Consequence Analysis of Spatial Evolution Management in Tabriz Metropolis; “Urban Expanding & Inner City Degradation (1986-2011)”

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Abstract: Improving the quality of central urban areas is the major objectives of urban governance and urban plans in economic and social revitalizing in these tissues by utilizing thoughtful approaches. The importance of this issue is in paying attention to two main notes, first: the ability of these tissue has declined in providing contemporary needs of citizens over times and as its result, performance of tissue and quality of life are in low level and causes these tissues will be abandoned; second: ancient tissues are the historical symbol of city and are also its identity. With paying attention to this issue that Hassan Padeshah complex of Tabriz (in Iran) is in the central urban tissue, it won’t be exempted from this rule. But urban plans and urban governance cause unbalanced urban development with utilizing some policies such as paying attention to suburban and urban expanding that will be threat to urban decay from inside. Now our question is “Do the value of central quarters of Tabriz have declined or improved in last decades?”. It is assumed urban expanding which is influenced by the urban governance is a parallel factor in declining value of central urban tissue. In this paper the changes in the quality of central urban tissue that are caused by urban governance actions and implementation of urban plans in last 25 years are surveyed in 29th Bahman axis and equivalent cases in Hassan Padeshah complex in comparative – apriority manner. Results indicate dual position of Tabriz urban governance in central tissues and suburban cause the degradation of central urban tissues’ values in various social, physical and economic aspects.

Key words: Sprawl, Inner city tissues, Expansion direction, Urban governance, Tabriz.
Introduction:
Urban growth and physical expansion is a process that influences on all urban systems and structures directly and indirectly, so, if it doesn’t run in a correct way, it will have an adverse effect on different urban components.

One kinds of the urban growth is urban sprawl which are formed by many factors such as the transformation of urban economic basis and be prepared of land speculation, inconsiderately policies and suddenly decisions for urban development, inefficient urban plans. The dispersal urban expansion causes different unpleasant environmental, social and economic consequences and also it is complicated problem for cities which face with it. Also unreasonable urban governance actions and inappropriate propositions of urban plans can exacerbate this phenomenon.

In facing with consequences of sprawl phenomenon, we have various approaches and policies such as Urban Consolidation, Sustainable City, Compact City, New Urbanism and Smart Growth that each of them has some principles; however, their common article is paying attention to existing urban centers and recycled lands and avoiding unnecessary spreading in suburbs.

Tabriz city is amongst cities that experience hasty growth in last decades that seems this growth has not been proportional to needs and internal capacity. The continuity of this process is a factor of exorbitant expansion of suburban and emptying of inner city tissues that will cause the degradation of physical, economic, social and servicing equilibriums in new and old urban tissues. So, such dual positions in urban tissues will cause economic and spatial gap between inner city tissue and suburban.

1- Theoretical framework: Imbalanced urban expansion, production of inner city challenge

Diffuse urban expansion is in terms of “Sprawl” and a major challenge in urban developments in last half-century. Urban sprawl is an unplanned, uncontrolled, uncoordinated and single-use growth that doesn’t provide synthetic role of land use and doesn’t have any relationships with land uses around city and also seems as a low density, linear or strip, dispersed, sporadic and isolated development (Nozzi, 2003). Or it means abuse of land, endless expansion, non-sustainable development and inefficient land use (Piser, 2006, 353). The most main effects and consequences of external expansion are involving: demolition of gardens and agricultural lands, increasing slums, disconnection of physical tissues, expansion of transportation network and increase of vehicles, developing city on potentially dangerous unstable lands, degradation of values and urban historical identity, decay and emptiness of old tissue and emerging of actions of property speculation.

Suburban expansion in terms of land preparing is legal permit and effective motivation for immigration of people from inner city tissues to suburban area that cause old inner city tissues to be emptied from original inhabitants at first (kheyroddin, 1998). In second, new inhabitants will settle in old tissue that rarely have a common point with their context; this issue causes to loss sense of belonging to tissue and as its result, identity of tissue is threatened.

“By continuing this procedure, in the effect of different factors, social and economic differences of inhabitants of urban regions appear as a spatial-physical gap of urban areas. Some regions accommodate low-income or poor people and high-quality regions are places of rich people. The exacerbation of segregation of social groups in spatial field is an origin of problems and threats that can be origin of crimes, crisis and social issues and even safety for city (kheyroddin, 2009).

