

Develop a Conceptual Model of Participatory Intervention in Deteriorated Urban Areas

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ABSTRACT

The present study is an attempt to examine and analysis the contribution of renovation in comparison with participatory methods in Iran. The study is descriptive – analytic. And analytical framework has been developed by Research Library and Archives. Then, using field observations, open and closed questionnaires and interviews has been determined the dimensions of the analytical model that renovation process, greater affect in participation dimensions to intervene to restore deteriorated urban areas After validation of the questionnaire through content validity and reliability of the questionnaire was assessed using Cronbach's alpha and the Bartlett test and KMO index at high levels (850/0) has been approved. To determine the sample size of the questionnaire was used Morgan and Gerjesy and as a result according to the population of 386 residents, resulting in a random distribution, audience research are located. Finally, after analyzing the questionnaires, the results indicate, that in order to begin the process of explain, design and implementation of interventions in urban priority social and infrastructure, and the fabric neighborhood is needed.

Key words: Deteriorated areas, renovation and rehabilitation, participatory approach, Urbanism.

INTRODUCTION

In today's global movement, promoting democracy, justice, sustainability and social participation has become around the world as a central axis in planning and political reform. When social groups are actively involved in planning and implementation, It is likely that the program needs, tastes and expectations of citizens and stakeholders be more harmonious ecological and social benefits to help them attain. According to Agenda 21, an essential prerequisite for achieving sustainable development, extensive public participation in decision making In particular, citizens' assemblies in the decisions that directly affect the life and work (Mahjabeen *et al.*, 2008). Democracy requires

that citizens be involved in the government, which depends on the participation of citizens (Kweit & Kweit, 2007). However, the role of people in the preparation, formulation and implementation of urban development projects are ignored or less attention. This has led to the failure of many local initiatives are distressed urban areas.

MATERIALS AND METHODS

This Study is theoretical, descriptive, comparative and analytical and descriptive case study examples and research findings, survey and analysis. In the present study we used a set of methods. Data collection includes a library, in-depth interviews and field observations.

Theoretical Foundations of Research

Literature

Discussion of public participation in urban renewal and improvement for the first time in the late nineteenth century in England was introduced by Patrick Geddes. But due to (inflexible) planning system at the time, did not receive much attention. In 1969 Arnstein classification was introduced to the levels of participation presented. Meanwhile, Arthur Aspfington report entitled "People and Planning", according to the report prepared for the British government, was planning should reflect the will of the people, and this is possible only if their participation (Zarabi & Tehrani, 2010). UK Labour Party's National Strategy for Neighborhood Renewal, such as the creation of user training, Users of health and local strategic partnerships with emphasis on the need for public participation in the planning and ownership of local communities to change and upheaval included (Pourahmad *et al.*, 2001). and urban activities from the 1970s onwards, it was more of an iterative method. Thus, interventions in distressed areas was protection of views purely physical reconstruction, regeneration, recreation and urban renaissance Purely physical interventions are transformed to interventions with regard to social and human dimensions and Finally, in (regeneration) and urban renaissance, participation is one of the principal provisions in the context of interventions.

The proposed analytical model for collaborative editing process of renovation deteriorated urban areas

Renovation of urban distressed areas, several methods can be employed. But the most important thing in the success and sustainability of the project is the acceptance of the proposal submitted by the residents and users of space.

For achieving this, the following entries are identified and their input during the design process can be designed more readily accepted and implemented.

In this study, First of all the concept of effective components and distressed areas and their involvement could be examined. Then, participatory methods and techniques and finally combination of components and dimensions of participation and distressed areas by models and techniques-posed

model is developed. That The process is shown in Figure 1. To use this template, we can place the conditions and potentials and in consideration the objective each project part of the pattern participation in various stages, was used (Farash Khiabani, 2012).

