

# Investigating the role of urban improvement policies in the physical changes and developments

Mohammad Mehdi Norouzian<sup>1</sup>, Andrew J. Greenlee<sup>2</sup>

<sup>1</sup>Ministry of Road and Urban Planning, Urban Development and Revitalization Organization of Iran  
General Director of Supervision on Urban Regeneration Plans, Iran.

<sup>2</sup>University of Illinois at Urbana-Champaign.

\* Corresponding Author: Mohammad Mehdi Norouzian

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**Abstract**— *The rapid growth of urbanization has been accompanied by uncontrolled physical expansion and unbalanced population settlement in urban centers. The displacement of population in city centers, the emergence and expansion of the phenomenon of informal settlement mainly on the outskirts of cities, as well as the integration of rural areas located adjacent to metropolises with urban areas have caused serious problems in the spatial, functional and social structure and organization of cities. The central areas of old cities have suffered from stagnation and deterioration due to developments and the neglect of urban management. Many of these areas have become destinations for immigrants and low-income tenants with the departure of their owners and residents. Neglecting these areas and destroying them will destroy capital whose value has been increasing for years, and this is not compatible with any of the principles of sustainable development. On the other hand, these areas have now become natural capital specific to this land. Therefore, they create an opportunity that, if given serious attention and necessary investments are made in them, will become an opportunity for business and sustainable profitability. The role of urban improvement policies in revitalizing the city of Illinois, which is one of the historical and ancient contexts in the Illinois province, is important by preserving its authenticity and introduces it as a historical example in our country. In preserving and maintaining historical monuments and old city contexts, which are considered cultural wealth, a discussion on values comes up. In this study, while analyzing the existing conditions of the historical city of Illinois, suggestions and solutions for improvement and revitalization have been presented based on the theory of intervention and improvement policies.*

**Keywords**— *Improvement Policies, Revitalization, Urbanism, Reconstruction.*

## I. INTRODUCTION

Therefore, achieving a balanced, balanced and sustainable urban development, using the physical, economic, and social capacities available within the legal boundaries of cities balancing the population settlement and preventing the excessive expansion of cities (internal development), and also providing a healthy, safe and standard life for a significant part of the urban population who live in unorganized and worn-out textures; are among the goals facing planners (Aram et al., 2019). The present research is related to the city of Illinois, which faces significant limitations in terms of many of the evaluated indicators. Problems such as the disorderly width of the road network, the inappropriateness of the asphalt of the road surfaces, severe deterioration of buildings, flooding of some roads during rain, and other problems are vulnerable and due to

the speed of developments in other parts of the city, it has not been able to adapt to new urban developments, other economic, cultural and social problems have also added to its problems (Baloch et al., 2019).

The present research aims to prevent the process of deterioration and destruction of the fabric by physically organizing this city and to solve some of its problems by revitalizing and planning in terms of physicality and empowerment in terms of sociality. The present research aims to solve some of its problems by organizing and improving the worn-out fabric. In this way, it will provide the basis for the revival and organization of the aforementioned fabric and, by making it suitable for the current facilities and conditions of life, will provide a gift to the residents of this neighborhood. The history of urbanization in our country has a very long history.

U.S.ian cities (and of course several villages) have valuable fabrics due to their distinguished architectural features (Carteret et al., 2015).

Usually, several important activities take place in urban fabrics, the main of which are residence, business, traffic, etc. These fabrics are formed according to climatic, cultural, and social conditions, and the characteristics of each region distinguish them from each other. The transformation of textures and essentially urban development in the U.S. occurred during the Safavid period and continued during the 90s period (Dadvand et al., 2015). Dilapidated textures constitute a significant part of the area of many cities in our country, which have been removed from the scope of urban life due to their problems and have become problematic parts of cities. In addition to physical issues and problems, these textures also degrade the social, economic, and cultural dimensions and qualities of the city and urban spaces, and make human presence in urban spaces problematic or disruptive.

