



## Examining the Role of Renovation in Reducing Crime and Increasing the Safety of Urban Decline Areas, Case Study: Tehran's 5th District

Kaveh Zalnezhad<sup>1\*</sup>, Mahnaz Esteghamati<sup>2</sup> and Seyed Fazlollah Hoseini<sup>3</sup>

<sup>1</sup> M.A. in Geography and Urban Planning, Islamic Azad University, Branch of Rasht & Young Researchers And Elite Club, Chalus Branch, Chalus, Iran.

<sup>2</sup> M.A. in Geography and Urban Planning, Islamic Azad University, Nour Branch, Nour, Iran.

<sup>3</sup> M.A. in Geography and Urban Planning, Islamic Azad University, Nour Branch, Nour, Iran.

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**Abstract:** This article has been done having the objective of proposed principles regarding the role of urban decline areas and being impressionable in reducing crime. It was an investigation on urban crimes in decline areas, and finally the implementation of an approach that will lead to the creation of a healthy city. The result of this article is application of the urbanization principles aiming at having a healthy areas in designing cities' which not only improves urban environment security but also leave good memories in mental images of citizens. This article analyzes decline areas of Tehran's 5<sup>th</sup> district through renovation of urban decline areas and creating a safe urban environments; this happens through examining the case under study with a holistic approach. For this purpose, the desirability of decline areas and finally the role of decline area of Tehran's 5<sup>th</sup> district has been examined in creation of challenges in Tehran urban management according to the conducted studies of the target area, the relationship between living in outskirts and crime rates, the link among improvement patterns, reconstruction of decline areas and citizen participation and the relationship between the organizing facade, glazing and skyline based on a detailed plan. Some results of this paper are as follows: Sustainable renovation is not possible without understanding and concentration on the social, cultural and economic structure. Furthermore, without attracting the real participation of owners, having access to desired improvement will not be fulfilled. Followed by the full attention of city's custodians and police which reduces the vulnerability of these areas. The current situation of decline areas in the case under study is in an unsuitable condition and the uncontrolled growth of ugly pattern which has brought dissatisfaction for citizens. Research method was descriptive-analytic data collection and the research has been done through questionnaires, interview, observation, and library study. The analysis of the obtained data has been done by the utilization of SPSS software and LISREL, and the results of this examination show the important role of decline area's renovation in increasing security and reducing crime.

**Keywords:** Security, Urban Decline Areas, Urban Crimes, Being Suburbanite, DEMATEL Technique

### INTRODUCTION

The term "city" is derived from Greek and Roman words meaning "civilization" or "regulation" in many countries of the world (Pradel, 2002). Therefore, city has been referred to the place where civilization and regulations overcome crime and violence.

There have been some relationships between the city and violence from the beginning. In addition to the criminal and the victim of the crime, occurrence of the crime needs also the crime's site; crimes occur in

the place and environmental factors create motivation, affinity, tendency and criminal intent in people (Hosseini & Kameli, 2013). Accordingly, from centuries ago on, scientists realized that the urban community facilitates occurrence of crime and violence more than other communities. There are two reasons in this regard: One is that the inciting environment, where the situation tends to have crime, exists in the city far more than elsewhere. Besides, criminals can hide better and easier and get rid of social control or being under pursuit (Hanachi & Mojgani, 2006).

\* Corresponding author email: pazhoheshgar1391@gmail.com



Crime is one of the social phenomena which threatens the cities' security. Occurrence of crime, besides the criminal, needs a place. Crimes occur in the places and under environmental factors which create motivation, affinity, tendency and through criminal intent in the individual (Hosseini & Kameli, 2013) Preventing crime is considered a good solution to maintain security; Since crime itself is not the only issue that causes problems for citizens, yet, the sense of insecurity caused by the crime with its special effects, is as serious and important as the crime. As it is not possible for crime to be completely controlled, its prevention can be a more effective solution.

## THEORETICAL FOUNDATIONS

In geographical studies, four key factors of law, criminal, victim of crime (object or person) and crime's place (the specific time and place in which criminal incidents occur) are strongly emphasized (Brown, 2000). In ecological view, the relationship between the crime with some social and economic indicators show low dignities of the society (Shakuie, 1990).

