The Local Community Planning
(Case Study: Narmak Neighborhood of Tehran)

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Abstract
Approach to urban development of the new millennium an important shift in paradigm has the experience. Models centralized deficiencies of urban planning caused in change from command to the attitude of the partnership. This new pattern of urban sustainable development principles is that fundamental emphasis on the role of local communities. Indeed the face and problems solve That modern cities are involved As population growth, traffic problems, pollution and the environment, immigration, poverty, marginalization, health problems and dozens more with Change methods of planning from macro and subjective to micro and objective (local scale) is the be achievable. The aim of this study is that rather than macro Attitude in national scale to the micro planning to be one of the neighborhoods in Tehran. Methodology in this research is a descriptive – analytical and for mapping is used of GIS software. Data collection have been conducted base on field and library studies. The results of this research through a neighborhood of Tehran Narmak case study and outlining the desirable position of neighborhood land use indicates that With the transition from state circuit urban planning with the general attitude Toward community-based planning can be hoped that move towards City sustainability.
Keywords: Urban Planning, The Local Community Planning, Centrally Planned, Neighborhood Narmak, Tehran City.

Introduction:
Two approaches there are to dealing with the problems of metropolitans. The first way is to reduce the population pressure on cities through control of migration from rural to urban areas and encourage the birth rate decreasing. The second reform of urban management(J. Shabirchima, 2003). The city is a complex dynamic system that affect permanently several

factors it. For this reason, urban management is not agree still on the theory that covers all aspects of the city and each of these theories have been cover certain sections of the urban system (Smith, 1975; McLoughlin,1969; Foot,1981; Branch,1970).

During the past two decades, have emphasized many organizations and institutions involved in the management and urban planning at the global level to promote participatory approaches to encourage an approach to management and planning "from bottom to up" and enabling community in order to monitor the development actions and make decisions and act were considered problem solving of urban neighborhood on community-based with the aim of achieving sustainable development urban. A group of intellectuals know to clarification an important strategy to empower communities to achieve citizenship(Marston, 2002; Dwyer, 2000; Domosh,1998; Caves 2005).

Ambiguity about the responsibilities of government reduced clarity and accountability in the management of city(Wu & Ma, 2004; Zhu, & Zhou, 2004). So local government should change gradually their role from aabsolute provider to a facilitator(Wong, 2006). In this context, should provide with partnership strategy conditions.

Principle of proposed Obsborne & Gaebler (1992) for general management which believes that when the government will be more successful than shift of a oarsman to steersman. Alberley refers to tools to achieve proper planning in urban sustainable development that can be applied within the framework of community-based planning; He believes that capacity building and attention to individual skills, emphasizing the governance and supervision of citizenship, community-based decision-making, education of communities and environmental planning and design according to the principles of regionalism is important for achieving sustainable development (Alberley, 2003, Quoted from Rahnamae and Ashrafi, 2007: 23-45).

Generally in new approach of urban planning emphasize on a bottom-up approach and the empowerment of of urban communities. In this way instead of large-scale attitude and mental scale emphasis on specific dimensions of space in neighborhood scale.

Despite the two-year history of the capital Tehran, concentrated patterns of planning and management leads to ignore programs beneficiaries and ultimately lack of success is planning. One of the requirements of sustainable planning in Tehran city is neighborhood-scale planning for is impossible achieve collective goals in the fields of economic, social and cultural rights, because the planning at the macro level can not plan for all communities with a variety of conditions and lead to the same review to various circumstances indeed the face and problems solve That Tehran city are involved As population growth, traffic problems, pollution and the environment, immigration, poverty, marginalization, health problems and dozens more with Change methods of planning from macro and subjective to micro and objective (local scale) is the be achievable.

Research Methodology:

Considering the nature of the object and purpose of the research, methodology of the study is descriptive analytical. Because in addition to illustrations and explanations of thethe status quo is describe reasons of why and are also examined dimensions of the problem. The introduction and the the scheme Available at it provides context for a case study the Tehran neighborhood of Narmak because problems the caused by the attitude of the macro in urban planning that has been neglected neighborhoods micro features. Data collection method is both library and field. Identification and analysis the situation spatial - place   Narmak

neighborhood of Tehran and the desirable situation of land use it makes up the framework of this investigation. Also mapping is done through GIS software.