Commonly thought, urban sprawl is considered as a result of imponderable policies. While, another assumption is conceivable that knows urban sprawl as a cause of targeted and Speculative actions of some impressive groups in high level of planning and urban governance. This situation provides bed for some influential groups in achieving speculative aims. This assumption is reinforced when we
consider mass assignment of land, complex building and other speculative activities emerges in suburban developments.

On the other hand, according to Olivier’s opinion, speculatively increasing of lands prices is associated with capital stock and properties that enter in speculative process (Olivier, 2000).

2- Case study: Tabriz; City with hasty physical development

Some demographic and physical evolutions had happened in Tabriz in last decades that indicate the rapid expansion of city in the periphery area. For responding to increased populations’ needs, urban governance can act in 2 ways: 1- using existing capacity in city, 2- allocating lands out of city, therefore, thoughtful suggestions of plans and thoughtful policies of urban governance in equivalent and accordant framework with the needs of 2 last methods are necessary, but this issue is neglected in Tabriz physical growth. The area of Tabriz city had increased from 6440 hectares to 19000 hectares in 1986-2011, it means the area of city had tripled (Figure1), whereas, according to statistics of the Census of Population and Housing, the populations of Tabriz city had increased from 971482 to 1545491 persons with a rate of 1.6 in this period¹. Last contents indicate that the Tabriz area growth had been more than its populations’ growth in 1986-2011 (Diagram 1).

In review of causes, we can note assignment of 15000 lots during land preparing movement over 1982-1989 period (total area of these lots is 327.7 hectares which is equivalent 2.5 percentage of total city area acnd 7 percentage of city residential area) (Concept quoted from Mohandesin Moshaver Arse, 1996). While according to 1996’s Tabriz master plan the number of required housings is anticipated 167082 units for 2002 and by paying attention to existing 3057.5 hectares wasteland in city limits, it seemed all needs of housing were provided within the city limits until 2002. Specifically, another consequence of hasty development of Tabriz has been structuring 5838 hectares of suburban lots of Tabriz (mostly agricultural and garden lands) during 25 years (1967-1992) (Azimi, 1996, 188).

Many factors have caused this situation that we note some of them such as: 1- owners 2- public institutions 3- urban governance 4- urban plans 5- stakeholders and etc., in this research, we emphasize on urban governance and urban plans because of their more clear effects. For surveying the effects of urban sprawl and its consequences on central tissue of Tabriz city, 2 main axes are studied comparatively:

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¹: Last contents indicate that the Tabriz area growth had been more than its populations’ growth in 1986-2011 (Diagram 1).
A) 29\textsuperscript{th} Bahman and Mehranroud river axis (from university square to Tehran Road) as one of urban expanding axes.
B) Hassan Padeshah complex as one of Tabriz initial cores (Figure 2).

We choose Hassan Padeshah complex because of its historical values and degradation of quality of life in last decades and choose 29\textsuperscript{th} Bahman axis for assessing token actions because it place in Tabriz-Tehran’ connective axis.

2-1- Research method: Surveying urban governance approach toward inner city and suburban areas

What is seen in Tabriz city are a wide range of taken actions such as connection networks, various recreation-service centers and commercial projects. In this research, to assess the balance of the taken actions by urban governance in central regions and suburb, we study actions in 6 interventional fields like commercial land use, religious land use, Baazar Bridge, recreational land use and green space, density of building and university land use (Azad University) in 29th Bahman axis and equivalent cases in Hassan Padeshah complex in comparative – apriority manner.

In next step, we use land price index to strengthen the analysis of the previous section. “land price is usually an index that different characteristics of quarter like as viability and economic-social values are emerged indirectly in it. So the price of land or housing estate is the most clear and accessible synthesis index that shows the economic-social peculiarities and quality of life of space in a district” (Bourdin A. 2005, 2008, 24). For this purpose, residential land prices are obtained by studying urban plans and referring to housing trading institutions, then residential land price trend in these 2 study areas is calculated through statistical analysis.