In analyzing the place and crime, experts believe that human is born in definite place and time and according to his individual and social actions, interacts with specific environments and people who live with him socially. What is of importance here is the relationships and the mutual influence of the environment on negative behaviors and anomalies that allow spatial analysis of crime and studying the abnormalities in a social environment. Therefore, the space around him has a major impact on his behavior, attitude and social processes and also plays a content and decisive role in emergence of social events and his normal or abnormal actions (Kalantari et al., 2011, p. 51).

Since the amount and type of crimes and social deviances are different in urban areas, and crime has a unique time and place, criminal behavior does not have the same spatial distribution in terms of location. Some places, due to their special physical structure and kind of their activity, provide more possibility and opportunity for crime occurrence. These places attract motivated criminals based on rational choice following the least risky and the most appropriate opportunities and place conditions for committing the criminal act (Bayat Rostami et al., 2010, p. 245).

Accordingly, in addition to urban constructions, it is mandatory to have strategies in the field of designing spaces or organizing them. Strategies that have preventive responses against crime-creation of places are considered as one of the preventive responses which prevent criminal acts by eliminating the opportunity for crime as it is so in

urban planning with recognition of crime-creating places in the cities and proper planning.

The environment and its elements have always been used to influence human behavior. The impact of the environment on human beings is not a new issue and the environment has long been used to influence people (Crowe, 2000, p. 54). The role and impact of environment on crime was not considered in the first place. Over time, designers and urban planners concluded that the proper use of the environment can both prevent crime, and improve the quality of life and reduce the fear of crime (Ibid. 46).

Security in urban areas means feeling comfort and making sure that there is no violation of the life, property and other human rights. This exclusive value is one of the personal and social needs.

The lion share of feeling of insecurity and lack of security in city is caused by environments' physical factors, and crimes have major role in this regard. Another concerned concept, that a clear definition of it should be provided, is a group of crimes which is called the urban crime. There isn't, however, a specific definition of urban crime but the features of this type of crime will distinguish its limits.

**First:** Crimes which often happen between citizens who are strangers to one another.

**Second:** Crimes which occur in the city and its environment, and without the consent and knowledge of the victim.

**Third:** Crimes which are an immediate threat to individuals' life and their material and spiritual properties.

**Fourth:** Since most urban crimes are done against strangers, anyone, regardless of his ethnicity, status or major role, can be the victim and it potentially threatens every citizen.

**Fifth:** Public opinion often imagines urban crimes as a threat to "social order" and "public safety" in its clearest sense.

According to the above-mentioned statements, there is relationship and correlation between a city, as the largest human settlement and urban environments where the citizens exist, and crime, as an act or abandoning an act which includes a designated penalty by the law (Hannachi & Mojgaani, 2006).

Many socioeconomic and political issues in developing countries have been due to the uneven growth and development of urban systems and environments. Among these social problems is the day by day increase of crimes and criminality in urban environments. Some places due to special physical structure, type of activity and characteristics of its inhabitants, provide more



possibility and opportunity for occurrence of crime. These places attract motivated criminals who, based on rational choice, are looking for the least risky and the most appropriate opportunities and places to commit a criminal act (Ahmad Abadi et al., 1999, p. 254). Outskirts, and urban inefficient and decline areas, which are considered as urban defenseless environment, are among places where potential of crime face a rising trend and social damages happen.

Urban area is a collection of urban elements and spaces which are classified intensively or extensively based on the properties of the natural environment and earth's topography. By decline we mean any area which its performance is deficient and has been decreased in terms of efficiency comparing to the urban area's average. The consequence of area's deterioration leads to the loss of its prestige among citizens and this fact is observable in various forms including the reduction or absence of livability and safety conditions, and the structural, social, economic and installations disorders. As a result, structural specifications of area, helps commission of crime and as sociologists put it, it is considered as the reason which simplifies the crime. According to Cohen and Felson, this type of areas can provide "proper purpose" for the crime by criminals.

Crime prevention through designing and urban planning is based on the claim that it is possible to prevent committing crimes in the built environment by designing and proper planning of people's living and working location. If the environment is planned and built in a way that it can be able to cause people to monitor, raise the attachments of inhabitants to the territory and create a positive image of the place, then criminality opportunities will be reduced and criminals won't be able to commit a crime (Goossens et al., 2005, p. 358).

Sociological theories of deviations can be divided into two general approaches based on unit of analysis and the kind of view towards the crime's causes. Sociological approach, which in studying the crime, is concerned with individuals' motivations, mental dispositions, personality characteristics, family background and criminal's group membership. The second approach is an ecological approach and examines the objective field of crime and situational factors and opportunities that lead to commission of crime, such as poverty and unemployment, places, geographical environment, physical properties of the environment, architecture and spaces' design and.