Deteriorated Area

Deteriorated urban areas, are vulnerable due to physical exhaustion, poor access roadway access, services and facilities are vulnerable urban infrastructure, environmental and economic value lower And factors such as industrial structure and the price of housing and land, stop investing in public spaces, textures and rising unemployment have caused this crisis (Alpopi & Manole, 2013) Social justice, creation and development of environmentally safe, secure, and you want to live and the citizens in the enjoyment of life, goals and visions of the country that Without a doubt, distressed urban areas, with problems of physical, social, economic, and have developed areas to be incompatible with the purpose (Zangiabadi *et al.*, 2012).

General aspects of Deteriorated urban areas Economic and financial aspects

Depression activities, employment and income inappropriate situation of the residents, Low-income housing, and the economic value of land and low land price and low housing prices and halt construction in these areas

The social, cultural aspects

Exit natives, increasing migration, reduction in the context of settlement (settlement unstable terminal), an increase in social abnormalities, creating a security crisis, the widening gap between the formation of social problems, creating a security crisis.

The physical and technical aspects

Physical instability, Dense tissue, poor access, lack of community services, inefficiency and lack of infrastructure and utility services infrastructure and facilities, vulnerable to accidents and natural disasters

The environmental aspects

Types of pollution, climate, audio-visual and the lack of vegetation and natural elements

The political , legal aspects

Condominium obstacles such as logs, inheritance, and no evidence of some real estate, legal barriers such as stop and arrest and judicial records of some property, administrative barriers: lack of finish, unauthorized construction, etc.

management, structural and administrative aspects

Due to organizational and managerial incompetence, inefficiency, plans, programs, practices and procedures and the lack of cooperation institutions (Andalib, 2014).

Experimental aspects, aesthetics

Exhaustion of body image perception and conception of the mind based product or a range ,Over time with changes in the environment, human, social, economic or natural, historical context without changing their proportion in the population today is lost to serve the needs. The notion of a value judgment, and may in fact be no true essence (Teasdale, 2001) lack of tissue identity, a sense of lack of space, lack of understanding in the context Untouchable, non-satisfaction of human aesthetic sense, lack of vitality in the tissue.

Participation

Participation leads to empowerment of people and part of the development and promotion of empowerment. And in addition to the success of the Authority and its activities , the confidence, skills and knowledge that is part of the final product, increase (Abu Samah & Aref, 2009). Public participation, commitment and guidance people in the planning process to ensure that the most important issue in the development of future cities (Amado *et al.*, 2009).

Realization empower the local community through activities, organization, leadership and capacity building in the local community has led

to dramatic changes. Participatory and interactive approach, in addition to the above, the multi-agency effort is also included. The aim of thinking and collective action may sometimes lead to tension between institutions and organizations, but the view of the target as a more consequence prospective and another mode of urban management and urban knows rule. Working in partnership with several organizations to encourage greater participation and involvement in the affairs of the city, the electoral system is complete (Pourahmad *et al.*, 2001).

Renovation theorists Participatory Deteriorated Urban areas

Of the first theorists to explain the principles of intervention in the context of the principle of participation of people have pointed out, is Lewis Mumford. Kevin Lynch and Jane Jekobez including scholars and theorists of the twentieth century in the field of rehabilitation and urban renewal have commented on Urban humanist. Lynch believed to be in the process of rehabilitation and urban renovation, planning and coordination with public participation and consultation with experts and public officials in the future. (Shamaei & Pourahmad, 2007). Jekobez Jane(1961), in the context of aging and old tissues in his so-called “chronic tissue problematic” neighborhood and self-heading subject to the principle of human relations and public participation in the rehabilitation and re-emphasized (Pakzad, 2008). Christopher Alexander (1936) in relation to distressed areas of cities and historical sites, in order to create organic, organs or structured schemas, the focus of widespread public participation (Pourjafar, 2010). The principles of such participation, order organic, sustainable balance makes contemporary trace elements can be reached stable equilibrium and harmony with the economic, social, environmental believed (Habibi & Maghsoudi, 2008). The process and the participatory urban decay modernization theorists are shown in table 1.