3- Discussion: Urban sprawl and inner city tissues in Tabriz; by emphasizing on Hassan Padeshah complex

Hassan Padeshah complex is one of the old and valuable monuments in Tabriz which has more historical values, we can note some its main buildings and places such as Sahebolamr square, Sahebolamr mosque, Hassan Padeshah mosque, Bazaar-che Shotorban(Davelchi), Akbarieh school, Bazaar-e Mesgaran, Saray-e Keshmeshchilar and Bazaar Bridge. Nowadays, all of its values are neglected, that Sahebolamr square is used as a vegetable square (Photo 1), Bazaar-che Shotorban and Bazaar-e Mesgaran have not their last prosperity and dynamism (they were main commercial axes of city in last) and Saray-e Keshmeshchilar is used as a production manufactory and has not proper physical situation, Hassan Padeshah mosque lost its efficiency in terms of performance and historical Akbarieh school are left without any performance. Finally, all factors are mentioned above cause degradation of Hassan Padeshah complex that most of the citizens are unaware of this heritage in the city. Nevertheless, it is possible to revitalizing Hassan Padeshah complex by thoughtful actions, devolving contemporary performance to buildings of complex with consideration of their traditional performance. It should be noted that shopkeepers and old residents have sense of belonging to complex and they interest in cooperation in repairing and renovating their business location and residence, this issue can be considered as a main and determinant factor in successful renovating process.

So, in surveying and realizing of urban governance actions in study areas, at first step, we studied comparatively token actions in 6 fields in 29\textsuperscript{th} Bahman axis and Hassan Padeshah complex that the Tabriz urban governance approach would be cleared in central and suburban tissues. In second step, to strengthen token analysis of first step, by using statistical methods and according to residential land price, we survey trend of this index and as its result, changes of quality in these 2 case studies.
Figure 2: Studying areas, and location of these areas in Tabriz city (The under study area).
3-1. First step: Comparative study of urban governance actions in 29th Bahman axis (the urban expanding axis) and Hassan Padeshah complex (the inner city tissue)

- Commercial land use

Commercial capitation in Shotorban quarter, which is among Tabriz central regions, is 4.75 m²- Hassan Padeshah complex is also in this quarter- While it is decreasing by distancing from the center of city and it is 0.73 m² in the affluent quarters of out of central region (Concept quoted from Mohandesin Moshaver Arse, 1996). It should be noted that despite the commercial capitation in rich quarters of out of downtown is low, the vast majority of these units provide luxury products and suitable infrastructures for accessing to these units like wide streets and public transportation services that give them higher absorbency7. We can mention some of them here: 1- “Bolvar commercial complex” is in the 29th Bahman axis that different methods are used for improving absorbency in it; its location is also vicinity of metro station and 2 store of it are used for parkings, 2- “Bolour commercial complex” is in Daneshgah square and 3- “Bazaar-e Javaher” is builded opposite the Tabriz University in Bazaar Bridge and has similar operation with Tabriz historical Tala Bazaar (Bazaar-e Amir) that impress on its operation. Due to these samples, it seems obvious that the ability of competition of commercial land use of central district like Bazaar-e Mesgaran, Bazaar-che Shotorban and the newly established Sahebolamr commercial complex (Photo 2) and in a word “Hassan Padeshah complex” is deprived, and most of shopkeepers had mentioned this issue in their saying repeatedly8. So we can claim that “closing of 2338 commercial units in Shotorban and Sorkhab quarters” (Concept quoted from Mohandesin Moshaver Arse, 1996) or selling less than 15% units of Sahebolamr commercial complex9 during a decade after its establishment are a result of building attractive commercial units in axes of regions which are out of downtown. So we must have a more balanced view to urban tissues by actions likes making commercial function of downtown contemporary and creating supportive utilities likes ways, parking and etc. alongside building modern complex in rich districts. Commercial land use is one of the most important forces that can stabilize and reconstruct existence of one tissue by different methods like attracting buyers and citizens and their capital.