Placing emphasis on location in theories associated with the second approach, points out the shortcomings resulted from mere affirmation on criminal incentives in understanding and explanation of crime, and their

compensation (Cohen & Felson, 1979, p. 114). Crime prevention through organizing and improving location and reducing criminal attractions in this approach is considered in a wider way (Ahmadabadi and others, 1999, p. 257).

This paper has been done aiming to examine the role of renovating of urban decline areas in reducing crime and increasing security. Accordingly, the concepts and theories associated with the decline areas and causes of crime are studied so that a systematic strategy can be determined to achieve a coherent and efficient solutions tailored to the purpose.

Decline areas are areas in cities where it is vulnerable due to physical exhaustion, lack of proper roadway access, facilities, services and urban infrastructure, and they have low spatial, environmental and economic value (Habibi, 2001, p. 66), and they are mainly situated in the heart of the city like a nucleus. These areas have been subject to the most severe social changes, and consequently require many changes in individual physical space. Urban decline areas are divided into three categories:

- areas having cultural values and urban heritages
- areas with no cultural values and urban heritages
- Peripheral areas (informal settlements)

Inefficiency of decline areas in compliance with new requirements is an issue that put the most pressure on area, this failure causes the appropriate actions not to be able to be replaced within the area; Therefore, despite the potential to provide different uses and settlement of them at key locations in the city center, they will be abandoned. Iran's Supreme Council of Urban Planning and Architecture at its third meeting on 11/2/1385 in accordance with enactment dated 16.3.1384, has resolved the following three criteria in order to identify the decline areas:

- Being Micro-lithic: Blocks that more than 50% of them have an area less than 200 square kilometers.
- Instability: Blocks that more than 50 percent of its buildings are lacking structural systems.
- Impermeability: Blocks that more than 50 percent of its buildings have passage with width of less than 6 meters .



## STUDYING THE THEORETICAL FRAMEWORK OF SUBJECT

Various theories have been proposed in connection with finding the cause and understanding the crimes' context in urban areas. Although these different views are largely due to the various aspects of crime, experts belonging to different views and schools of thought have an important share in this regard too. In this section, it is tried to examine the causes of crime occurrence in urban areas from different perspectives in order to determine a fundamental strategy for achieving coherent and efficient solutions with a specific purpose. Also, considering the current situation of the area, effective factors in crime rate of decline area in Tehran 5th District will be examined and identified.

### ECOLOGY THEORY OF CRIME

Criminal ecology, studies the impact of individual habitat and his environment on criminal behavior. Habitat is an overall concept that includes the circumstances and special conditions of individual's living place (Najafi Abrandabadi, 1999, p. 15). Therefore, criminal ecology investigates the interaction between the individual and the condition of his habitat or the effects of his habitat's condition on his behavior. With this introduction, we can say that the criminal ecology is largely rooted in Kettle's thinking. Shaw and McKay studied ecology and ecological issues after passing 70 years of Gary and Kettle's studies. These two, comparing the ecology (environment) of humans and plants, showed that as plants won't grow if they have limitations in terms of favorable soil and ample space. People also respond in the same way. They showed that receiving a sign in the sense that no one is monitoring, could disturb the local community and lead an abnormal life style, and this unfavorable environmental conditions disturb the realm of humans and the ecology of humans (Najafi Abarnadabadi, 1995, p. 56).

#### *Shaw and McKay Theory*

In social disorganization theory, Shaw and McKay (1942) have assumed that large and dense urban areas cause superficial human relations which increase interpersonal conflict and therefore, official control will be necessary. These results of social disorganization coupled with poverty and selective mobility of population in outskirts and lead to weakness in social control, and therefore, it will increase the violence. Shaw and McKay's classic social disorganization theory is based on the idea of that "crime arises as a result of the reduction of informal

social controls". When communities are disorganized, neighbors are reluctant to monitor and review potential criminals and consequence of this reluctance and lack of responsibility to others' behavior, will be an increase in deviant behaviors. Accordingly, those areas which were equally disadvantaged from socio-economical point of view, show high criminality rates during the crime, despite changes in their ethnic and racial composition. Of course, these theories emphasize on explaining the social processes that make people prone to crime regardless of race, class, age and gender (Bagheri & Moltafet, 2010).