Findings:

Before 1920 the space of Iranian city is physical manifestation of the Iranian-Islamic culture. Despite the changes in the structure of cities in Europe was performed over several centuries but the government of Iran for decade several sought to quickly make changes. Tehran city despite low history compared to other historical cities of Iran such hasty extended and the major changes were made in the structure and texture of its interior and acted as the dominant city of the country and the bridge with the outside world. At first the hope was to spread the effects of the economic and spatial balance but because of the flood of immigrations in the hope employment and a better life there are numerous and varied social change in Tehran. Physical changes began in Tehran by cutting non-normative of old tissue for build car roads. . The modernization destroyed the traditional forms of Tehran city. Walls and the gates were demolished. City in streets range found the new face . New grid network of streets replaced the old town that was irregular. neighborhood Narmak is one of the neighborhoods in 8 region of Tehran. This neighborhood is located in the south of the Square prophecy in East of Tehran. Narmak neighborhood as part of the system of Tehran city is a set of apartments and the street grid which is not indicates the Iranian city of the past and not the actual model of the modern city. Origin of the neighborhood was non-organic and have been neglected in its design to heritage and local history. Unfortunately in the last few decades due to the concentration of sales and the expansion of indiscriminate construction has changed is the perspective of neighborhood leading to the development of apartment lifestyle (considering to Figure 1).
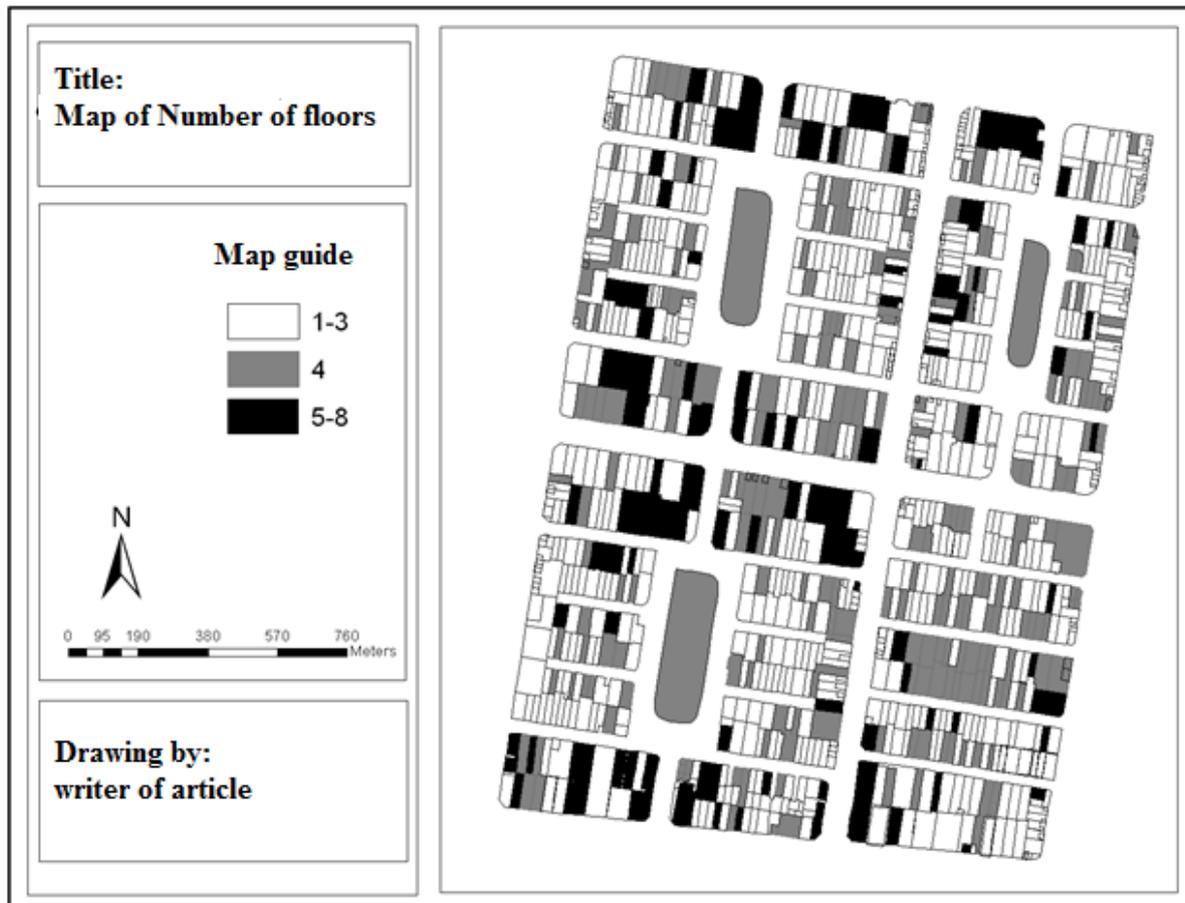
Figure 1. the density in the neighborhood of Narmak Tehran