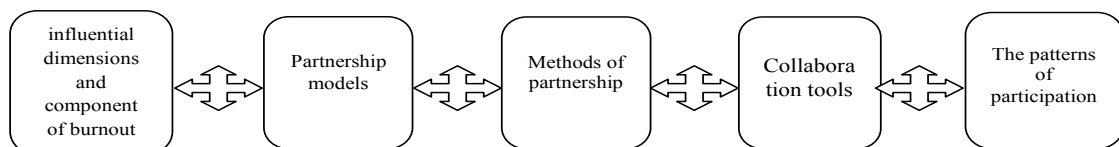


Fig. 1: The proposed analytical model for collaborative editing process of renovation deteriorated urban areas

Table 1: Participatory Urban decay modernization theorists Source: authors

Theorist	Year	Dimension of intervention	Principles of Intervention	Mode of action	Scale
Lewis Mumford	1895	Physical	-Planning, building contemporary- Participation - to intervene in any space	Improvement Renovation	neighborhood
Kevin Lynch	1918 -1984	Performance Experimental - aesthetic	At the time being - the preservation of the rich - emphasis on values Untouchable - creative dialogue between citizens and urban space - space perception - readability	Improvement Renovation Rebuilding	Space, neighborhood, settlements
Kenzo tangeh	1913	Functional	- Integration with nature - the harmony between man and his work with nature- Continuity - Variety	Improvement Renovation	Building, space, neighborhood
Christopher Alexander	1936	Physical	- Questions of the organization - Diagnosis - Partnership - slow growth – stable balance- language model – (harmonized)	Improvement Renovation Rebuilding	Space Neighborhood
Richard Rogers	1990	Physical	- Flexibility - compatibility with the surrounding environment - human-centered - stability - the continuity with emphasis on the traces of the past - the relationship between people and space	Renovation Rebuilding	Single building, space, neighborhood, settlements

Table 2: Models of partnership Source: authors According to the interpretation of: (Schlossberg & Elliot, 2005), (Rosemary & Blamey, 1999: 20-21) And (Pimbert & Pretty, 1995: 21), (Arnstain, 1969), (Saeedi Rezvani & Habibi, 2006) and (Driskell, 2002).

Non-cooperative	Participation slogan (View)	Minor contribution (limited)	Real Participation
Treatment - Manipulation		Consultation ReliefInformation	Control citizenshipBeing a partnerPower of Attorney (delegate) Real participation
Non-corporative	-Guided participation- Increasing involvement Information Educate the public	Consultation with the public Data collection and ProspectsPublic Involvement	Simultaneous interaction The general consensusTest ideas and advice and consultation
	Passive participation (InformationTo the public)	Consultation with the publicData collectionIncentives to stimulate participation and financial incentives	- Participation interactive / social mobilization- Active participation Functional cooperation
Manipulation	InformationConsultation information ManipulationOrnamentation Egalitarian representation information Consultation	Build consensus- Decision making EmpowermentConsultation Consultation social Mobilization ConsultationCooperation Active participation	- Sharing of riskPartnership- Automation management Partnership Responsible peopleParticipate in decisions Empowerment
Information unilateral Department of candidates by authorities	Volunteers decorative role Volunteers symbolic Informing the candidate set	Counseling and information volunteered by the candidateAmong the activities and decisions of the volunteer staff.	Led by volunteers- Started to work with volunteers and sharing decisions with staff

Table 3: Methods of participatory action Source: Farash Khiabani, 2012:57

weaknesses	Strengths	Items of non-use	Application (and platform scales required)	Time	Cost	Participants good	Description	Participatory methods
<ul style="list-style-type: none"> - If you do not play the role of facilitator true mastery is more powerful - The local level and higher-level functions are not included here - Process time to prepare the model, analysis and feedback of results 	<ul style="list-style-type: none"> - Mobility - Companies who are not members of the common ways - Underutilization of skills, oral and written, and even more for companies- participants who do not speak like the rest 	<ul style="list-style-type: none"> - When cost is not enough - Not enough time - The regional or national level. 	<ul style="list-style-type: none"> - The scale of the neighborhood and neighborhood unit - Emphasis on local priority - Support local residents to move 	<ul style="list-style-type: none"> Several months to several years. 	<ul style="list-style-type: none"> Medium to find a trained facilitator and prepared by schools or groups- local model 	<ul style="list-style-type: none"> Residents and those interested to space / company-s no restrictions 	<ul style="list-style-type: none"> - Construction of three-dimensional model of neighborhood space by participants - Add offers priority to model 	<ul style="list-style-type: none"> Planning for Real

Table 3. Continue...