#### *Theory of Defensible Space*

This theory was described by Oscar Newman in 1972. Principles of defensible space are formed aiming at modifying the physical conditions of the neighborhoods so that residents are able to control their home surroundings. Principles of defensible space rely on people's participation and self-help. According to this theory, absence of four elements is among the reasons of crating indefensible spaces (crime-prone): Creating a sense of ownership in the territory of defensible space, increasing natural supervision which allows residents to identify the people and be aware of events in their territory. Creating a secure image of surroundings so that the inhabitants know and take care of their living area, and that neighbors should be part of a secure and bigger area to defend it against dangers and consequently, protect it as their neighborhood.

#### *Theory of Crime Prevention through Environmental Design (CPTED)*

Another approach in the field of designing was raised at 70s and 80s named CPTED (crime Prevention through Environmental Design). This idea was released based on the theories of Newman (1972) and Ray Jeffrey (1971). CPTED theory is based on this claim that crimes committed in the built environment can be prevented with proper designing of residence, work and life of people. This prevention believes that offender choses crime, crime depends on opportunity, offender is a rational person and crime is a rational choice and affecting situational factors is easier than changing and fighting with human weaknesses and modification of individual characters. Thus, the effective solution is considered to be reducing opportunities of crimes.

CPTED theory can be defined in this way: Proper design and effective use of the environment and building which will reduce crime and fear of crime. In other words, Proper design and proper use of the environment can improve quality of life in addition to crime prevention



and also reduce the fear of crime (Crowe, 2000, p. 46).

### ***Broken Window Theory***

Environmental clutter of urban areas increases the rate of crimes and creates an environment full of stress and anxiety (Rahmat, 2009, p. 105). Broken window theory was first proposed by Wilson and Kelling in an article under the same title. They began with this introduction that if a window of a building is broken and the building is left without repair in a neighborhood, after a while people passing the building will assume that nobody cares for that building and that breaking its window will have no cost. Thus, other windows will be broken too. It will not take long until breaking glasses of window takes the whole neighborhood and will cause the loss of social control in the neighborhood. Thus, crimes will gradually become serious and strangers will also be attacked. Sense of security among residents will decrease and they will try to appear in streets as less as possible and leave it immediately and in rush in case of necessity. Such a city becomes a place for drug dealers, prostitutes and other criminals (Wilson & Kelling, 1982, p. 34). This process can begin not only by breaking a window, but also by watching wandering drunk people, those who mercilessly scream, rebellious teenagers, garbage on the streets, writings on the walls and abandoned lands (Hinkle, 2009, p. 2) which can increase Crime rates and reduce the sense of security among residents (Wilson & Kelling, 1982, pp. 29-34). The concept behind this theory is that as much as existence of small signs about lack of care can cause devastating social problems, fighting against less serious crimes, will reduce delinquency and crime rate and ensure social security (Hinkle, 2009, p. 10).

### ***Space Syntax Theory***

Another theory by Hillier and Hanson in 1980 is named space syntax and it evaluates relations between spaces with a morphological look at the city. It is discussed in this theory that an urban spatial shape determines the relations through flow motions (especially walking) and affects the pattern of land use and urban density. Space Syntax specifically refers to what people see and understand of the fact that this matter can be seen by others. It also states that monitoring of neighbors along a path way is much more important than being seen from every point of the way or even one's own home (Schneider, 2008). University of London researchers used this theory and showed that areas which have more connection with other city areas, and more movement occurs within them, are safest areas (Cozens, 2002).

### ***New Urbanism Theory***

This theory was proposed in the mid-twentieth century and represents a set of design and planning ideas including concepts such as sustainable growth, communities suitable for living, development with Neo-Traditionalism, traditional design of neighborhood unit and public transport oriented development, each focusing on sustainability in their own way. New urbanism dealing with crime is focused on two things. First and foremost thing is focusing on the permeability of layers of community in each other (similar to theory of space syntax) and the second thing is focusing on complex applications (Schneider, 2008, p. 22). Seven qualitative components of safe space have been emphasized in this theory which are: Human presence, proportionality and homogeneity of space, human care and support, the emergence of brightness and openness, discipline, communication and readability (Charter of the New Urbanism, 2008, p. 135).

