Explanation and Assessment of Priority of Affective Dimensions for RealizationParticipatoryReconstruction in Urban Eroded Fabrics (Case study: Shahidkhoobakht neighborhood in Tehran)

Setareh Zeinalzadeh*
Mohammad Jahed ghadami**

Abstract

As implementation process has mostly been prolongedresulted fromopening proceedings process by providing its infrastructure, the reconstruction of the place of residencehas driven residents to discontent. Given the lack of knowledge and participation in the reconstruction project, residents' supports have reduced from this project. This has prolonged and doomed to failure in many reconstruction projects as well as the further projects failure. The purpose of present study is to determine the priority of intervention in the eroded fabrics in order to increase residents' participation and their satisfaction from the proceedings process conducted in these fabrics.

In this descriptive-analytical paper, an analytical framework for this study has been developedthrough using library and documentary research approach in order to explain and elaborate the two concepts of the eroded fabrics and people's participation. Then, fieldwork method, open and close questionnaire, and exploratory interviews have been used to examine dimensional research of the analytical framework which have the highest impact on the residents' participation in reconstruction projects. The questionnaire's validity using content validity and itsreliability has been approved at a high level of 0/85,by using Cronbach's alpha, Bartlett test, and KMO index. To determine the volume of case study,a questionnaire through usingMorgan and Krejcie'stable has been applied. Consequently, according to neighborhoods population, 386 subjects have chosen random sampling method. Finally, after analyzing and examining the questionnaire using Grounded theory, the results reveal that social dimension is prior to infrastructure, physical, and required functional dimensions in order to start the process of codification, design, and implementation of intervention in the urban eroded fabrics in the participatory method.
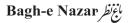
Keywords

*. Ph. D. Candidate in Young Researchers and Elites club, West Tehran Branch, Islamic Azad University, Thran, Iran.
setare.zeinalzadeh@gmail.com

**. Ph. D. Candidate in Young Researchers and Elites club, Science and Research Branch, Islamic Azad University, Tehran, Iran.
Mj.ghadami@srbiau.ac.ir

Introduction

Nowadays, in the global movement, democracy, justice, sustainable development and social participation have been considered as a maintarget for planning and reformingin all over the world. When social groups have actively been involved in the process of planning and implementation, probably, those plans become more harmonize with citizens and beneficiaries'needs, tastes, and expectations in order to obtain more social and ecological benefits. According to Agenda 21, a widely public participation in decision making is one of the essential preconditions for achieving a truly sustainable development. Particularly, those decisions affect directly societies where citizens work and live there (Mahjabeen, et al, 2008: 168-169). Democracy requires this fact that citizens should be decisive and influential in democratic government and this is depended on citizens' participation in decision making(Kweit & Kweit, 2007: 407). While, people's role in the process of preparation, codification and implementation of urban development plans have often been ignored or received less attention. In reconstructing old fabrics plans, it may lead to serious problems which also impacts on the results of these plans. Residents of these old fabrics have been deprived of a fair distribution of services and high quality of life due to different social, natural, economic and physical conditions and erosion of urban fabrics has always been one of the manifestations of injustice in the city and it can be considered as the focal source of many problems in the city. In non-participation of residents in renewing eroded fabrics may doom to failure or may prolong the renewing proceedings process. Therefore, people's presence and their participation in reconstructing eroded fabrics are very important. This participation not only should be donein the implementation phase, but also it should be done in all proceedings phase in order to increase the rate of all beneficiaries'satisfaction. The purpose of present study is to investigate the importance of reconstructing and measurements which can result

in more people's participation and achieve their satisfaction.

Research approach

This present study is a fundamental and functional research in which many research methods have been applied. Theoretically, the study research method is descriptive, comparative, and analytical one; so that, after studying relevant documents and sources to the research topic and after writing down research literature review as well as providing process of codification of suggested analytical model and some concepts such as eroded fabrics and participation, the authors have proceed toexplaintheir suggested analytical model. To analyze the case study, analytical and statistical approach has been used which followed by providing a conceptual model.

