

## **Assessment of Modernization and Rehabilitation of deteriorated Urban Texture of Darab Emphasizing Abandoned Urban Spaces**

The old and deteriorated urban texture is a symbol of urban and architectural heritage that must be protected and maintained. Hence, the conditions require that urban planners pay special attention to, identify the causes and find a solution to abandoned areas in deteriorated urban textures. Therefore, The aim of this study is to assess modernization and rehabilitation of deteriorated urban texture of Darab city with an emphasis on urban abandoned areas which leads to many economic, social, physical, environmental and security problems; and the abandoned areas disturb visual landscapes in addition to providing the grounds for instability in distressed areas of Darab city. For this reason it is necessary to renovate and reconstruct them over time. The present study uses a descriptive- analytical approach based on documents, library, and field studies. In order to determine available land applications, the need to information layers GIS, then the per capita land applications with Excel software was found, weighting and the importance of indicators was done by Expert Choice program. Finally, by formulating in Code Blocks and MATLAB (using operator OWA FUZZY) alternative applications of abandoned spaces were prioritized in three quantifier ranges in which residential units was placed first. Moreover, for prioritization of human factors affecting deteriorated urban texture the (DEMATEL FUZZY) method was used and applying expert opinion in urban planning and the process of computing the graph, the economic factor was determined as first priority. The results indicate that not using opportunity in the deteriorated urban texture was due to economic factors, lack of planning for abandoned urban spaces and poor management. Thus, planning for a smart growth in abandoned urban spaces is one of the major priorities of modernization and rehabilitation.

**Keywords:** Modernization and Rehabilitation, deteriorated Urban Texture, Darab, Abandoned Spaces Urban,



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