Mostly from young and downstream sectors of society are deemed suspect	- From the point of view or certain individuals may be directed workgroups	- To promote freedom of expression and transparency in decision-making forums	- For the participation of local residents	- Direct interface between local representatives and residents	- When you are- you decide to space	- Only a representative sample of the local community as you want	- Information on the activities and policies of the local community to develop new policies and laws affecting the local environment	- Assess people thinking about new development space.	- Understanding of the most important issues for the public	Continu-ous process	- Medium-low Cost Building Society	- The cost of staff time to work on them	- Residents of neighborhood	- Traders location	- The representatives of residents	- Management organizations, tenants, volunteers, police, Health officials	- Meeting with representatives of the local community in the neighborhood run by senior police, Local dignitaries, key organizations and residents face response	- Leadership meeting by a representative of the local	- Operations of the analysis of feedback	Area Forum
- Compared with other methods, but looking and dull	- Develop clear guidelines	- Provide specific and measurable results	- Accurately and effectively solve problems.	- Public Participation in-directly	- A sample and discuss the future of the organization	- Setting objectives	- Assess the weaknesses and threats to achieving	- Develop clear guidelines and a timetable for achieving the objectives	Depending on the number of objectives, some Hours or half a day	Low (alone)	If you want to SIP, the high costs	Used in organizations to achieve specific goals of ordinary people	A statement of the time interval to achieve certain objectives, a timetable and specific steps	Action Planning						

Table 3. Continue...

<p>- It may be unrealistic to expect the outcome of the result</p> <p>- Facilitator should explain about the kind of care and work hard for each cortical</p>	<p>- Creative and dynamic</p> <p>- Cooperation among groups that traditionally do not work together to increase the</p> <p>- Design perspective on the needs of the communities in which local people may not think about it</p>	<p>- When cost is not enough</p> <p>- Not enough time</p> <p>- May be more effective in terms of professional and public opinion is more or less important</p>	<p>- Bringing together citizens and decision-makers and designers to create innovative design process, team and competition</p> <p>- Perspective of communities reached</p> <p>- From professionals to design uses</p>	<p>Usually 3 to 4 days</p> <p>Low-medium-high</p> <p>Depending on the number of meetings and the money that they are professional.</p>	<p>- Members of communities</p> <p>- Professional design professionals</p> <p>- Employees</p>	<p>A joint working group of creative individuals with a diverse line-of-together-to design components for a particular site or area, are analyzed. The working group consists of members of communities, professional designers and other staff would-be project.</p>	<p>Charrettes</p>
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Table 4: Renovation of participation in Source: authors

How to apply	Goal	Partnership case	Partnership name
Also benefit from dividends or ownership of the construction project	Project Financing Capital reorganization split	Attracting the participation of owners	Project stock
Equivalent to 2.1 times the area of the old Kingdom of assigning apartment owners	Temporary housing residents worn tissues until the preparation of modernization and real estate exchange worn without the intervention price (Norouzi Shams et al., 2009)	Owners tissue	Home o home
Bonds, bonds with a name or a name that is authorized by law or the Central Bank of the Islamic Republic of Iran to the specified nominal price for a specified period and to provide the financial resources needed to create a complete and profitable development projects in manufacturing, construction and service releases And investors who wish to participate in the projects in question are entrusted with public offering (Aeini et al., 2009: 7)	Project Financing	Domestic and foreign investors tissue owners.	Partnership bonds
The units were built with government support to be offered by investment firms And applicants with a minimum purchase of securities to be at least half the price when buying your desired property provided conclusive. And 50% of the cost of housing units as possible in implementing agreed between the company and the investment banks operating under contract to drive long-term facilities authority purchaser (Rousta et al., 2011: 7).	Housing will stimulate the production environment Fundraising split among individual investors and savings Gradual	Inside and outside	Meters of housing sales
Owners of the property they are worn together in a range	Increase the sense of participation and	Participation of others, including contractors,	Cooperative

Table 4 Continues...