Firstly, the fundamental concepts for interview and the questionnaire based on the factors of conceptual model have provided; and then, the questionnaire reliability and its validity has been approved by using Cronbach's alpha, Bartlett test, and KMO index at high level (0/85), respectively. Further, the vase study volumehas been chosen from Morgan and Krejciethe optimal table, consequently, 386 subjects out of neighborhood population has been selected randomly. And, it has always been noted that interview should pursue until hearing repeated speech and new speech may not be discover. As the purpose of assessment priority is participatory interventions, it is attempted to consider people's participation in the eroded fabrics. Thus, the research method is a qualified onethat assessmentpriorities of interventions is done using analyzing data obtained from interviews and open and close questionnaire as well as analytical method and grounded theory. Grounded Theory and analysis method of fundamental dada is codified and encrypt in three phases including open, axial, and selective coding.

Literature Review

For the first time, the issue of urban reconstruction and reformation has ever stated by Patrick Geddes in

the late nineteenth century. However, it did not draw attention to itself due to strict planning system at that time. In 1969, Sherry Arnsteinhas presentedhis classification that introduced participation level. At the same time, Arthur Skeffington's report for England Government, "People and Planning", has proposed that development plans should be subject to people's requirements which are not possible only throughtheir participation realization (Zarabi & Tehrani, 2009). In Great Britannia, national strategy of UK labor party for local development and reconstruction includes providing some places with educational, medical facilities, and providing local strategic participation in order to put emphasis on the necessity of all public participation, communities planning and local people's possessionbased on changes and developments (Pourahmad, et al, 2010). Furthermore, interactive approach has used in urbanism activities from 1970s to now.

Hence, physically and protectively, interventions in the eroded fabrics havereached to urban reconstruction, revitalization, and regeneration. Purely physical interventions are changed to those interventions concerning social and human dimensions. Finally, participation is one of fundamental conditions of interventions in urban revitalizing and regenerating fabrics.
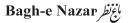
In line with the explanation of intervention principles, one of the first theorists who points out the principle of public participation, is Lewis Mumford. Kevin Lynch and Jane Jekobezare20th century scholars and theorists in terms of urban reformation and reconstructionwho have commented on humanist urban development.According to Lynch, to reform and reconstruct urban areas, urban planning should take place with public participation and consultation with experts and coordination with officialsand people as well (Shamaei&Pourahmad, 2007). JaneJacobs (1961) has affirmed the principle of human-neighborhood relationshipsand the issue of self-maintenance and public participation in reforming and reconstructingwith regard to old and eroded fabrics, and in her view "chronic problematic fabrics",

(Pakzad, 2008: 128). Christopher Alexander's theory (1936) has focused on the extreme public participation in relation to erodedfabrics of cities and historical sites in order to create organic andorganized and order (Pourjafar, 2010). Moreover, he has believed that sustainable balance can be achieved by using some principles such as public participation, organic order; sustainable balance with modernizing secondary elements as well as coordination with environmental, social and economic organization (Habibi & Maghsoudi, 2008: 50);(Table 1).

Considering some literature in assessment priority of interventions in the eroded fabrics, many studies and researches have been conducted by Analytical Hierarchy Process (AHP) in Iran. It can be noted that Rahnama and Mohammad Rahim,et al. has integrated through Analytical Hierarchy Process (AHP) with Geographic Information System (GIS) to identify the prior areas in developing the central neighborhoods of Mashhad city (Rahnama, et al, 2008). Moreover, Zangeneh, et al. has explained and assessment the priority of interventions in the urban eroded fabrics, using Analytical Hierarchy Process (AHP) (Zangeneh, et al, 2013). According Khademi, et al., their study titled "environmental quality factors in assessment the priority of inventions in Bandar Lenge's eroded fabrics" has assessed the priority of invention through using AHP technique (Khademi, et al, 2012). Previously, all studies have been performed based on assessment the priority according to specialized view than participatory views. In this paper, it is the first time that Grounded Theory, interviews, open and close questionnaires, the priority of implementation based on public participation and residents' views in fabrics has been determined and based on this view, it is a new research.

The process of codification suggested analytical model for participatory reconstruction of the urban eroded fabrics

Reconstructing urban eroded fabrics can be taken place by using different methods. However, to

achieve success and progress urban projects, the most important issue is public'saccepting projects. To accomplish it, identifying upholders and benefitting from their views during designing process may lead to achieve more acceptable and accessible design. In the present study, firstly, the effected concept, components and dimensions on eroded fabrics and the concept of participation and their dimensions have been studied. Then, participatory techniques and methods have stated, and finally, a model has developed by integrating participation components and dimensions and the eroded fabrics with the suggested techniques and models which is shown in figure1. Regarding the purpose of each project, some parts of this model can be used in realizing public participation in different steps in order to apply this model based on local condition and existed potentials (Khiabanifarash, 2011: 57);(Fig. 1).