Therefore, the erasure of collective memories and the decline of urban life, which leads to the loss of vitality and vitality of the texture, are considered to be consequences of the decline in the quality indicators in the urban spaces of these dilapidated areas. Making the right decisions and choosing the right and appropriate type of intervention in such contexts, which also improves the quality of urban spaces in these contexts, seems essential to restoring urban identity and life (Aram et al., 2018). Experiences from different countries show that the improvement and restoration of urban contexts, separately and independently of historical buildings and as a living and dynamic urban element, had never been considered by restoration congresses until World War II. The first international seminar that explicitly paid attention to the restoration and protection of urban contexts was the Gobineau Congress in 1960.

The drafters of the Amsterdam World Charter in the following years (1975) called for extensive changes in legal standards and executive regulations in a way that would succeed in reconciling old physical spaces with modern living spaces. In the U.S., considering the historical background of using clay and mud in U.S.ian architecture, moss and lichen covering and various herbaceous plants have been used on the roofs of buildings in different regions of the country such as Philadelphia, the roofs of mountain houses and villages, a prominent example of which is the houses of the historical city of Illinois, where the roofs of the lower houses act as the courtyards of the upper houses.

Illinois is one of the cities of the U.S. and Philadelphia Province, located in the mountainous area of Fouman County, bordered to the north and northeast by Illinois and

its dependencies, to the south by the heights and summer areas of Illinois, and to the west by the heights of Campus Town County. Illinois is connected to the city center only through an asphalt road due to its location. The Illinois complex was built in such a way that, given the steep slope of the land and the lack of flat land, it would be suitable for its residents. The stepped and level shape of the city, which extends along the slope of the mountain facing south and along the topographic lines of the land, responds to the daily activities of the city of Illinois (Aram et al., 2019).

The city consists of four main neighborhoods, all of which are formed around a four-story bazaar that serves as the heart of the city. This is indicative of the fact that the body of the bazaar and its economic life have been the main criteria in the formation of the entire city. Illinois's fabric is a type of urban heritage fabric. Urban heritage fabrics are fabrics that contain irreplaceable relics from the past that can help communities become aware of their cultural and past values. In addition to instilling national pride and creating a sense of identity, preserving them also increases the quality of life. These works, which belong to one of the three periods: ancient, historical, or contemporary, have either been registered as national monuments or are included in the list of valuable heritages of the Cultural Heritage and Tourism Organization (Dadvand et al., 2015). As a result, the preservation, restoration, and improvement of these structures are considered to be the pillars of their protection. However, in recent years, the abandonment of shops and the resulting infiltration of descending and ascending water into the roof and walls and the invasion of insects and wood-eating worms had created conditions for the structure of Illinois Market in which parts of the roof had completely collapsed and other parts were on the verge of destruction (Carteret et al., 2015). These conditions, if D Restoration interventions within a year led to the destruction of 100% of the roof of the building and as a result, the total damage to the entire building. Since this part of the market was the only two-story part remaining from the old Illinois market, its protection and restoration seemed necessary and urgent, as a result, a coordinated and designed conservation and improvement program for the building became necessary from the very beginning of the destruction of the first part of the roof.

Since the materials used in the Illinois fabric were mainly types of adobe, brick, and wood, or brick and iron without observing horizontal and vertical joints and without standards, gradually and over time, the strength of the buildings decreased and began to deteriorate (Baloch et al., 2019). The existing buildings were mainly old or did not comply with technical standards in such a way that their non-standardity could be recognized from the appearance

of the building. The buildings in this fabric were mainly unable to withstand a moderate earthquake. As a result, the restoration and improvement operations of this historical city were carried out. In renovation operations, the principle is to be loyal to the past and preserve the identity-giving effects in them.

Renovation activities are carried out to use the existing potential and actual facilities to strengthen the positive aspects and weaken the negative aspects through support, care, maintenance, protection, restoration, strengthening, and repair. Intervention in these textures requires compliance with the rules and regulations of cultural heritage buildings, which were also carried out in the city of Illinois. Urban renovation naturally has a significant impact on the spatial-physical development of the city. One of the most important issues of cities and urbanization in the U.S. today is the study and analysis of the spatial-physical growth and development of cities and urbanization.