<p>of tissues, with the Executive Coordination and cooperation office will attempt to form a cooperative. Shares of each member, in addition to the monetary value of his property, cash and non-cash capital and technical services, with the consent of other shareholders can increase their stock levels (Rousta et al., 2011: 7).</p>	<p>confidence of the members of a community or an urban area Increased sense of satisfaction and legitimizing urban management Community is ready to take over more responsibility Mayor and city manager's tenure leads to trusteeship Capital reorganization split</p>	<p>investors and Natural and legal persons is also possible (Rousta, et al., 2011: 7).</p>	<p>company</p>
<p>Municipal land temporarily puts the investor And construction of the project by the investor for the benefit of certain municipal and investor interests are. And after the participation of all movable and immovable property of the project, the municipality will be(Rousta et al., 2011: 7).</p>	<p>Financing of major projects</p>	<p>Other investors out of context</p>	<p>Method B.O.T</p>
<p>Complex property division by successive parts shrink and become irregular or division of property among heirs And neglect the property owners due to the differences and legal barriers. City blocks in terms of elements, including the bus network, landscaping, parking, cultural, health and educational entertainment - Administrative problems are structural Demolition and renovation of single plaques sometimes dysfunctional tissues are continuing structural problems (Doubran, 2009: 129)</p>	<p>When the tissue is recommended that values are not buildings And provide a valuable collection of urban elements Also, due to exhaustion and various other disorders may not be used in any way (Doubran, 2009: 129)</p>	<p>Inter and out of context</p>	<p>Collapse</p>

Table 5: Analytical Model source: authors

Participatory tools to raise residents' opinions and actions in the plan	Participatory methods used	Intervention time	index	dimension
- Construction of three-dimensional models		Before, during and after implementation	Economy within the context	Economic
- Inventory	-Charrettes	After running		Occupation
- Interview	-Area Forum	Before running		Attracting investment wisdom makes
-Inventory	Area Forum	Before running		Gratuitous home prices
-Interview	- Charrettes			
		Before running		Investment out of context
- Construction of three-dimensional models	Action Planning	Before, during and after implementation	Economy out of context	Government incentive package for the tissues
- Inventory	-Charrettes	Before and during implementation	Politics	Rules
- Interview		Before and during implementation	Planning and Management	Programs
		Before and during implementation		Plan
		Before running		Timing
- The creation of a collective memory	-Focus Groups	During running		Commitment to schedule
- Traces Glyver	- Area Forum	Before running		Creating local institutions
		Before and after implementation	Maintain social foundations	
		After running	Maintain neighborhood centers	
		During and after implementation	Creating security	
		During and after implementation		
- Inventory	FocusGroups		Surveillance and social control	Culture
- Interview	- Area Forum	Before and after implementation	Given local subcultures	
		Before and after implementation	The mixing of cultures	
		After running	Sharyt Cultural Quarter	
- Construction of three-dimensional models	Area Forum	During and after implementation	Reports of poor neighborhoods	Physical - Physical -
- Inventory	-Planning for Real	During running	Renovation building	Infrastructure -
- Interview	-Charrettes	During running	Retrofitting	Register
		During running	Road widening	

Table 5 Continues...

- The creation of a collective memory	Before and after implementation	Creating neighborhood hangouts	
- Traces Gvlyvr	Before and after implementation	Privacy creating private-public, semi-private	
- Painting	Before and after implementation	Designed for people of different age groups	
	Before and after implementation	Secure parking	
	Before and after implementation	Providing green space	
	Before and after implementation	The per capita supply of standard	
- Inventory	Before and during implementation	creating stimulating users development	Environmental
- Interview	Before, during and after implementation	Clean visual, auditory, behavioral and delinquency	Perception -
- Use of photos and videos	After running	Maintain local identity	experimental
- The creation of a collective memory	After running	Restoring collective memory of the previous quarter	
- Traces Gvlyvr	After running	Creating a sense of community	
- Painting	After running	Developing a sense of the aesthetic of the neighborhood	