- The Tollabs10 school of Hasan Padeshah mosque (the inner city tissue) and Vali-e Asr Hawza Ilmiyya11 (the urban expanding axis):

Hasanpadeshah mosque was used as a school in addition of place of holding religious ceremonies...
and some chamber were considered for Tollabs in its yard that were a dynamic factor of mosque. After building Vali-e Asr Hawza Ilmiyya in 29th Bahman axis, this function is removed from Hasan Padesh mosque forever and not only this action is considered as a factor of physical exhaustion of mosque, it is one of the main causes of functional isolation of mosque, whereas urban governance can stabilize its religious function by reconstructing its environment and existent chambers and it can prevent its physical and functional exhaustion, besides, it can use it as a stimulus and highlighted focus in preserving vitality of tissue (Photo 3).

- **Bazaars Bridge which are opposite Bazaar (the inner city tissue) and Tabriz University (the urban expanding axis):**

  In recent centuries, Bazaar Bridge is used to create relationship between Bazaar and Hasan Padesh complex in two north and south sides of Mehranroud River that betokens functional togetherness of these 2 complexes. Our aim in discussing this issue is saying the aims of these bridges at the time of formation. While urban governance created Bazaar Bridge opposite Tabriz University with justifying the adaption from old samples on Mehranroud River in the early of 90 decade. By knowing that there are intact gardens in north side of Mehranroud River and opposite Tabriz University and no other land uses that noted bridge links those land uses with Tabriz University, now our question is what’s the aim of building this bridge? We can answer this question by considering token actions across the Bazaar Bridge. By building complementary land uses of university and building units such as bookstore, cultural productions store and etc. in north side of Mehranroud River, the bridge is used as a linkage of Tabriz University and these commercial units that justifies Speculative aims of stakeholders more. As its result, constructing Bazaar Bridge, is opposite Tabriz University, was stopped after a little times and most of it was destroyed. This event shows the debility of justification of its construction. But in recent years, despite of last experience, we have seen restarting of project and its utilization again that shows the strength of Speculative trends in utilizing different urban spaces (Photo 4).

- **Recreational land uses and green spaces in 29th Bahman axe and inner city tissue:**

  Central tissue of Tabriz and especially Hasan Padesh complex are among the poorest regions in having serviced land uses, green spaces and recreational land uses in city\(^\text{12}\), on the other hand, the 29th Bahman axis has more spaces like these\(^\text{13}\). Low accessibility to these spaces has a main role in degradation of quality of central urban tissue, whereas there are adequate capacities in central tissue for locating these spaces. For instance, 22th Bahman’s art complex, is out of urban central tissue and also in ambit of 29th Bahman axis and at the beginning of Vali-e Asr boulevard, has some galleries for holding art exhibitions, but it could be located in urban central tissue. It seems locating these operations in a historical tissue would have more compatibility with its background. These actions can
be done by making some historical buildings appropriate in tissue. Wasteland are as the capacities in urban area that can be used for responding to the needs of considered areas and improving the level of residents' possession and also can improve qualitative level of its immediate area by creating flagship projects like large commercial projects, recreational and cultural complexes\textsuperscript{14} and can help to create added value in estate level. It is so clear that we can keep dynamics of old urban tissue and prevent the degradation of qualification and emptying of traditional tissues, unnecessary growth in suburban axes by these fine and wisely considerations.

\begin{itemize}
  \item Photo 4: in the above photo, some of taken actions at the beginning of the 29th axis are shown which were effective in decline of trade prosperity at inner city context : 1- Daneshgah metro station (Under construction), 2- Bazaar Bridge in front of Tabriz University and the established Bazaar-e Javaher in it which is created based on irrational goals likewise old Bazaar Bridge style -located in front of Bazaar-e Tabriz (below photo) –and may be a factor in decline of the old Bazaar Bridge use and dynamism , 3-Sadra recreational complex, 4-Large-scale residential complex, 5- Bolvar commercial complex, 6- Petroshimi sports complex (Source: Authors).
\end{itemize}
 Increasing density in 29th Bahman axis and stabilizing density in inner city tissue

By paying attention to the recommendations of Tabriz master plan about increasing density in central urban tissue, we see some notable things that clear this plan’s approach in increasing urban density more\textsuperscript{15}, as the master plan knows urban development from inner insuitable for Tabriz and suggested external development by 2 axes and strips along connection lines. These 2 strips are:

1- Northwest direction (north of Tabriz-Sofian Road)
2- Southeast direction (Tabriz-Basminj axis): this strip is along our case study axis, 29th Bahman axis, and have been seen that the master plan is one of the main causes of concentration of urban actions in this axis.

