Base Plan is an urban plan which is defined as a basic step in urban planning and defines future projects for the next decade. Base plan and assessment of its capacity for intermediate cities in the subject of tourism and ecotourism as the main aim of this research was studied.

In this research, Urban Planning process for intermediate cities in Iran was reviewed. Damavand is an intermediate city in Iran with a high potential of tourism but without a current considerable attention and activities in this field. Socio-demographic characteristics of the city were defined so that basic information of the case study be prepared. On the other hand, tourism potential and main problems of tourism and ecotourism development was studied which leded to a project proposal.

This report by preparing the base plan analyzed its capacity in relation with tourism development. By strategic planning approach and SWOT matrix, strengths, weaknesses, opportunities and threats of tourism development is analyzed and it found that this analysis could be a joint method for definition of high priorities projects in providing the base plan. By this method, the main future projects for the base plan were selected and finally Base plan prepared to define different urban zones and projects.

The study, demonstrated the advantage of strategic planning and the role of local planning by Base Plan methodology over the central planning which are comprehensive/General Urban plan approaches in Iran. Also about urban planning process in Iran it found that there is a central decision making process with the lack of public participation and local community role in approval level.

In the field of tourism the problems, urban infrastructure were studied and some recommendations rose up. Also ecotourism as a nature based tourism was studied in relation with sustainability issues.

It is concluded that the Base Plan methodology by emphasizing on local values and local planning, could facilitate urban planners in taking more attention in local capacities. Also, this plan would sum up the planning process in total and would be useful in short-medium term. Also, Base plan, as a basic process could be involved in current urban planning in Iran and be used as a model for other cities in Iran with similar capacity in tourism. Even its combination with General Urban Plan and current policies in Iran could be a subject for future researches.