Renovation and renovation do not happen once and for all, but are continuous matters that must eventually become a spontaneous system. This is not instantaneous and fast but is a sensitive and complex process that requires the design of short-term, medium-term, and long-term targeted programs. To achieve successful organization and restoration, a detailed understanding of the old texture and the entire city system and regional system is needed. It is also necessary to pay attention to the economic, social, and physical dimensions and the problems and problems of the old texture of cities.

This dynamic and continuous process, during which the physical area of the city and its physical spaces increase in various directions in terms of quantity and change in terms of quality, if it is rapid or unplanned, will not lead to an appropriate physical composition of the city, as a result, it changes the face, appearance, and structure of the city and causes inefficiency, erosion of urban spaces and activities and instills a different face and meaning. From this perspective and considering the role of Illinois in the spatial field of Guilan province and its functional area on an international, national, regional, district, and local scale, and on the other hand, the natural-environmental characteristics of the studied area of Illinois and its surrounding area, this research examines the role of urban improvement policies in the physical changes and developments of Illinois city.

## II. THEORETICAL

*Thoughts and opinions on organizing urban fabric.* It is obvious that the development of knowledge and thought about categories such as urban renewal takes place in a process of repetition of thought and action. Urban renewal,

especially in the post-World War II conditions, which, due to the huge amount of war damage in European cities, necessitated renovation work in urban fabrics that had undergone a rapid process of deterioration due to direct and indirect reasons: has stimulated the thinking and search for solutions of thinkers in finding solutions to the challenges of renewal.

The oldest and most existing articles and literature about the city and urban planning are related to the physical body and system of the city. The design of Cahun in 2670 BC in Egypt the city of Babylon in 670 BC. in Iraq and Miletus in 479 BC in Greece is one of the oldest cities built by man based on a physical system (Yigitcanlar et al., 2019). The most important theories of the physical growth of the city are the theories of human behavior, economic theory, the theory of the impact of transportation and communication lines on the development of cities, and the theory of Quinn Lynch and Lloyd Rudwin. These theories have been proposed in different circumstances and times by individuals who have each tried to explain and analyze how cities grow physically from different angles.

After the end of World War II and from the 1950s onwards, in general, wide powers were given to local and administrative authorities in the field of preparing urban and regional development plans, and the common feature of administrative decentralization in the preparation of urban development plans in countries around the world has been implemented in various ways. Ernest Burgess presented the model of concentric circles in the process of spatial and physical development of the city (Trindade et al., 2017). He placed special emphasis on competition and harmony in the ecological organization of the city and the distribution and density of the population resulting from it. His theory is based on social ecology and its distinctive feature is the belief that in the physical development of the city, a process of diffusion of uses occurs and as a result, individuals and groups are displaced.

After Burgess, Hammer Hewitt stated that the establishment of human settlements is formed in a certain direction and direction of the city, according to the economic conditions of social groups, where there are no abnormal geographical complications and open spaces, suitable environmental conditions and natural calming horizons with beautiful views can be provided to the wealthy class of society. Jabarnia et al. (1992), in their detailed plan for the old urban fabric of Yazd, in 1992, have introduced the reasons for the stagnation of the old urban fabric of Yazd, regarding the organization, lack of service, medical, green, and sports spaces, low economic efficiency of workshops and economic activities in the old urban fabric of Yazd on the one hand, and the settlement of rural migrants, war refugees and Afghan and Iraqi

immigrants on the other hand, as the reasons for the stagnation of the old urban fabric of Yazd.

Pourmohammadi et al. (1998) conducted an assessment of the spatial-physical expansion of Illinois with an emphasis on land use change during the period 1976-1984. The results of their research showed how the modern era of remote sensing data and more appropriate methods allow for the recognition, modeling, prediction, and display of the temporal and spatial-physical dynamics of urban expansion at different scales. They also presented the correlation, intensity, extent, and mechanism of urban land conversion and change of use in Illinois as the outcome and embodiment of its spatial-physical expansion. Based on this, it was determined to what extent and scale urban land use, in order of intensity, has subjected the surrounding dryland, barren, garden, and irrigated agricultural land use to its spatial-physical expansion.