In continuing debated issue, we can indicate to building of large scale residential complex in 29th Bahman axis and beside of Petroshimi sport complex that seems it is in line of master plan’s approach, it is trend in horizontal expansion of the city and increasing density in suburbs (Photo 4).

 Locating Azad University (the urban expanding axis) and existent capacities in inner city tissue

Locating Azad University-especially its art faculty- is also a controversial action. This complex is in line of 29th Bahman axis and out of city. As the existence of this faculty-by paying attention to its artistic and historical features- in historical tissue in common and in Hassan Padeshad complex particularly could create relationship and close interaction with background meaningfully and could revive its vanished identification by considering this function in one of the buildings of this complex like Akbarie school\textsuperscript{16}, is abandoned without specific operation function nowadays, and would have compatibility with its educational function (Photo 5), in addition of all mentioned things, we can make mobility in axes that end in Hassan Padeshah complex and create liveliness in it by locating complementary land uses in radius of this faculty and also in complex like bookshop, shops, library and even students’ dormitories in another building of Hasan Padeshah complex like Saray-e Keshmeshchilar, in other word, we can stimulate declined economic fields and social interactions of tissue (Photo 6).
In completing this discussion, we can mention to Vali-e Asr library in 29th Bahman axis, this operation could have mentioned effects on tissue by locating in Hassan Padeshah complex.

3-2- Second step: Changes of values of neighboring quarters of 29th Bahman axis and Hassan Padeshah complex

In previous part, it is showed that “inappropriate locating of land uses and paying attention more to external regions have effects on degradation of values of central tissue “, in this part, we are analyzing it statistically and quantitatively. So we use land price factor. As it is mentioned that land price is usually an index that different features of one quarter are appeared in it indirectly, like environmental, economic-social values. For this reason, we collect land prices for surround of 29th Bahman axis and Hassan Padeshah complex in 1986, 1996, 2011 (Table 1) and calculate gradient of changes of prices in these 2 study areas in 3 mentioned years, we should indicate where the land price increased by high rate, then analyze the issue by using rate of changes of each of them. At first, we calculated residential land price growth rate for 2 study areas of 29th Bahman axis and Hassan Padeshah complex in 2 periods: 1365-75 and 1375-90, then we calculated the mean of rate of these 2 study areas by geometric mean (Table 2). As it can be seen that average rate of residential land price in 29th Bahman axis is more than Hassan Padeshah complex. For better comparing, we showed changes of prices of these 2 study areas in 1365-90 in diagram 2 simultaneously, it is clear that gradient of diagram of residential land price of 29th Bahman axis is more than Hassan Padeshah complex, as the gap of price between these 2 study areas increase when the diagram move from lower year to higher year and it show that qualitative value of Hassan Padeshah complex has not promoted as like as 29th Bahman axis in last 25 years, and also it is appeared as an impressive gap by passing time that nowadays it is a very tangible.

Table 1: land prices for surround of limitation of 29th Bahman axis and Hassan Padeshah complex surroundings in 1986, 1996, 2011 (Source: Authors).

<table>
<thead>
<tr>
<th>Limitation</th>
<th>Year</th>
<th>1986 (Thousand Rials)</th>
<th>1996 (Thousand Rials)</th>
<th>2011 (Thousand Rials)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hassan Padeshah complex</td>
<td>320</td>
<td>2100</td>
<td>20000</td>
<td></td>
</tr>
<tr>
<td>29th Bahman axis</td>
<td>140</td>
<td>850</td>
<td>6000</td>
<td></td>
</tr>
</tbody>
</table>

Table 2: residential land price growth rate for the 29th Bahman axis and Hassan Padeshah complex (Source: Calculate with datas of Table 1).