Collaborative Model

Participation motto (Participation slogan): It is not actually participate, claim to have been involved. Original intention nor the public interest, but the interest is planning authorities and the main reason for resorting to participate to earn recognition for design and reduce people's resistance against it and, therefore, ease of implementation is the intention of the limited partnership, the public interest, to the extent planning authorities will not conflict with the interests of the people .the main objective of real participation, providing maximum benefit and satisfaction of the public. Limited partnership (Limited partnership): The main intention is where the public interest and the interests of the client program does not find the conflict. People have commented on the opposition, but can not monitor the implementation of their ideas. Participation in this kind of information usually comes from the bottom. Support this kind of participation is functional viewpoint and technocratic approaches.

Actual participation (Actual participation): The main intention of providing maximum satisfaction of the public interest and the costs of this plan are financed by the government or organization.

This type of information sharing, interaction and is very active and public authorities in both planning and information with each other. Intellectual support this kind of participation, democratic, liberal views and direct participation (Saeedi Rezvani & Habibi, 2006).The kind models of partnership source are shown in table 2

Participatory methods in the world

The process of changing in methods of participatory action are shoen in table 3. In this table gain the kind methods of participatory and can see all of them in one table

Renovation of participatory methods in Iran

To achieve the patterns of participation, on the basis of the studied samples and targets, selection of appropriate models is needed.

This part of the research methods employed in the modernization partnership in Iran, on Jul 4, acquisitions-are examined and are shown in table 4.

In general it can be said with regard to the theory presented in the projects implemented in Iran intentions, interests mainly planners and employers, The participation, funding schemes and look into partnerships generally, as an instrument to legitimize is the scheme . The project does not take place in a poll of citizens, citizens' right to protest and monitoring plan, there is no information flow is mostly one-sided. So what is certain to achieve a true partnership limited partnership, and finally, passing through partnerships motto seems necessary. In this paper, we examined the involvement of a variety of methods, but must be acknowledged The results of each method will be successful only if the people and their participation in her first letter. More research into the types of participatory methods in developing analytical model considered in order to identify priorities and parameters affecting dimensions The revival of urban forms of participatory methods available are expressed.

Collaborative tools

In general, there are many collaborative tools based on the aim of the partnership and the extent and method of operation, Each tool can be used for something good ,This study involved a number of tools that are aimed more to work on. Interviews, questionnaires, making three-dimensional models to create a collective memory, using photos and videos

Clues Goliyor

The activity of a large map (scale 250/1 to 500/1) and displayed in the local area evenly. This activity within ten days at one of the public and visible (such as a shopping center or a center for public gatherings) do result, Map placed on the ground and the people invited to bring their shoes and sit cross-legged on the map and their opinions on the

base. As the map is filled with comments, photos taken from near the surface map. This paper focuses on a map called "Traces Goliyor" named individual or group memories and concepts to different sites in local urban settlements linked (Driskell, 2002).

Painting

To do this, the researcher recommended to start his career with a central question Such as: "Can you please draw a painting of the area in which you live and places to go and it is important for you to show?" Remember that a painting is like a map, however, encourage participants to focus on the public and semi-public. After finishing the painting, take notes, including the various stages of painting what was What is the element that extends to the end of the painting, which place more emphasis on what is and what limits obvious in seem (Driskell, 2002)

RESULTS AND DISCUSSION

Conceptual model

According to what was stated in the previous study, it becomes clear -For intervention in distressed areas of the various aspects, including economic, political - a program-management, social, cultural, physical, Land use and infrastructure, environmental and conceptual - aesthetic is considered In each of the methods of participatory approaches from global experiences in Iran, is, Areas of intervention and appropriate tools to achieve full participation and applied. Thus, the following model is presented in Table 5. The hope is that the application of a participatory intervention with regard to the most important aspects of distressed urban areas, And impact indicators as well as the involvement and participatory methods and tools used in the implementation.

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