Abbas Zadegan and Rousta (2008) conducted a study on improving the quality of urban spaces in the process of improving and renovating worn-out textures (case study: Illinois's House neighborhood). The improvement plan for Illinois's House neighborhood was prepared by Fajr Toseeh Consulting Engineers with the approach of improving the quality indicators of urban spaces at the neighborhood level and focusing on this issue. With this comparison and comparative study of the case study and theoretical basis, it was concluded that focusing on urban spaces of the texture and preparing a plan to improve their quality is a solution to improve the process of improving and renovating worn-out textures, and without paying attention to them, the texture will not regain its urban life.

Another work has classified the qualities of the physical environment, published in 2003 by Matteo Cremona under the title "Public Places-Urban Spaces". In this work, Cremona divided the qualities affecting the physical environment into 7 categories, which are: accessibility, hard and soft space, public space, safety and security, urban landscape, mixing and density, inclusiveness, and time management of space (Cremona, 2003). Hanachi and Mojgani (2008) examined the principles of improving and reconstructing worn-out urban spaces with urban furniture elements. The results of their research showed that in improving and reconstructing worn-out urban textures by urban furniture elements, the most appropriate response has been pursued in three dimensions that are necessary and necessary for each other:

- 1- More appropriate planning and design.
- 2- Optimal use of potential facilities.
- 3- Efficient urban management.

***Policies and programs for organizing and empowering urban fabric in the U.S.***

***Policies and executive programs before 1940 AH.*** The history of reconstruction and renovation of cities in the distant historical past of the U.S. is not separate from global ideas and is of the same antiquity. Nevertheless, significant spatial-physical changes are taking place in Isfahan, which in its way can be the beginning of documented renovation activities in the U.S. This period is called the most important period of development in the history of the city and urbanization of the U.S., which led to the emergence of a new stage of urban development and evolution. During this period, the Isfahan School of Urban Planning and Architecture was created. Another historical period that brought about changes in the city and urbanization of the U.S. was the 90's period.

The Illinois school is the urban planning school of this period. The Illinois school is the urban planning school of this period. The government in Illinois tried to follow the Isfahan school in Illinois, but this was accompanied by fundamental changes. Illinois's style intensified social movements through the movement of the city. It was during this period that new concepts of streets and squares were introduced. During this period, with the destruction of old fences, towers, and ramparts and the construction of new fences and gates, the area of the city increased (Tödting & Trippel, 2018). In terms of architectural style and method, a combination of Western and U.S.ian architecture was created in the physical and spatial organization of cities (Sandifer et al., 2015).

Thus, the social, cultural, and physical-spatial concepts of cities and the confrontation of "new and old", in other words, modernity, leave decisive effects on the space and structure of cities. For example, the adherence of Illinois's Artillery Square to the proportions of the Renaissance period and its replacement in place of Arg Square can be mentioned. Illinois's artillery square is an imitation and combination of Isfahan's Naqsh-e Jahan Square and the architecture of the European Renaissance period.

However, communication, economic, commercial, and administrative phenomena have led to its formation in its current form. In short, during the years 1860-1865, interventions in urban textures began, for example, the actions in Illinois that transformed the construction and appearance of the city (Ruhlandt, 2018). In general, this period can be called the period of modernization and the emergence of modernism in U.S. urban planning. Policies and implementation programs from 1940 to before WWII. The years 1940-1945 can be considered the beginning of a new stage in the field of extensive intervention in the old texture of cities, which took shape in the first decade of the fourteenth century as a form of urban improvement and renovation activities.

Creating new streets, expanding old streets paving and asphaltting both sides of the streets, and constructing numerous government buildings with a new method. Thus, some irreparable neighborhoods, old cemeteries, and garden lands were transformed into public parks, and a new landscape of cities was created. Another measure of this period was the destruction of the city's towers and ramparts, which was considered an important measure for urban development in the surrounding areas (Keesstra et al., 2016).