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Hassan Padeshah complex</th>
<th>29th Bahman axis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential land price growth rate in 1986-1996 period (R₁)</td>
<td>0.1976</td>
<td>0.2070</td>
</tr>
<tr>
<td>Residential land price growth rate in 1996-2011 period (R₂)</td>
<td>0.1392</td>
<td>0.1621</td>
</tr>
<tr>
<td>Average of residential land price growth rate (R)</td>
<td>0.1658</td>
<td>0.1831</td>
</tr>
</tbody>
</table>

Diagram 2: Land prices changes trend slope (Source: Calculate with datas of Table 1).
4- **Analysis and assessment: Inner city Degradation; As a result of horizontal development approach**

By passing times, as the following of increasing population and as an effect of evolution of needs of citizens, increasing serviced spaces and also updating and making these spaces contemporary are unavoidable. In the previous part of this paper, the logic of debated discussion is not disagreeing with any modernism and making contemporary and has a museum perspective to city and seeks to protect the integrity of the fabric of the old city with its traditional mood, but what is considered that the necessary of urban governance action in preparing new needs of citizens and as its result, preparing urban modern spaces but not as decreasing the values of urban central tissues and be paralyzing of old tissue and imposing costs of suburban development to urban resources. Even token actions must be in order to improve qualitative values of different urban places; it means having a realistic economic perspective to support urban governance actions is necessary. In according to presented documentations and analysis, what’s recognized in Tabriz is improving qualitative level of one part of city as a result of urban governance actions and recommendations of urban plans which are out of inner city tissue (29th Bahman axis) and in opposite of it, the degradation of qualitative values of central urban tissue is an indicator of distancing from realistic economic approach and economic performance. This issue is an effect of dual attitudes of urban governance and urban plans to different regions of Tabriz city. It can be told one of the causes of adaption of this attitude is that the urban governance doesn’t involve in existence challenges in central tissue and urban old tissue and make new problems for city in long time by taking actions in suburban tissue instead of using essential methods to solve the problems of spaces of inner city with infill approach that these suburban developments shows Speculative approach of urban governance more. This issue means distancing urban governance and plans from its original goals, like: improving “quality of life” in urban and increasing “citizens satisfaction” and realizing “spatial equilibrium”, that finally, the end product is “unsustainable urban” under the influence of 2 vectors of urban expanding and inner city degradation (Diagram 3).

![Diagram 3: imbalanced city; under the influence as a result of 2 phenomenon: Urban expanding & Inner City](Source: Authors)

**Diagram 3: imbalanced city; under the influence as a result of 2 phenomenon: Urban expanding & Inner City**

**Conclusion: Tabriz; imbalanced city**

During last decades, Tabriz urban population had increased dramatically but physical growth of urban was much more than its population’s growth that indicates the existence of sprawl approach in following of urban governance actions of this city that as its result, the central regions of city had been out of renovated actions and placed in margins, by paying attention in the different aspects of sprawl phenomena and the results of horizontal growth in other hand of city limited area (for examples leading urban growth to considered areas and increasing prices of estates and tenements which have low value when they were out of urban limited area), we conclude this approach has relationship with Speculative goals of some influence groups. Creating these situations enhances resistance of hypothesis of degradation of qualitative values of central tissues as a result of sprawl and paying attention to suburban development axes, as we have been observer of social life at risk, fading of economic activities and finally isolating tissue of Hassan Padeshah complex during last decades. It means as a result of urbanization actions, qualitative value of central tissue had not only improved but even had retracted. As mentioned, many factors are involved in continuity and intensification of this
process but the role of actions of urban governance which had caused this process more and more is unavoidable. Whereas, one of the important roles of urban governance is adjusting and avoiding Speculative processes in land use and using urban lands and spaces. Now, this question is debating that “why does the process of urban spaces evolution in Iran’s metropolitans have more tendency to move in speculative routes instead of balancing policies for spatial quality improvement of all of city?”