Causes of crime in urban areas were evaluated from different perspectives. Each theorist, proposed a factor as the main reason to commit the crime or as a powerful deterrent against crime. According to crime ecology, factors such as an individual's life circumstances and conditions can be announced as an influencing factor in commission of crime. This is despite the fact that according to the theory of Shaw and McKay, poverty and selective population mobility around the city, which is the result of social disorganization, causes uncontrolled anger in people. Oscar Newman's defensible space theory introduced correcting the physical conditions and people's participation as effective factors in crime control. Theory of crime prevention through environmental design pointed out the importance of proper design and effective use of environment and the building whose result will be reducing crime and fear resulted from crime. Broken windows theory pointed to the importance of confronting less serious crimes which resulted the decrease of delinquency and crime rate, so security of the society will be guaranteed. In Syntax Space theory it was mentioned that the spaces associated more with other urban spaces, and moves more occur within them, are the most secure spaces. Finally, new urbanism theory considered permeability of community's layers in each other (similar to the theory of space syntax), and focus on mixed uses as important factors in prevention of crime. After reviewing different theories and their relationship with decline area's condition, and according to the specifications of the area under study, the relationship between living in outskirts and crime rates, the relationship between improvement



patterns and reconstruction of decline areas and citizen participation, the relationship between organizing facade, glazing and skyline and the desirability of decline areas were selected as variables for examination of the role of renovation in decline area of Tehran 5th District in reducing crime and increasing security.

## **INTRODUCING THE AREA UNDER STUDY**

What is left today of the 5th District of Tehran is the first substrates of residence in Kan village. 5th District of Tehran is considered to be the westernmost limit of Tehran after district 22. It has been located in northwest of Tehran and is home to a population of 890 thousand people with an approximate area of 54.7 hectares. This District has access to highlands of northern Tehran from north, Ayatollah Ashrafi Esfahani- Mohammed Ali Jinnah Highways from East, and Karaj Special Pathway from south and Kan watercourse from West. It has had the highest population growth over the past two decades and has been form of 7 regions and 29 neighborhood based on Internal divisions of municipality in the present situation.

The initial substrate of settlement in district 5 can be considered to be in 5 neighborhoods, the most important of which is Kan village. In addition to Kan village, 5 other regions are as historical as Kan which are Bagh feiz, Hesarak village, MoradAbad, HassanAbad and Vesk. Two HassanAbad and Vesk regions have become urban areas and there is not much left of those, but other three regions are still tracing their past.

First signs of massive construction in the area occurred between the years 1964 and 1979 and the area faced ventricular and quiet development in this period. In these years, the residential context with road networks are beginning to develop around two roads: Share ziba road (Ayatollah Kashani) and Tehran-Karaj Special Pathway. Different settlements were built centered around these two roads. Formation of street network and urban area in the area has been based on geometric and plaid pattern over the mentioned years and this regular shape has changed in some parts due to old and organic networks.

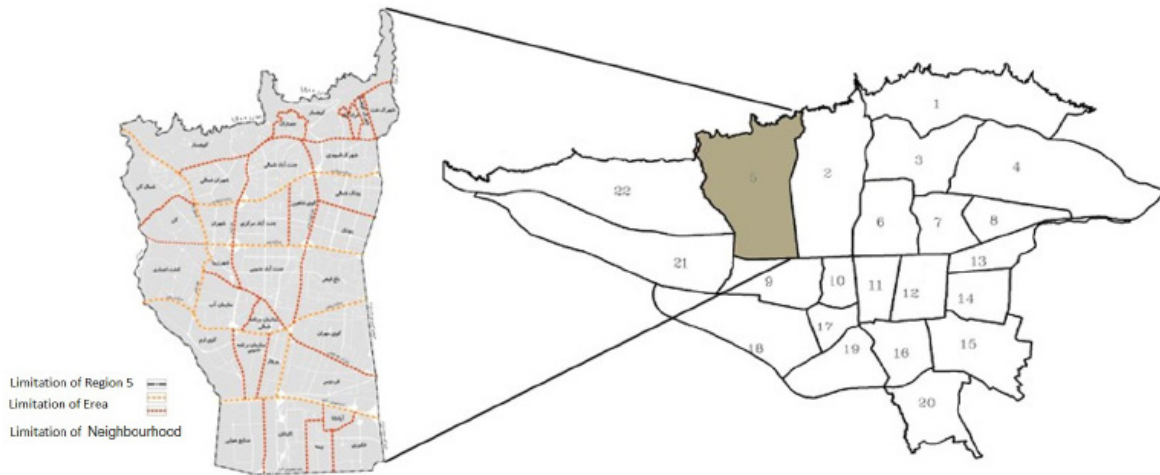
Second fundamental changes are related to years 1979 to 1987. Residential context of the area significantly expanded in this period and almost the entire southern half of area was under construction. Urban networks were quickly established as the result of these constructions.