This measure in the year (1935) removed the cities from their closed and dense order and provided the foundations for the spatial development of the cities. However, the spatial development of the city was not very significant and this expansion was slow (Jamei et al., 2016). In general, it should be said that we can easily understand that our urbanization announced its presence to facilitate the movement of cars in the old urban fabric (Haaland & Den Bosch, 2015).

Before the Islamic Revolution, a total of five development programs were implemented, two of which were seven-year programs and the next three were five-year programs (Day et al., 2016). In the first program (Festus & Amos, 2015), due to the chaos after World War II, we do not witness significant urban organization measures. During this period, despite the state of development laws and programs, urban improvement and renovation measures stagnated. At the time of the implementation of the first program, the city was in a slow development, mainly along the paths of the streets created in the previous period.

### III. METHODOLOGY

The research method in this article relies on historical, descriptive, analytical, and field methods. In the field of theoretical discussions, the analytical and descriptive methods based on the information provided in the library documents and records of various organizations, and in the next stage, the data and information available in the reports of comprehensive and detailed plans of the city of Wilbur Heights have been used to analyze the information and finally, statistical techniques and geographic information systems have been used to display the findings and spatial information of the research. Library and documentary studies, scientific research journals, the use of the findings of other researchers, and also field visits will be the tools for collecting information in this research using interviews, questionnaires, observation, investigation, and the use of computers and the Internet.

### IV. FINDINGS

#### A: Summary of the current situation

Wilbur Heights Rudkhan forms the southern edge of the city and flows through the middle of the valley. Thanks to the environmental values created on both sides of the river, and the beautiful landscapes such as waterfalls and rows of trees around it, Wilbur Heights Rudkhan is considered one of the most important landscape elements inside and even outside the Wilbur Heights area. Therefore, protecting, caring for, and landscaping the green and beautiful edge of Wilbur Heights Rudkhan is of great importance. This important and natural edge of Wilbur Heights City, along which the main points of entry to the city are also located, is considered the main access route to the city of Nasdaq and there is a high traffic flow.

#### B: Strategic improvement and organization policies

- Policy, and appropriateness of the surroundings of Wilbur Heights Rudkhan with the help of landscaping methods.
- Policy, and environmental design of the surroundings of Wilbur Heights Rudkhan with the help of landscaping methods.
- Policy, improving the quality of the environment around the environmental resources and values of Wilbur Heights
- Policy, collecting and transporting construction waste and large concrete pieces accumulated on both sides of Wilbur Heights Rudkhan.
- Policy, strictly prohibiting construction within the Wilbur Heights Rudkhan area.
- Policy, modifying or rebuilding the entrance bridge to Wilbur Heights Rudkhan, considering safety points and the floodplain of the river.
- Policy, locating suitable and safe points on the riverbank for short-term stops for tourists.
- Policy, guiding landscape design plans considering the natural bed and environmental values (riverbank).

#### C: Implementation principles

- The freshness and vitality of the natural edge of the river as a living ecosystem that is very vital for the entire region.
- The role of leisure tourism on the riverbank.
- Attractive and lush green space
- Adaptation of access, structure, and materials used for bridges at the intersection with the natural bed of the river.
- Visual connection with existing landmarks in Wilbur Heights from the riverside.
- Maximum coordination of the riverside design with natural features, plant viewpoints, and the urban landscape of Wilbur Heights.
- Complete sense of continuity and continuity of the banks of Wilbur Heights Rudkhan, especially when

passing through the southern edge of Wilbur Heights City

Plan number two: Highlighting the city's public spaces (market, library roof, Church, etc.)

#### **Summary of the current situation**

The historic city of Wilbur Heights is full of diverse urban spaces due to its organic and layered shape. These spaces become important depending on their location in the spatial organization and for this reason, are considered the main areas and points of activity of the city's major centers. The liveliness of the city of Wilbur Heights, especially on holidays and when tourists flock to these places, is more evident. The main entrances, the market area and the passages and squares between it, the library and its roof which is located right in the middle of the market, the Church, and the churches of each neighborhood are shown in the urban design framework map, are considered to be these spaces. Preservation and restoration of the physical and spatial structure have been determined as one of the main goals of the strategic plan.