Eroded fabrics
Urban eroded fabrics are vulnerable due to physical erosion, inappropriate roadway, inappropriate services, and vulnerable urban infrastructure have low environmental and economic values. And, some factors such as industrial structure, the houseand land price, and stopping investment in public spaces of these fabrics, and increasing unemployment has caused this crisis (Alpopi & Manole, 2013). Realizing social justice, providing and forming safe and desirable environment for citizens' living and activities in order to achieve equal opportunities are major purpose of future plans for country. Undoubtedly, the urban eroded fabrics have failed to acheive these purposes due to economic, social and physical problems (Zangiabadi, et al, 2011).

General dimensions of urban eroded fabrics
1. Economic and financial dimensions:
Activities recession, residents' unfavorable employment and incomes, low-income people' residences, location and economic value of land, reduction of land and housing prices, the recession of reconstruction in these areas

2.Social and cultural dimensions:
Local population's leaving, increasing immigration, reducing the history of living in these fabrics (ephemeral instable residence), an increase in social abnormality, creating security crisis, increasing gap between different social classes
Physical and technical dimensions
3.Physical instability, microliter, inappropriate access, lack of local services, inefficient infrastructure, lack of urban infrastructure and superstructure and urban facilities and services, being susceptible to natural disasters
4.Environmental dimensions:
Some pollutions such as climate, audio-visual pollution, lack of green spaces and natural elements
5.Legal and political dimensions:
Barriers and problems pertaining to registration of documents such as mutual, inheritance problems, having no deed or legal document, and legal problems such as banning and confiscating some properties, and administrative problems such as lack of having certificate of completion of project and unauthorized construction, etc.
6.Administrative,structural,management dimensions: Organizational and management inefficiency, inefficient projects, plans, and administrative methods, failure in collaboration of institutions (Andalib, 2013:45-57)
7.Aesthetic and experimental dimensions:
Erosion in mental picture is issued from inspiration and perception of mind buildings or area. In the passage of time, as regard as the extensive change in natural, economic, social and humanity space, some fabrics without any historical change are not any more in harmony with citizens' needs. This perception is a judgment which may have no essence in reality (Tiesdll, et al, 2000: 31-35). Some factors such as lacking identity, failure in having sense of belonging to space, lacking intangible perception to fabrics, failure in fulfilling the human's aesthetic sense, lacking a sense of vitality in the eroded fabrics can be studied based on experimental and aesthetic dimensions.

Table 1. Theorists of the participatory reconstruction of the urban eroded fabrics. Source: authors.
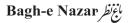
Theorist	Year	Intervention dimensions	Intervention principles	Proceedings	Scale
Lewis Mumford	1895	Physical, functional	Planning, modernization, participation, intervention even in a small space	Reconstruction Renovation	Neighborhood
Kevin Andrew Lynch	1918-1984	Experimental, aesthetical	Being in time, preserving the past valuable elements, focusing on intangible values, creative discourses between citizens and urban space, the perception of the space, legibility	Reconstruction, Reformation, Renovation	Space, neighborhood, residences
KenzoTange	1913	Functional	Interconnection with nature, coordination between human being and his activities with nature, connection, diversity	Reformation, Renovation	Building, space, neighborhood
Christopher Alexander	1936	physical	Organizing, determining, participation, gradual development, sustainable balance, paternal language, coordination	Reconstruction, renovation, reformation	Space, neighborhood
Richard Rogers	1990	physical	flexibility, being consistent with environment, people-oriented activities, sustainability, the passage of time by emphasizing on past, connection between people and space.	Reconstruction, renovation	Building, space. neighborhood, residences.

Fig. 1. The process of achieving component participatory pattern. Source: authors.

Participation

Participation leads to empower people and it is a part of the development and preferment process of empowerment. Not only participation may lead to people's success in self-handle and self-control activities, but also it may increase people's trust, skills, and knowledge which are the final product of participation (Abu Samah & Aref, 2009: 47-50).