Endnotes

1) It is obvious that balance between growth of population and growth of city area is logical when the assumption is based on that within current area of the city there won't be development capacities; therefore in the case of existence of such capacity in city limits, less growth of city area than population growth will be conceivable. “While quota of wastelands from Tabriz city's total area was 30.18% namely 3057.5 Hectare.” (Concept quoted from Arse, 1996).
2) “29 Bahman axis is one of sectors that city area growth and development is happened in it during recent decades.” (Concept quoted from Zaheri, 2008).
3) Reconstruction and invention of city and urban planning concept, before formation of Safavi government (1501-1722), appeared in Garagoyonlo and Aghgoyonlo governments. Creation of “Hassan Padeshah” complex, as a new city beside the old Tabriz, is a good indication of urban planning old concepts reconstruction which goes back to Boeian and Samanian periods. An extensive square in middle where doorway (Alighapou), great mosque, hospital and main door of bazaar and mint are constructed; doorway mansion predominates over square and this way “uzun Hassan” could observe military marches and bat games. Presence of first Safavi monarchs in uzun Hassan court created the first concepts of “Utopia” in their minds. The first reflection of these concepts was appeared in reign of Shah Tahmaseb and when Qazvin became capital (Habibi, 2006, 93). In order to fixation of Safavi government in time of first Shah Abbas, the capital is transferred from Qazvin to Isfahan and that’s when the implemented patterns in Qazvin and Tabriz were appeared physically in Isfahan. Such that Sahebolamr square (Hassan Padeshah) in Tabriz is assumed as the pattern of Naghshe Jahan square in Isfahan.
4) Keshmeshchilar house in previous periods played the role of caravansary.
5) In conversation with one of Bazar-che Shotorban (Davachi) shopkeepers, about renovation of inner city tissues, he stated that: “Nowadays, we don’t observe any renovation actions in these quarters and they are generally pretermitted; if government steps toward for this aim, bazaar merchants will welcome this action and each of residents and tradespeople will do any help that they afford.” (Conversation date: 29/2/2012).
6) Land price in a tissue is influenced directly by its quality; on the other hand, the tissue's quality is a subject which interconnected with urban governance actions in that tissue.
7) While in central urban quarters which have higher commercial capita, most of these units are providers of asynchronous products such as retails and etc. which is proportionate with traditional atmosphere of bazaar; as a result of changing demands, these units are not welcomed by citizens.
8) One of Bazaar-e Mesgaran shopkeepers about depression causes of this Bazaar said: “When sizable complexes and malls are constructed in Abresan, Daneshgah square or uptown and types of products are supplied there are demands of contemporary citizens and have more attraction to people in addition to easy access to them; on other hand, in Bazaar-e Mesgaran, where old-fashioned products are provided which are not welcomed by citizens and consequently doesn’t have attractive environment and also as a result of imponderable construction of Sahebolamr commercial complex on the south side of Bazaar-e Mesgaran which disconnected afoot and especially rides of this Raste from Mehranrood river axis, don't expect better conditions; as can be seen most of shops, because of depression in sales, are transferred or sold, so that I want to sell my shop, too.” (Conversation date: 5/3/2012).
9) This complex with 5000 units was constructed at 70 decade in order to novation of commercial performance of central area of city.
10) who seek to become Islamic propagators.
11) it is a seminary of traditional Islamic school if higher learning.
12) Bagh-e Golestan park is the only big park in central area of city which its distance from case study area is so far away that can be said Hassan Padeshah complex has no green space.
13) As an instance, Baghlar-baghi amusement park and Vali-e asr Park which act as a complex and are constructed on lands that once were part of arbors in north of Mehranrood, Sadra large recreational complex which its construction has been completed recently, moving a bit to east, there is Petroshimi sports complex which its construction is completing (photo 4). In addition, Shahrdari, Sadaf, Shamim-e Paydari and Baharestan parks could be named in this axis; in recent years there is also news about construction of a huge
project of recreational tourist commercial Asia complex in Baghlar Baghi area which indicates city center is still placed in margin of attention and urban governance actions.

14) As an example, Tabriz international exhibition which follows 29th Bahman axis and is placed in the end of city limits, Sadra recreational complex, Petroshimi sports complex, 22th Bahman art and cultural complex and Bolvar commercial complex can be mentioned which were capable and had required features for playing the role as motive projects for central area of city.

15) It is necessary to pay attention that it seems by increasing numbers of population gross density, more capacity could be explored for cities on paper. While the fact is despite this, as population gross density increases the population in unit area will increase which requires new levels of services and traffic network. For a metropolis such as Tabriz, according to climate conditions, consequences of establishment large and heavy industries in immediate neighborhood of it and topography situation, maximum acceptable gross density in city scale is hardly about 100 person in a hectare; therefore inner development discussion is generally dropped(Concept quoted from Arse, 1996).

16) If this principal is considered about placement of Islamic Arts University of Tabriz in old leather-making factory of Tabriz which is included in cultural legacy, it will be a successful experience.

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