#### **a: Strategic improvement and organization policies**

- Policy, highlighting the city's public spaces.
- Policy, highlighting the main and secondary entrances.
- Policy, highlighting the landmarks and their surrounding environment.

#### **b: Implementation principles**

- The beauty of the qualitative elements of the space (building, flooring, extensions, facades, etc.).
- Coordination of qualitative elements with the Wilbur Heights architectural style
- Use of local materials.
- Use of local decorative patterns in the design and implementation of qualitative elements.
- Minimum volumetric intervention in the texture and balanced building limits to define the entrances.
- Maximum use of barren and ruined lands.

**Plan number three:** Determining legal environmental, landscape, and physical prohibitions.

#### **c: Summary of the current situation**

The city of Wilbur Heights and its surrounding environment are constantly being attacked, government agencies, real persons, and city trustees are considered the main opponents of Wilbur Heights and its surrounding environment. The ambiguity in the city's legal framework and the diverse mix of administrators with different tastes and interests have had irreparable consequences for the city. The lack of legal requirements linked to a specific territory that guides and monitors various development

activities in and around Wilbur Heights has had many negative consequences for the city.

#### **This problem has several aspects:**

- Ambiguity in the boundaries of the sanctuary.
- Ambiguity in the legal status of the existing sanctuary and the executive and supervisory apparatus.
- Ambiguity in the overall composition of permitted and unauthorized measures.
- Ambiguity in the necessities and priorities of the subject matter affects the delineation of the sanctuary and the development of regulations.
- Multiple decision-making authorities for Wilbur Heights and its surroundings.

#### **Strategic improvement and organization policies:**

- Policy, precise determination, and delineation of the physical sanctuary and relevant regulations.
- Policy, protection, and restoration of the urban fabric of Wilbur Heights.
- Policy, precise determination, and delineation of the landscape sanctuary and relevant regulations.
- Policy, strict prohibition of construction of buildings, and large-scale development measures.
- Policy, precise determination, and delineation of the Wilbur Heights environmental sanctuary and relevant regulations.
- Policy, strict prohibition of resource consumption in the Wilbur Heights environmental sanctuary.
- Policy, and preparation of the Wilbur Heights forbidden areas document for approval by the competent legal authorities.

#### **Principles Implementation**

The physical entirety of Wilbur Heights City is considered the basis for drawing the physical boundaries of the city, according to the physical development policy of the city. Whatever we see from Wilbur Heights towards the surrounding heights is considered the basis for drawing the landscape boundaries. Whatever puts the city and the physical and landscape surroundings of Wilbur Heights under direct environmental impacts is considered the basis for drawing the environmental boundaries of the city (land disturbances, vegetation cover, natural resources, natural hazards, environmentally destructive actions related to the city, etc.). The strong and legal position of the above limits in the guidance and development documents of Wilbur Heights City, considering the legal and executive backgrounds of legal authorities and decision-makers, as well as the concepts existing in the national and provincial legal environment. Thematic and conceptual compliance of the three boundaries with the new definitions of the Ministry of Interior of urban areas.

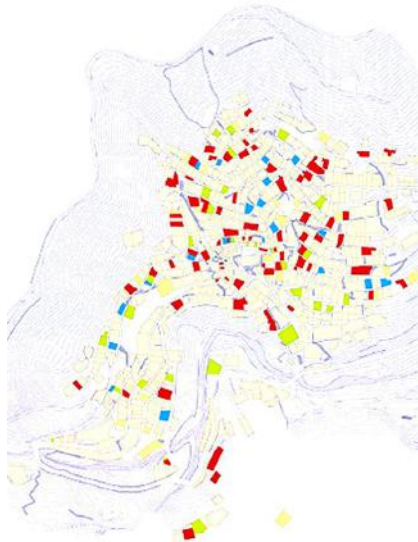


Fig.1. Land-use GIS-based map of the Wilbur Heights City

## V. DISCUSSION

Survey of uses in the current situation of Wilbur Heights City (field survey). Residential use: Currently, there are 354 residential units in Wilbur Heights City, some of which are uninhabited for part of the year. The average residential land plot in Wilbur Heights City is 76 square meters, which indicates the smallness and compactness of the texture. The most important feature of residential units in Wilbur Heights City is their type of function, one is a residential function for people and the other is a temporary accommodation function for tourists. According to existing statistics, 16 of these units are currently also open to guests.