The most important issue in the development and improvement of future cities is public participation which ensures people's obligation and consultation in the planning process (Amado, et al, 2009: 2-7). The functional realization of giving empowerment to local community through activities, organizing, authorizing and capacity development in local community has resulted in dramatic and considerable

changes. In addition to factors mentioned above, this interactive and participatory attitude has included the participatory activity of some organizations.

Sometimes, the purpose of creating collective action and thought may lead tocreation of tension among institutions and organizations;but the government has considered this purpose as a consequence of a new and holistic approach in urban management and governance. The participatory activity of some organizations may complete the electoral system by encouraging more participation and involvement in urban affairs. (Pourhahmad, et al, 2010)

Participation Models

Slogan participation: In fact, slogan participation is not accounted as participation, but it is the claim of having participation. The main purpose is fulfilling the planning authorities'interests rather than meeting the people's requirments and interests. They have posited participation to achieve legitimation for pursuing their projects and to decrease community resistance against it, and to facilitate performing projects. The focal point of the limited participation is to meet the people's interest until it does not suffer from a contradiction between the people's interests and that of authorities. Actually, the main objective of real participation is to fulfill the maximum people's interests and attract their satisfaction.

Limited participation: A contradiction exists when meeting people's interests and that of planning authorities are inconsistent with each other. In this case, people have voiced and protested, but they cannot monitor the implementation of their ideas. In this model of participation, information flow is usually from down to up. Thesource of this model of participation is functional and technical views.

Actual participation: here, the main purpose is to meet people's maximum interests and attract their satisfaction. The costs of participation has financed by the supported organization or government. Information flow in this model of participation is mutual and very active;therefore, both people and the planning authorities have shared their information.

Intellectual source of actual participation is liberal democratic and direct participation views(Saidi rezavani & Habibi, 2005: 21).

Participation Methods

Types of participation methods in the world are presented in Table 2.

Participation reconstruction methodsin Iran

To achieve a combinative participation model, based on the studied samples and the considered purposes, the necessity of choosing appropriate method to apply participation model is apparent. Thus, in this section of present study, types of participation reconstruction methods used in Iran have been shown in Table 3.

Considering the presented theories, generally, it can be noted that the main purpose of projects conducted and implemented in Iran is to fulfill planning authorities' interests and that of employers. The scope of participation has referred to financing projects and considering participation as a tool to legitimize projects. Authorities has not received any feedback from citizens in these projects, they are not entitled to protest and monitor projects. The flow of information is mostly unilateral flow. Thus, it is obvious that the necessity of refraining from slogan participation is apparent in order to achieve limited participation and actual participation. In this paper, types of participation methods have studied. It should be noted that the results of each methods implementation will be successful only if community and their participation is the most important. Then, types of participation tools will be explained later to profit from types of participation methods in developing analytical model and to assessment priority of dimensions and effectiveindicators in retrieving urban eroded fabrics.

• Types of participation tools

In general, there are many participation tools based on the purpose of participatory project, scope and method. Therefore, each participation toolmay be appropriate to a particular project, so that some of participation tools are devoted to project's title
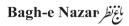
Table 2. Types of participation methods. Source: Khibanifarash, 2011: 57.

Participation methods	Explanation	Appropriate participants	Costs	Time	The used items (scale and required space)	Non-used items	strengths	Weaknesses
Planning for Real	-creating three-dimensional model of participants' neighborhoods by participants -adding their suggestions to the model respectively	Neighborhood residents and those who are interested in space -there is no limitation on number of participants	-Average costs because of having facilitator of learning, and using model provided by schools or local groups	-from several months to several years	-on neighborhood scale and adjacent unit - focus on the priority of local community - win local people right over project -induce residents in participation	-when there is inadequate costs -inadequate time - regional or national project	-creating activities -participating those people who usually are not interested in a joint effort -the less use of oral and written skills and the more use of non talkative one	- if facilitator of learning do not play his function well, authorities dominate more -it serves as local project than national project -the process of developing model, analyzing and feedbacks and results is time-consuming
Area Forum	-to hold a meeting by local community between high delegation, police, local dignitaries, and ley organizations to discus and response residence face to face -the leader of meeting is one of local delegation -administrative operations is resulted from feedbacks analysis	-neighborhood residents, local salesman, local community -management organizations, lessees, police, health officials, volunteers	- average or low - the cost of local community building -the cost of employee depends on time of their work	Continuous process	-To inform people of the local community's activities and polices to develop new affecting rules and polices -to examine the peopl perception of developing new space -to know the most important issues for people	- To decide for space development by yourself, a sample of local community is needed	-To encourage people to freedom of expression -direct intermediate between local delegation and local people	-many items may run by youth or poor people -some workshop may handle by specific views

