaire with 4 indicators (socio-cultural, economic, physical and environmental) and 50 items. Which was analyzed using the Friedman test, single sample T, Anova and T with two independent samples.

Discussion and Results
Besid the difference of families like age, sex, income, degree, car and so on that affect the residential choice, living in two different region with different build environment, social and economical situation effect the choice and priorities. So we gathered region 19 and 1 residence of Tehran city opinion with use of field survey method. Two region have two different situation, region 1 is the best region base on the natural environment and build environment but region 19 in south of Tehran city has very different situation, it is the place of migrant family and in some part of this region we can see the informal settlement. To analysis of aspects of two regions was used four social – cultural, build environment, economical and environment dimentions. In order to data analysis we used Friedman test, average test, Anova test and T-test with two independent sample. The Friedman test result in social and cultural index has shown that region 1 and 19 have two group of priorities: region 1 residence emphesis on low urban crim in neighborhood like steel, addiction and so on and lowest average is neighborhood people index. But in region 19 we have different image of priority, in this region, residence emphasis on class and image of region. In housing selection index in social dimention, participation and nearness to aquentance that included in social capital and it consistence with Tu and et al (2017), research about effects of social capital and housing selection. In social dimension Palma et al (2007) and Abdul Rawoof et al (2011), have emphasised on social – economical state importance in housing place selection. And also Kawano et al (2004), admit the effecte of nearness to aquentance in order to housing place selection. Base on the economical index in two region, the decrease of housing price in both region has high average and being same social class has lowest average in both region. Walker et al (2002), believe that housing price is most important and Ibrahim (2017) emphasis on price too. Base on the Friedman test we can say region 1 was reached highest average in

accessibility to parks, recreational space, service, wellfar facilities. As Wang and Li (2004), and Nurlaela, S., & Curtis, C. (2012), emphasized on environmental facilities. In region 19 the most important indices are accessibility to work. The Des Rosiers et al (2002) and Pourahmad et al (2017) research admit the effect of accessibility to work in order to choosing housing place. Families allways focus on this index along with another physical aspects. And also Larsen, M., et al workers try to reduce there travele cost. In region 1 and 19 the building age is the most important index bas on the physical indices.

Conclusions
According to the results, in 19, the economic dimension highest average (4.19) has earned and then there are physical, cultural and environmental indicators. In district one, the physical dimension with the mean of 3.92 has the highest average and then the economic, socio-cultural and environmental indicators were placed.

Key words: housing, Housing selection, housing dimensions, comparative evaluation, one and 19 districts of Tehran.

Analyzing the consequences of urban and infra-urban land use density on neighborhood function (A case studyof zone 12 Metropolitan Tehran)

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Abstract

The Meta-Neighborhood Land use congestion, especially in urban and suburban scale can be disturbed by a different function the Neighborhood functions and neighborhood development. The present paper examined this issue with the sustainable urban development approach District 12 Metropolitan Tehran. Research methodology based on descriptive-analytical approach, required data is collected in the library and field and the analysis has been conducted with the help of multivariate regression test (the effectiveness of research variables). The statistical population of the study is the population of District 12 Metropolitan Tehran. It was determined that the sample size with the Cochran formula was 384. The research findings indicate that 30% of the total land use used for residential land use and 70% for non-residential land use Supra-regional -District land use that which are non-residential nature, account for 36/95 percent of the total of the region. As well as, the findings of the research show that there was the urban and suburban land use congestion there was a direct and significant direct effect on the land use density on the neighborhood function. Therefore, one of the most important strategies in the sustainable development of neighborhoods is a balance in the allocation of land uses with "Neighborhood Functionality" and "Urban and suburban Functions"

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Introduction

The land use in an urban community and method of assigning land and its use in activities and services is the reflection and outcome of the interaction of a set of environmental factors, economic, social, political, legal, technological, natural, spatial and etc. The confusion of urban and suburban land use congestion in most cities in Iran, especially metropolises, have caused many problems for residents of urban neighborhoods. Much of this confusion is a result of the imbalance in the distribution of building density, incorrect positioning applications, as well as heterogeneity in density and access to applications, utilities, municipal utilities, etc. In this regard, the metropolis of Tehran, and in particular the 12th District, has been widespread and accelerated over many decades for various political, social and economic reasons. Despite the implementation of various programs, including land use plans, Tehran's metamorphosis has mostly gone beyond the principles of planning and has ultimately led to problems. The result of this rapid growth has been the collapse of balance and social and biological stability and the creation of spatial inequalities in some areas, especially in the neighborhoods. Local instability and the gradual decline of the real neighborhood concept is one of the undeniable consequences of this process. This situation and the processes that are under observation are the main focus of this paper.

Materials and Methods

The obtained data needed to evaluate the library and field. An assessment has been carried out including a completed questionnaire. The population of the target population is the population living in the 12th metropolitan area of Tehran (240720 people) and the sample size was 384. The variables in this article urban and suburban land use and neighborhood function. The data used in the descriptive section of frequency, percentage, mean, standard deviation and coefficient of dispersion. In the inferential statistics section, with the help of statistical analyses, we used the multivariate regression test.

Discussion and Results

An analysis of the existing status of urban land uses suggests that it is declining to the house is remarkably significant. In residential units, there is an accelerated change of use. The area faces with the density of business activities. The workshops and storage facilities have occupied many parts of the area. Also, the analysis of the current state of the suburban land use indicates that there are widespread levels of warehouses and workshops in the District, indicating the interconnectedness of these activities with commercial use on the one hand and residential use on the other. Measurement of urban and suburban land use status has shown that this variable with all its

dimensions is semi-stable. The variable assessment level of the neighborhood function with all its dimensions is semi-stable. Finally, the analysis of the impact of suburban land use dimensions on the neighborhood function is significant with respect to the multivariate linear regression model.

Conclusions

With the concept of sustainable urban development, the use of land has tended to approach sustainable and sustainable uses of land with respect to social, economic, political and other factors. Today, considering the seriousness and limitations of quantitative criteria, the most important change in the methods of determining the criteria and spatial standards of land use is the use of social and qualitative indicators in the formulation of applications. In this regard, the sustainable development approach with emphasis on the optimal use of land has to offer a new approach to land use planning. Therefore, today, the views of urban landscapes tend to be towards qualitative aspects, social justice, and the environment. Therefore, based on the dimensions and indicators of sustainable development in cities and neighborhoods where they help citizens in pursuit of the good life.

Keywords: urban and infra-urban land use, neighborhood function, neighborhood development, sustainable urban development, Zone 12 Metropolitan Tehran.