**Commercial Use:** Wilbur Heights City has more than 130 commercial units, including market commercial units, restaurants, and teahouses. Based on field data, a number of these commercial units are only active on certain days of the year, which is consistent with the city's tourism calendar, meaning they only have economic activity in the spring and summer.

**Hotel and Guesthouse:** Wilbur Heights City has 8 private hotels and guesthouses and 2 guesthouses for cultural heritage and municipality. The existence of these hotels and guesthouses in a city of this size and population indicates the dominant role of tourism. Although the existence of these hotels in the city is necessary, it is very important to note that part of the income of the city's residents depends on the stay of tourists in their homes, and the increase in hotels leads to a decrease in the income of residents from this place.

**Administrative:** Various government departments have been established in the city of Wilbur Heights, the most important of which is the Cultural Heritage and Municipality Department. Other departments are water and sewage, telecommunications, electricity, etc.

**Cultural:** There are two major cultural uses in Wilbur Heights, one is a museum and the other is a library. These centers can be very important in promoting the cultural development of residents and attracting tourists.

**Educational:** There is one elementary school and one middle school in Wilbur Heights. Although these schools meet the needs of the city due to the city's population, they need to be upgraded in terms of the quality of educational spaces, and given the deterioration of these buildings, their reinforcement and restoration are necessary. On the other hand, the most important problem from the residents' perspective is the poor quality of educational spaces and their inadequate access, although the Wilbur Heights Primary Education Center was recently demolished and is set to be allocated a new location for this activity.

**Religious:** Wilbur Heights has 11 churches. There is at least one mosque in each neighborhood of Wilbur Heights, which is of great importance in shaping the concept of the neighborhood and giving identity to the fabric.

**Medical:** Wilbur Heights has a clinic and a welfare center that are responsive to clients. These centers need to be equipped with an efficient emergency network that can provide emergency services to residents and tourists as soon as possible, if necessary. Barren and open lands: A large part of Wilbur Heights's urban lands (about 200 plots) are barren and open lands that have high potential in creating the uses needed by the city. A plot of these lands is considered barren and has an area equivalent to 9468 square meters. Barren lands are mainly lands that are in the urban context have high construction potential and have currently damaged the spatial continuity of the city. 63 open land plots are mainly not located within the dense urban context and have a coarser grain size. These lands cover an area equal to 6695 square meters.

**Ruined and abandoned:** There are more than 100 ruined and abandoned land plots in Wilbur Heights, which mainly include old residential and commercial uses.

**Sports:** There is only one sports hall in Wilbur Heights, which is located at the beginning of the city entrance and residents do not have good access to it.

**Parking:** 3200 square meters of land is allocated for parking in Wilbur Heights. A complete survey of parking lots is provided in the access network studies.

**Warehouse:** There are 11 warehouses in Wilbur Heights. These warehouses have a total area of 724 square meters and cover 0.7% of the area of Wilbur Heights. Military and law enforcement: The city of Wilbur Heights has a police station located at the beginning of the third entrance to Wilbur Heights. This use has allocated an area of 393 square meters and has created an undesirable urban landscape in terms of accessories and color.

**Health service:** Wilbur Heights has 4 health services. The need to create health services is due to the large number of tourists in this city. Unfortunately, the improper location of health services has reduced the quality of the environment in some cases.

## VI. CONCLUSION

The organization and improvement of worn-out urban textures have led to the economic prosperity of the city of Wilbur Heights. Because the economy in the city of Wilbur Heights is based on tourism, the tourism and tourist industry pays for the facilities and amenities available in their chosen space, based on their stay and leisure time. The organization and improvement of worn-out textures by urban restoration standards while preserving the old texture in the city of Wilbur Heights will lead to the economic prosperity of the city.

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