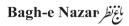|							
Action planning	It is a statement with a specific period of time to achieve certain objectives, having timetable and certain steps.	-to use it in organizations to achieve certain objectives	-low cost, but if there is need to have an independent place, the cost increases.	Depend on the number of objectives; it ranges from hours to a day.	- To assess and explain organizations future -To determine purpose -To assess weaknesses and threads to reach purposes - To develop clear suggestions and timetable for achieving purposes	-To manage problems -To have public participation directly	-To develop certain and clear suggestions -To reach measurable results	-In comparison to other methods, it is not holistic.
Focus Groups	-To handle small groups by facilitator - To choose specific issue and close discussion on it in the limited time -To record reports	-Small group consists of people delegations (6-12 subjects), particularly those who are not comfortable in community	-Average or low cost including the cost of meeting place - The cost of facilities such as foods and comfortable place for children to encourage participants.	Low (about 2 hours)	-To encourage people to participate in small group -To discuss on certain issue -To focus on specific views of extended community - To understand some groups views who do not fill in questionnaires	-If you elaborate on an issue, people know that the time is inadequate. -To get quantitative and expressive results	-high level of social interaction due to the small size of group -lead to further understanding of people's views on various issue -Members participate in preparing statistical graphs	-Group may be governed by a dominant view and some participants feel they are prevented from speaking. -Responses are not quantitative and cannot be examined by extensive heories. -It is difficult to select a suitable facilitator. -groups' targets may refer to a wide range of public meeting.
Charrettes	It is a creative participate workshop in which different polices are gathered to examine space design. -This workshop consists of community members, professional designers, and project officials.	-Community members, professional designers, project officials	-Low -Average or high cost -it depends on the frequency of meetings and professionals earning.	Usually 3 or 4 days	-To gather citizens and decision makers and professional designers to create comparative, creative, collective project -To discover community viewpoints -To consult professional designers	-When there is insufficient cost and time, the effect of professionals' views is more than that of people.	-It is creative and dynamic workshop. –a partnership between groups that do not work together traditionally has increased. -Designers' views on community needs has considered.	-It may lead to unrealistic expectations. - The facilitators should explain about activities to each social class.

Table3. Participatory reconstruction methods in Iran. Source: authors.

Participation name	Participation case	Purpose	Proceedings process
Project stock	To attract owner participation	Financing and organizing small capital	To benefit from stock interests of project or possession of constructed units
House by house	Internal owners	To reside temporarily the eroded fabrics residents in a place to prepare reconstructed units - To exchange the eroded house to a new one without the intervention of price factor (Norouzi Allah Shams, 2008, 12)	- To assign apartment's units equivalent to ½ the area of the old property to owners
Bonds	Internal owner and external investors	Financing project	Government Bonds are securities with or without name that by law or the Islamic Republic Of Iran's Central Bank license with specific nominal price for certain time has published to financing the required funds to create, complement and develop service, construction, productive projects. Bonds have yielded to those investors who are eager to participate in the mentioned project implementation through public offer. (Aini et al, 2008, 7)
Selling house based on its meters	Internal and external	To promote house construction. -To attract small capital such as individuals capital and gradual savings	The apartment units constructed by Government's support will be offered to people by investment firms. People can supply at least half of their desired home price by purchasing bonds, and the reminded 50 percent of housing price can be obtained by an agreement conducted between investment firms and other party, Bank, through secular facilities. (Rosta, 2010, 7)
Collaborative Company	The participation of conductors, investors, legal individuals is possible (MajidRosta, 2010, 7)	An increase in having a sense of participation and an increase in neighborhoods members' trust as well as an increase in their satisfaction and legitimating urbanism management can prepare community to accept more social responsibilities. -To induce municipality and urban management to productive activities.	Owners who their properties are located in one area of the eroded fabrics can form a collaborative company by obtaining collaborative department and executive organization. Shares of each member, besides monetary values of his property, is non-cash and cash assets and technical services which can be increased by other shareholders agreement. (Rosta, 2010, 7).