The western margin of Tehran was considered as the countryside of this mega city before it became a part of Tehran in the mid-80s, during the development of the city and the increase of immigration due to saturation of the downtown area capacity. Provincial migrants and people belonging to the middle and lower stratum of urban society who were not able to buy land and housing in the downtown area, attempted construction in Western margin of Tehran due to cheaper land prices in compare with areas that were still within the margin of Tehran. Having many large factories and small workshop in the marginal Tehran – Karaj road also increased the desirability of the western zone for the employees.

Third period of changes was between 1987 and 1994. North of Ayranspars Highway (Shahid Abshenasan) which was less constructed was taken into consideration. Demolition, renovation and further use of barren lands for residential complexes can be seen from 1994 in the 5<sup>th</sup> district as the result of significant growth of land economy.

Residence of agriculture and horticulture areas took place in some parts of the region in recent years after expansion of network of highways and increasing demand of housing which increased the price of land and housing. Many buildings which were built even recently, were destroyed and multi-storey apartments were constructed in their place. However, land which were agricultural and are currently wasteland can still be seen in the area between some of the buildings. To sum up, it can be said that despite the fact that district 5 is in a favorable environment, yet the Identity and the sense of belonging has been eclipsed among its residents due to the fragmentation of context of area by communication network, and this matter is partly responsible for emotional separation between residents.

Based on surveys and maps available in the detailed plan, decline areas of Tehran's 5th District, is neglected



**Fig. 1. Realm of Tehran's 5th District (Detailed Plan of Tehran's 5th District, 2006)**

Based on surveys and maps available in the detailed plan, decline areas of Tehran's 5th District, is neglected and the result of this carelessness is lack of security of

citizens in this area. Specification of decline area of Tehran's 5th District is expressed in Table 1.

**Table 1. Specification of Decline Area of Tehran's 5th District (Detailed Plan Tehran's 5th District, 2006)**

District	Type of Shabby Fabric	Shabby Fabric's Gamut	Gamut (hectare)	Current Condition					Proposed Condition			
				Population (person)	Average of pieces (m <sup>2</sup> )	Levels of residential usage (m <sup>2</sup> )	Levels of Commercial and service usage (m <sup>2</sup> )	Permeability index	Population (person)	Average of pieces (m <sup>2</sup> )	Levels of residential usage (m <sup>2</sup> )	Levels of Commercial and service usage (m <sup>2</sup> )
Baqe Feiz	Fine grained and permeable	41.6	100.4	9208	300	160160.5	42859.4	weak	41322	400	1599.3	36209
Shahr-e Ziba	weak	21.1	23	3920	1200 <sup>1</sup>	97875.4	18134.5	average	21225	2000 <sup>2</sup>	210945	-
Kan	Fine grained	61.3	148.7	17300	128	394083.7	56587.1	weak	31327	500	20533.6	36594.4
Hesarak	impermeable	18.1	50.6	2988	177	98165.3	8528.8	weak	6853	250	112193.7	5896.8
Morad Abad	weak	2.3	24	800	177	13427.2	1323.5	average	1723	250	1488.2	6037.2

As shown in Table 1 , despite all hidden values in decline areas of Tehran's 5th District, this old structure has been suffering from stagnation and exhaustion due to some issues such as: Shortcomings of greenbelt, hygienic and sports' spaces, and their inappropriate design, having fragmentary in area's physical appearance, and its failure to meet and provide the current needs of residents, inefficiency of access networks, especially the lack of hierarchy in availability, its historical-cultural values and its potential powers being remained unknown.

## MODELING OF RESEARCH TOOLS'

### STRUCTURAL EQUATIONS

In this table columns include: Mean (average), Confidence Interval of the Difference 95% and Sig(P value). P value is traditionally used for examining the significance of the relationship between the two means and results are interpretable based on the fact that P value is small or large. Given the Confidence Interval of 95%, significance level of  $0.05 \leq$  is considered as the standard significant level. In other words, the significance level of greater than or equal to zero confirms the relationship between variables