Proximity to the main arteries, due to the lack personal transport restriction policy, cause cross section of urban trips from within the neighborhood. role of passing of Narmak neighborhood cause on the one hand to sound and air pollution and the on the other hand frequent arrival of strangers to neighborhood and denied children's safety and generally the well-being of the people of the neighborhood. Streets and alleys of the neighborhood have aspects of passing and can not be raised as a public space for residents of the neighborhood. In fact neighborhood Narmak with away from social functions has become a place for the function of traffic and the social performance streets and alleys changing to crossing or parking cars (photo 1 consider).

Photo 1. to change the streets social function to the function of traffic on Narmak neighborhood of Tehran

in neighborhood of Narmak is not used despite Bicycles home and its path. Lack of necessary conditions for the healthy practices such as walking can reduce social interaction and thus the spread of individualism in the neighborhood of Narmak. while our cities never been as such in the past. Iranian traditional urban tissue that represents the homogeneous spatial relations among individuals and physical appearance of the city was adapted to points the gathering and dialogue. The center of a neighborhood was physical-spatial field of social relations that naturally occurred.

Discussion:
Cities are as the main cause of environmental degradation and destruction of the resources that the capacities of environmental and even gone beyond the immediate environment. While cities are the driving force of the economy and much of its population lives in developing countries. Cities may have be difficult, but are not necessarily difficult. Problems caused by the failure methods the cities planning within the cities that causes functioning the cities inefficient, and not because of the position and Features cities.

Thus in proposal optimal land use to access of all implementation persons neighborhood is considered a neighborhood center with mixed land use. Thus neighborhood center is the social focal point and the most common areas of the neighborhood Narmak. This center performance and progress is not in isolation from other needs the neighborhood, but also people will be able to be present in the spiritual and social goals. Service spaces and daily necessities citizens located to leisure activities to be intimate with current life. use diversity enriches the identity of the place. It is also the neighborhood center can multi functional environment for daily life and ritual and religious ceremonies where people find their roots again. in optimal condition some community alleies as a basis for the development of the public arena by walking pavement and have been prevented of the movement of private cars inside it and parking can be built on the edge of the community (Figure 2 Note).
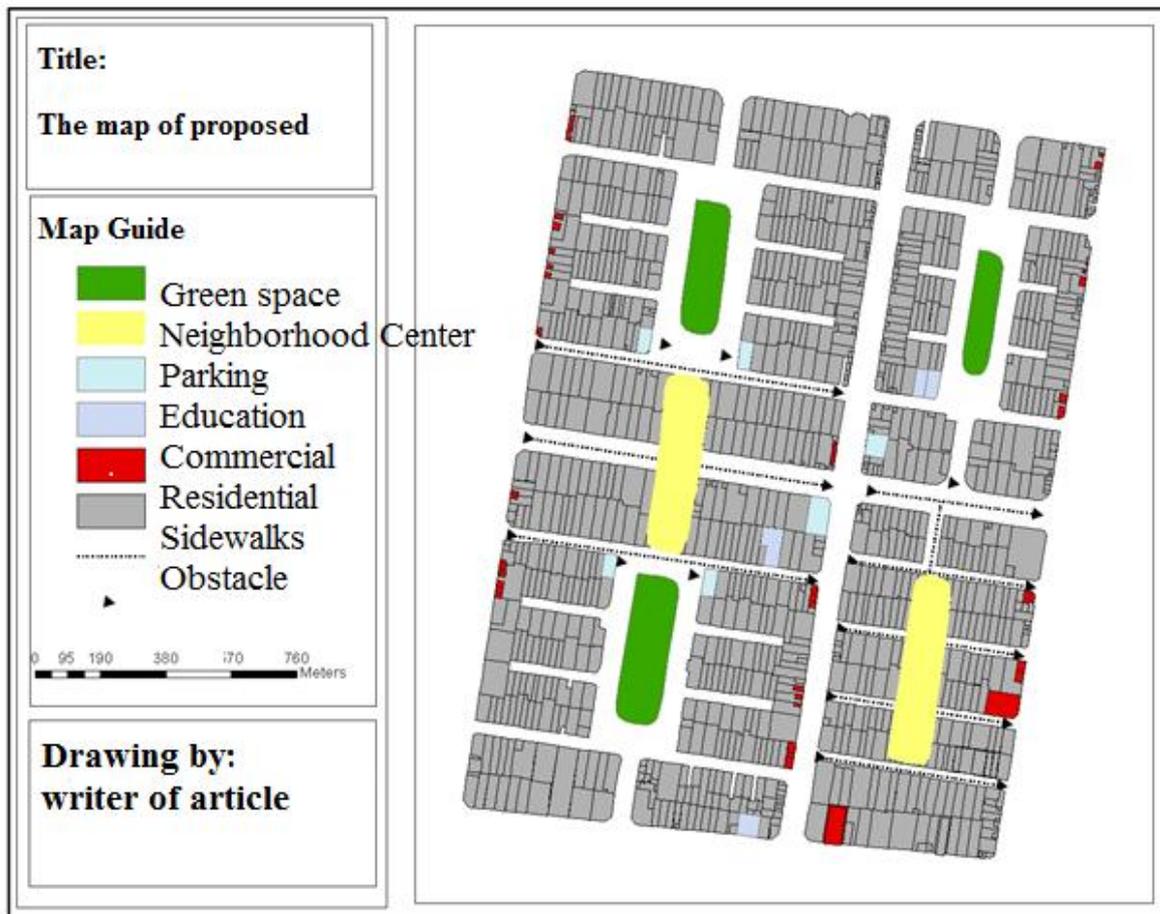
Figure 2. The proposed land use in the Narmak neighborhood of Tehran