B.O.T method	Other external investors	Financing great project	Municipality department temporary give some lands to investors and a project construct completely by investors efforts and both investors and municipality share the project interests for certain time. After completing the project, all moveable and immovable properties belong to the department. (Rosta, 2010, 7)
Integration	Internal or external	It is occurred when neither there are valuable buildings, nor urban complex. -moreover, buildings are not usable due to vast erosion and abnormality. (Daviran, 2008, 129)	The complexity of possession is referred to continuous divisions of properties and reducing them and sharing possession between heirs and failure in developing property due to legal barriers and conflicts. Urban blocks in terms of their constitutive such as roads network, green spaces, administrative-educational-medical-entertaining spaces have constructive problems, so that, collapsing and reconstructing individual blocks may doom to increasing constructive problems and inefficient fabrics. (Daviran, 2008, 129)

including interview, questionnaire, three-dimensional preliminary model, creating collaborative memory, using photo and films that they will be explained in applying tools part.

• **Gulliver footprint**

In this activity, a large map (250/1 to 500/1 scale) of a neighborhood's scope is provided and presented. This activity is pursued in one of visible public places (for example: a shopping center or a public community center) for 10 days. The map is placed on the ground and people are invited to take off their shoes and sit on the map to write their comments on it. As the map is filled with comments, some photo is taken from the map. These comments written down on the map are called "Gulliver footprint" consisting individual or collective memories or concepts which are referred to different location of urban and local residences (Driskell, 2002: 148).

• **Painting**

To accomplish painting, it is recommended that

a researcher should pose a question at first. For example: "would you paint your neighborhood's scope and would you show me important places you go there?" considering the fact that painting is not like a map; however, encourage participants to emphasize on public and semi-public places. After finishing painting, take some notes about painting steps, the first painted element, and finally the latest painted element, the most painted places, and unclear and vague scopes (Driskell, 2002, 102)

• **Conceptual Model**

All point taken into consideration, it is clear that different dimensions of fabrics consisting economic, political, planning, administrative, social, cultural, practical, infrastructural, environmental perceptional and aesthetical dimensions should be regarded to perform interventions in the eroded fabrics. It is believed that the time and scope of interventions should be decidedin each participation method driven from global methods and methods used in Iran, and some participation tools should be applied to achieve a complete participation. To reach more exact comprehension of conceptual model, table 4 shows a combination of all notes mentioned above. Table 4. Analytical Model. Source: authors.

Analyzing case study (the studied confines of area)

Khoobakht neighborhood is located in Imam Ali (AS) area in 15th region of Tehran city. Most part of this area is eroded, and properties and demolitions conducted on them in order to extend Imam Ali (AS) highway which pass through this area accelerate this undesirable situation. Besides high population density, shortage of urban services, inefficient access in internal section of eroded fabrics have caused this area to be considered as one of the proprieties of reconstruction. One of the six sections obtained from the structural divisions of Imam Ali (AS) is Khoobakht neighborhood, 4th section, which consist of a number of identifiable small neighborhoods (Fig. 2).

Regarding the model developed above, reconstruction

project conducted on khoobakht neighborhood in 15th region of Tehran has been studied to determine citizens' tendency to participation in the process of planning project and the implementation of a project in urban eroded fabrics. In this paper, field method, interviews, and open and close questionnaires are research methods. To determine sample size, questionnaires based on Morgan and Krejcie'stable has used. Finally, 386 subjects have selected using random sampling method.