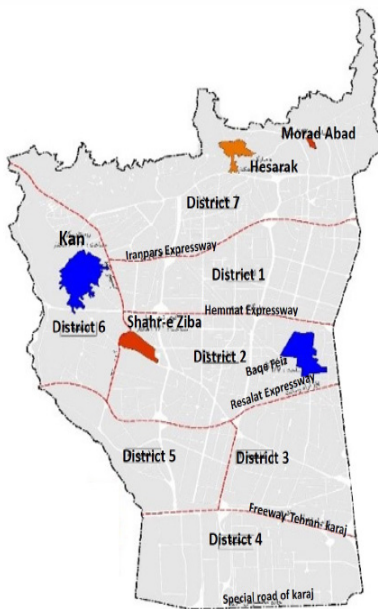
**Table 2. Examining the Relationship between Decline Area and Crime Rates in the 5th District of Tehran Using the t Test**

Confidence Interval 95%,		Significance Amount	Mean	The Amount of t	
High Level	Low Level				
0.500	0.343	0.001	3.422	10.60	Relationship between living in outskirts and crime rates
0.365	0.194	0.000	3.279	6.432	The relationship between Improvement patterns and reconstruction of decline area and citizen participation
0.344	0.163	0.002	3.254	5.518	The relationship between facade, glazing and skyline organization on the basis of detailed plan
0.432	0.252	0.012	3.342	7.476	The desirability of decline area
0.441	0.276	0.008	3.441	6.371	Decline area of Tehran's 5th District has caused challenges in urban management of Tehran.

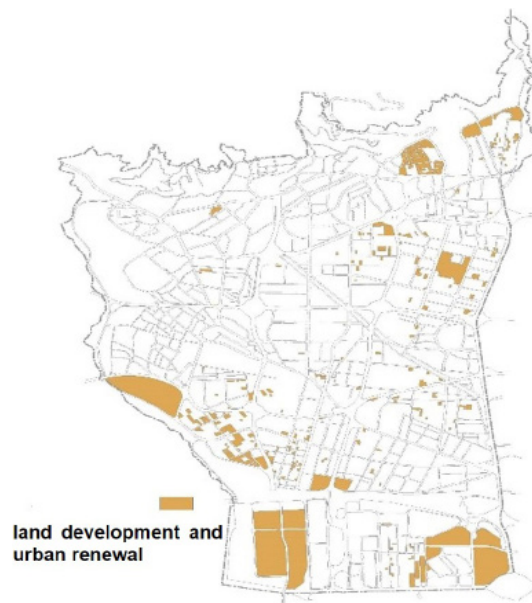
and the result of this carelessness is lack of security of citizens in this area. Specification of decline area of Tehran's 5th District is expressed in Table 1.

According to results, significance level in all cases is

considered smaller than the error level (0.05), so the null hypothesis is rejected. Given that the numerical mean amount is greater than 3, research claims are confirmed: Lack of relationship between living in outskirts and crime rates, Lack of relationship between improvement patterns and reconstruction of decline area and citizen



**Fig. 3. Decline Area's Map**



**Fig. 2. Storage Lands for Expansion and Urban Renewal**





participation, Lack of relationship between facade, glazing and skyline organization on the basis of detailed plan, Lack of relationship between desirability of decline area, and the fact that decline area of Tehran’s 5th District has caused challenges in urban management of Tehran.

### EXAMINING THE PATTERN OF RELATIONSHIPS BETWEEN VARIABLES USING DEMATEL TECHNOLOGY

In this study, DEMATEL technology was used for examining the reflection of interaction between main criteria. This method examines the effects (direction and intensity of effects) among the factors in a closer way. Resulting matrix of DEMATEL technique (internal communications matrix), both show a causal link between factors and determines the interaction between variables.

**Table 3. Examining the Relationships between Variables Using Technology DEMATEL**

D-R	D+R	R	D	
-7.4408	9.8336	8.6372	1.1964	Intervention in Organization
-8.5134	11.7134	10.1134	1.6000	Citizen’s Participation
-7.3357	10.1940	8.7649	1.4292	Organizing Facade, Glazed
-8.0632	10.6901	9.3767	1.3135	Organizing the living in Outskirts
-7.4686	10.4788	8.9737	1.5051	Modern Urbanism
-8.1270	11.3131	9.7201	1.5931	Visual Disturbances

In this table, the total elements of each row (D) indicate the influence of that criterion on other criteria of model. Based on this, the most effective criterion is citizen participation. Visual disturbances criterion is the second one. Intervention in organization criterion has the least impact on other elements. Total elements of column (R) for each parameter indicates the level which it is influenced by other factors in system. Accordingly, citizen’s participation is considerably influenced. Organizing the urban façade and glazed is influencing the least among other factors.

