

APPLICATION OF SOCIAL CAPITAL IN REVITALIZATION OF DILAPIDATED NEIGHBORHOODS THE CASE OF SABOONPAZ-KHANEH IN TEHRAN

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Abstract: In many cities around the world prosperous neighborhoods of yesterday become dilapidated inner city neighborhoods of today. This is due to a process of degradation which creates dissatisfactory living conditions. This in turn devaluates the property and changes the social structure and commences a cycle of physical dilapidation. For revitalization of such neighborhoods, different approaches have been recommended from total demolition and reconstruction to conservation and even social empowerment. This paper would review the dilapidation process in a centrally located neighborhood adjacent to Bazaar of Tehran and searches appropriate tackling strategy considering its characteristics which is a representative typology.

A detailed and in depth study is conducted in Saboonpaz-khaneh neighborhood in Tehran, to investigate the dilapidation process and find out appropriate approach to achieve a socio-physically sustainable development solution for revitalization of the neighborhood. This previously centrally located residential neighborhood close to the old Bazaar and central business district is now housing the lowest class of blue collar workers and also serves as storage space for bazaar as well as accommodating illegal small workshops of the informal economic sector.

The organic fabric, inadequacy of infrastructures, and other physical problems have caused continuous depopulation and change of land use. Continuation of this trend would create an inner city ghetto in which only the very poor and deprived population would be residing in. Despite these, a well conducted survey shows that the neighborhood is benefiting from high level of social capital; however the range of its different indices is different, the reasons of which are discussed in the paper. Here it seems that social capital could be used in order to stop the dilapidation process and to increase the property value, type of residents and land uses. Therefore a series of strategies based on the use of present social capital is suggested.

Keywords: Infrastructure, land use, reconstruction, social capital