Discussion and analysis (The analysis of responses obtained from questionnaires)

It should be noted that this is a participatory project, and it is the first time this project has conducted in Iran. All previous reconstruction planshave been projectable. Participatory projects have been conducted in terms of roadway and sidewalk reconstruction and none of them is pervasive. According to qualitative research approach, it is intended to discovering interviews when questionnaires are filled by citizens. In conclusion, the most important residents' comments are written down and key words received more attention by residents have been studied. In line with filling in questionnaires, it is referred to fabrics residents to ask them for their opinion in all hours of days to avoid losing various groups (including old people, youth and employees). At first, classes of significant and obvious information arefoundthrough questionnaires or interviews. Then, using continuous assessment, it has tried to information classes reach the maximum rate that is to discover instances related to that classes and this discover has pursued until new information do not add in to classes. These classes include small-classes revealing multiple views on the main class. These classes are named features which have polar mode falling in a continuum. In general, information classes process is reduced databases to a small set of contents or classes that represent the process features or the tested proceedings of Grounded Theory (Danaeifar & Kazemi, 2012: 195-196). When a set of initial classes is formed, a class of open coding is chosen as the central phenomenon.
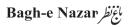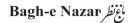
Table 4. Analytical Model. Source: authors.

Concept	Dimension	Indicators		Intervention Time	The used participation method	Participation tools In order to know residents' opinions and apply them in a project
	Economic	Internal economic	Resident's empowerment	Before, at the time and after implementation	-Charrettes -Area Forum	Three-dimensional preliminary model -Questionnaire -Interview
			Employment	After implementation		
			Attracting residents' capital	Before implementation		
		External Economic	The exchanged house prices	Before implementation		
			Attracting external capital	Before, at the time and after implementation		
			Government subsidy for these fabrics	Before and at the time of implementation		
	Political-planning-management	Political	Rules	Before and at the time of implementation	-Action Planning -Charrettes	-Three-dimensional preliminary model -Questionnaire -Interview
			Plans	Before and at the time of implementation		
			Project	Before and at the time of implementation		
		Planning and Management	Schedule	Before implementation		
			Obligation to schedule	At the time of implementation		
			Forming local instructions	Before implementation		
	Social	preserving social foundation		Before and after implementation	-Focus Groups - Area Forum	-Creating collective memories -Gulliver footprint
		preserving focal neighborhood		After implementation		
		Security		At the time and after implementation		
		Control and surveillance		At the time and after implementation		
	Cultural	Consider sub-culture		Before and after implementation	-Focus Groups - Area Forum	- Questionnaire -Interview
		Integration of cultures		Before and after implementation		
		Cultural dignity of neighborhood		After implementation		
		To refrain from accepting strangers		At the time and after implementation		
	Physical-functional-infrastructural	Reconstructing buildings		At the time of implementation	-Area Forum -Planning for Real -Charrettes	- Three-dimensional preliminary model -Questionnaire -Interview -Creating collective memories -Gulliver footprint
		Strengthening		At the time of implementation		
		Widening roads		At the time of implementation		
		Constructing comfortable places		Before and after implementation		
		Creating private, semi-private, and public privacy		Before and after implementation		
		A design for different ages and various social classes		Before and after implementation		
		To provide parking		Before and after implementation		
		Providing green spaces		Before and after implementation		
		Increasing capitation standard		Before and after implementation		
		Improvement and development by motives		Before and at the time of implementation		

Concept	Dimension	Indicators	Intervention Time	The used participation method	Participation tools In order to know residents' opinions and apply them in a project
	Environmental	Removing audio-visual-behavioral pollutions	Before, at the time and after implementation	Planning for Real Area Forum	-Questionnaire -Interview
	Perceptional-Experimental	Preserving neighborhood identity	After implementation	Focus Groups - Area Forum	- Creating collective memories -Gulliver footprint -Taking films and photos -painting
		retrieving previous neighborhood memories	After implementation		
		creating a sense of belonging to neighborhood	After implementation		
		creating aesthetic sense in neighborhood	After implementation		

Fig. 1. Imam Ali Neighborhodds. Source: Sadeghiani, 2013: 135.

Fig. 2. The location of Imam Ali area in Tehran.
Source: Sadeghiani, 2013: 134.

Typically, the selected class through the process is a significant and conceptual attractive class which is extensively discussed by participants. In this study, economic, environmental, social, political-management - ing, physical-practical-infrastructural, cultural and experimental-perceptional classes have specified. Then, after referring to databases, data that is exceeded the previous data has obtained through observation is added to them in order to identify classes related to the axial phenomenon. This step is an axial coding to find the special coding classes related to the axial phenomenon, Database is analyzed. The results of this analysis are presented in table 5 and figure 3 shows the frequency of each keywords.