(D + R) Horizontal vector is the amount to which the desired factor impacts, or is under influence by, in the system. In other words, the more the amount of a factor’s D + R, the more interaction it has with other factors of

the system. Based on this, citizen’s participation has the most interaction with other criteria which are under study. Intervention in organization has the least interaction with other variables.

Vertical vector (D - R), shows the effectiveness power of each factor. Generally, if D - R is positive, the variable is considered as a cause variable and if it is negative, it is considered as an effect. In this model, all variables are effects. So it can be concluded that the largest and the most important factor in improving the condition of decline areas of Tehran 5th District is citizen participation.

### CONCLUSION

Nowadays, existence of favorable urban contexts is an integral part of many cities. Worn texture builds a close relationship with citizens and being used to have a beautiful city has merely become a physical mechanism in cities. Interpretation and description of factors such as human, space, and machine have always led to mental discipline and visual disturbances of cities and understanding the fact that nature of a city depends on its physic is a human oriented urban development understanding.

Now and in the course of the 21st century, 5th District of Tehran is facing a showcase of the unpleasantness in which the worn texture is the leading cause. Development of seemingly new patterns in the heart of the city with enormous developments in the corners of the city may have been desirable for some citizens, but the reality is that what is called organizing worn texture is rough ideas with ugliness in the face of the city.

Nevertheless, the perception of worn texture, and social risks resulting from it, has disturbed the systematic foundations of the city from the perspective of security. Emergence of the phenomenon of urban chaotic unintentionally put civil life of citizens at risk and leads the character called “urban environmental quality” to not making a sense. Thus, urban policies have been raised seriously for the first time in Ninth Congress of crime prevention and modification of offenders in Cairo, Egypt in April 29, 1995. As is will be described later, planning and policy-making in urban policies is in the city’s crime prevention. Perhaps, some believe that the urban policy in determination of urban policies is a form of criminal policy which is a part of government’s public policies (Mesgarani Torghabeh, 2000, pp. 152-151).

This view is the same vision that Ansel believed in definition of criminal policy. However, another view is that preventative urban policies are a type of preventative social policies or a type of preventative cultural policy



in some cases. In this sense, perhaps urban policies are in concept of basic prevention of urban crime. In order to shed modern life within the old 5th District of Tehran and prevention of excessive wear out, we have provided guidelines for proper bonding of each section of the set with each other and link between the old and the modern city:

- Cleaning up the crime-ridden and unsafe areas
- Organizing residence system in unsafe areas
- Design and development of Enforcement Network in unsafe areas
- Creating favorable system for urban trips in unsafe areas
- Creating favorable system for emergency, fire, transportation of wastes in unsafe areas
- Modification and restoration of water supply and sewage system network in unsafe areas
- Reforming and restructuring commuter routes
- Organizing land uses by linking body of space agency and functions of old and new context and proportional distribution of space and activities
- Improvement and Revitalization of context of Tehran's 5th District with the aim of reducing rural-urban migration
- Controlling population growth and organizing it
- Reforming the structure of urban system and eliminating the existing shortcomings in the planning laws and institutions
- Improving the quality and level of service to vulnerable and low-income groups
- Regulating the employment and eliminating unemployment of marginalized citizens in an structural manner
- Preventing the concentration of economic activity in cities and transferring it to small towns and other areas
- Reducing the coefficient of sense of deprivation among marginalized citizens
- Organizing marginalization communities with a focus on poverty elimination and the culture of poverty
- Preventing the spread of unauthorized construction in peripheral areas of the city
- Applying the construction and operation of buildings based on approved principles of security and application
- Creating safer streets and neighborhoods
- Increasing attracting people by developing methods of lighting
- Recognizing the rights of Citizens residing in marginality areas in different economic, social and

physical planning

- Increasing security and regulatory measures and continuous care of institutions for marginal neighborhoods
- Empowerment of marginal neighborhoods and environmental and social vaccination campaign against crime and social problems, providing security and social justice, reducing economic and cultural inequalities among different segments of society and across the country
- Recognizing the rights of marginal neighborhoods, re-engineering of marginal neighborhoods, empowerment, and promotion of access to social services and realization of strategy of endogenous urban sustainable development.

#### ENDNOTE

1. Average size of blocks in residential complex of Shahr-e Ziba in the current situation
2. Average size of blocks in residential complex of Shahr-e Ziba in the current situation in the proposal



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