But the a important question in this context is that the it clarify is a notable progress. Is There community center alone can provide the conditions for gathering and dialogue between the people of the communities? No doubt the answer will be negative. In other words, although every park, street or field due to the lack of public or private ownership is considered of qualified a public space However, this factor does not necessarily mean residents of community favorite for gathering and dialogue in its place. As despite the bicycle home and it path is not used in the neighborhood Narmak. Each person in a place to evaluate the situation before the stop the takes decision to attend or pass from it place. Therefore, the ability of a space that can be considered to stimulate the motivation of the people component of other provisions of essential for the formation of a public space. In other words, to convert the space into a public place are required to have of the hardware and software. For example, a park to become the basis for social interaction should be have secure, beautiful furniture, living space and good design for dialogue. Because the human mind and face of the city at any moment in their relationship it is useful for social interaction in urban public space to be kindliness elements. Also in terms of sustainable development, a public space when in walks the path of stability that flow to be quality improvement process over time.

Conclusion:
Our citizens are accustomed That to see freedom only within their own homes, because we live in history with a Governmental space of solid and dry. This is what civil society can make not of Governmental and private space but also the public space. So we should not be

surprised that are facing it should be neutral and indifferent to the fate of the city and the citizens. When a citizen does not exist, in fact there will be urban. Instead the city will be faced the individual buildings with people within them that no relationship do with its surroundings(Rahnamae and Ashrafi, 2007: 23-45). Today, development and equipping of public spaces has become one of the important issues of sustainable development that play a vital role in improving the quality of the environment and protection the city natural and social values((Mahdi zadeh, 2006: 479, Quoted from Rahnamae and Ashrafi, 2007: 23-45). In the absence of public space outside the house full of people who are our enemies or our own annoying. Perhaps this is the nature of individualism that has penetrated in modern architecture our cities and towns: Our building is independently bearable building but every building with other buildings is inconsistent and uneven. In other words, also buildings that we do with each other. The collection is not only a city That does not grow where civil society but also the idea is spreading abuse in front eyes and if it was not the green of trees, the terribly space made us. No wonder the streets of our cities at night and in the darkness is nice(Rahnamae and Ashrafi, 2007: 23-45). In condition proposal for Narnak community have tried to deal with such a situation. In ideal situation to implement ways system is proposed site of the conjuncture that it is placed in the community center can facilitate citizens' access to services. walking pavement and bike paths through the strengthening of community bonds the social dimension of Narmak community will lead to stability; because people can be more involved in urban spaces and streets and communications and meetings increases. Prevent the entry of cars in community environmentally reduced sound and air pollution and also increases the safety of neighborhood for children.

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