Conclusion

In this section, according to the frequency of codes related to classes, it is proven that social class is devoted the highest proportion of people's eager. In relation to the reconstruction of the eroded fabrics, there is a noticeable tendency to perform the first proceedings on social reformations. The result and analysis of the third section of Grounded Theory is referred to selective coding. Then, social codes are the most codes approved by citizens, the most interested in participation, the schedule of projects, uncalculated financial statements about constructing new houses, the way of repaying loans, knowing about project and being not inconsistent with

their neighborhood's values, remaining next to their old neighbors, and being responsive to the needs of their children as well. Finally, as can be seen in the frequency of each dimension key words, it is observed that the most affecting dimension is social dimension. Participators in interview are mostly eager to start reconstruction measurements simultaneously or at the same time of pre-proceedings in social dimension. The reconstruction proceedings in social dimension are presented in analytical model such as using participation tools, Gulliver footprint, in social dimension and creating collaborative memories. And, the reformation of social problems is headed in the proceedings (see table 5). The second most trends belong to infrastructural, physical and functional activities required in fabrics. Therefore, it seems that to realize a complete participation in project, the issue of social dimensions and meeting infrastructures before mere physical interventions is very necessary and can guaranteethe achievement of the project success. Finally, Table 6 indicates some recommendations in increasing residents' participation.

Table 5. Coding driven from open and close interviews. Source: authors.

Row	Dimensions	Key words
1	Economic	Residents livelihood, housing situation, economic situation, livelihood situation, economic infrastructures, employment, incomes, debts to organizations, affording paying debts, having job, loans
2	Environmental	Reducing the level of environment hygiene, moral-behavioral-environmental- audio pollutions, allergy and illness, for example: residents cut their nails in balcony
3	Social	Immigration, reducing population, the presence of addicted person or swindlers, social foundations, relations, security, monitoring, crime, criminals, abnormality, a city without police officer, welfare, honorable people, having interaction between neighbors and people
4	Political-management-planning	Failure in having specific plans, correct management and people trust, prolonging the implementation time, residents dissatisfaction , not pursuing promises, only housing, quick and without delay construction, designing based on neighborhood information, administrative factors, officials, price framework, clear selling and purchasing houses, uncertain destiny , delay in implementation and completion, neighborhood hall, exchanging properties, construction permit, government
5	Physical- functional-infrastructural	Ruined places, creating fences to avoid easily access, barriers, snug places, designing without meeting resident's needs, reformation, roads, facilities, services such as water and electricity, meeting people needs, green places, stores, commercial function, places for entertaining and exercise
6	cultural	Identity, local and social foundations, neighbors, culture and manner of living in an apartment, under complete possession, culture, religion, literacy, respect to each other, traditional livelihood manner, families with different cultures, old and local residents, visiting and greeting
7	Experimental – perceptional	Having a sense of belonging, spiritual dependency, knowing each other, relationship between residents, religious identity, the presence of strangers, local residents, old neighborhood, intimacy, welfare, satisfaction

dimension

- Social dimension
- Economic dimension
- Political-Management-Planning
- Exprimental-perceptional dimension
- Cultural dimension
- Enviromental dimension
- physical-functional-infraustructural

Fig. 3. The percentage of frequency of keywords for each dimension in open and close interviews. Source: authors.

Table 6. Some recommendation to increase residents' participation. Source: authors.

Time	Social-cultural dimensions	Political dimensions	Economic dimensions	Physical dimensions	Environmental dimensions
Before implementation	To identify local values -to consider comfortable places	-To familiar officials with people _To familiar people with further alternatives	-To determine financial plans and with loans and repayment ways	-To give feedbacks on spatial relations and spatial structure of plan	-To consider green spaces and climate
At the time of implementation	-To provide security	-To inform people of schedule and administrative planning	-To specify ways of taking and repaying loans	-To inform people of designing neighborhood, future physical plans, and the place of local services, establishing adequate infrastructures, and the possibility of quick reconstruction	-To remove construction debris rapidly -To prevent from audio-visual pollutions
After implementation	-To provide suitable condition to preserve social structure of neighborhood (to maintain old neighborhood next to each other)		-To inform people about the schedule of repaying loan	-To provide qualified house with standard capitation by considering local structure	-to create beautiful spaces by considering standard capitation of green spaces

---

(proceeding)