



# Explaining the model of “participatory development” (utilizing socio-spatial capacity building) in the process of urban regeneration in distressed urban neighborhoods (study example: Noghhan Neighborhood in Mashhad)

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## ABSTRACT

In recent years, in order to revive the distressed urban textures, emphasis has been placed on the regeneration approach, and therefore the aim of this study is to explain the model of “participatory development” in the process of urban regeneration based on the socio-spatial capacities in the distressed urban areas. The method of information gathering from the library- field type and the data analysis method in the qualitative part, in order to identify the components from documentary researches and interviews with experts, the qualitative content analysis method in the quantitative part of the exploratory factor analysis (EFA) method using SPSS software and confirmatory factor analysis (CFA) with AMOS software. The study sample is Noghhan Neighborhood in Mashhad. The statistical population includes all heads of households in Noghhan neighborhood (about 300 people) and 169 of them were selected by random sampling.

The results indicate that according the exploratory factor analysis and the repetition of five factors in it, it shows the appropriate validity of this model, and the parameters of the confirmatory factor analysis shown that the model has an acceptable fit. Finally, the component of social and cultural changes with a weight of 0.68 is in the first priority, and then the components of economic and physical-spatial changes with weights of 0.62 and 0.57 are placed in the second and third priorities. It is worth mentioning that the two components of governance-management and environmental quality and sustainable development have been placed in the final priorities, which, of course, cannot be ignored.

**Keywords:** *Participatory development, urban regeneration, socio-spatial capacity building, distressed urban neighborhoods.*

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## 1. Introduction

"Regeneration" obtained from the root of reconstruction means reviving, revitalization, renovation, growing, which was used for the first time in the first half of the fourteenth century, and in early, it was not something independent of urban renewal, and it started from a purely physical perspective [1]. But over the time, the aim of implementing urban regeneration policies and urban revitalization programs is promotion the quality of life in settlements through securing and strengthening buildings, developing and improving urban infrastructures, providing required urban services, education residents, creating job opportunities, strengthening local management institutions and neighborhood service offices of non-governmental organizations, modeling and promoting quality rules and guidelines for construction. In other words, urban regeneration takes into account the complexity of issues and problems in distressed urban contexts, considering a combination of different physical, social, cultural, economic, environmental and functional factors, in the meantime, emphasizing on the social-cultural dimension will be very useful for economic prosperity and improving the function of such contexts as well as reviving their bodies by preserving their previous identity. Promoting the capacity of communities living in informal settlements depends on ensuring the improvement of their knowledge, skills and capacity in asserting their rights and managing the resources necessary for local development. We must accept that it is the residents and local institutions that have the most influence in promoting the living spaces of the city, and the necessary capacities must be provided in them through the facilitating role of government institutions and mediators; until in a collaborative process, to guide the existing trends towards the promoting of living conditions in distressed (inefficient) urban contexts and the exit of their residents from the cycle of poverty. In fact, it can be said that special considering to the existing social capacities in the neighborhoods and strengthening their skills and abilities, which is

done with a specific goal (urban regeneration), can be very helpful. According this, funding urban projects is one of the constant concerns for organizing or improving the quality of city spaces. A point that is usually neglected in this context, in addition to social capacities, is the benefit and utilize of spatial capacities that are generally hidden in public spaces and are at the disposal of urban management (municipality). According to Mehrazan Comprehensive Plan Studies in 2017, since 1992, the interventions in the urban context of Samen District in Mashhad, Razavi Khorasan Province have started and during these years, apart from the definition of macro-economic projects, not only the social capacity of the old residents of the area has not been used, but also the population living in the area has decreased from about 52,000 people to less than 18,000 people. This decrease in the population of the residents, while the population of the whole city of Mashhad has grown more than twice, is a sign of the departure and rejection of the residents of the Samen district.

Samen district of Mashhad Municipality as one of the oldest of city proper and also in terms of its proximity to the holy shrine of Imam Reza (AS) on the one hand, it is very rich in terms of cultural, identity and spiritual content as well as historical values and on the other hand, it has worn out and exhausted.

Therefore, it is very necessary to speed up the improvement of existing dysfunctional structures in a sustainable, identity-oriented, culture-based manner and with respect to the hidden originalities of the past, which of course requires relying on the human capital of the residents and the existing cultural capacities. Therefore, the need for a new approach to the improvement of these textures through the urban regeneration approach and avoiding doing tasteful and unregulated works by explaining a scientific and precise model according to the local characteristics is very tangible. Most of Noghman neighborhood was used for residential purposes during the implementation of the renovation and improvement project, and after the implementation of the project (until now); residential use still occupies the largest area.

The existence of Noghhan district, as the oldest place in Mashhad city, whose history dates back to before the martyrdom of Imām Reza shrine, is the most important spatial capacity in this neighborhood, which can raise its role to the extra-urban level as well. In this study, in addition to explaining the use of social capacities, especially in order to provide funding and increase building trust among people, it will be possible to achieve a suitable model for the realization of social regeneration using the capacities that are available to the municipality. This model is called "participatory development" in order to avoid conceptual interference in this research with common amendments. In the "participatory development" model, spatial capacities, including geographic capacities, the capacity to franchise of change of land use and such as the municipality's contribution and the occupational, human and economic capacities of the local community as the people's contribution, it can be lead to spatial development of neighborhood oriented. In this study, we will try to clarify this pattern.

## 2. Theoretical Foundations

### The concept of urban regeneration

The word regeneration is taken to mean, revitalization, renovation, regrowing [8].

Regeneration processes around the world seek to transform urban areas into more diverse and vibrant neighborhoods and spread those positive effects on a larger city scale.

As an integrated and inclusive process that combines physical, environmental and socio-economic measures, urban regeneration is recognized as one of the most comprehensive and effective tools that governments can adopt to promote inclusive, resilient, safer and more sustainable cities [8].

The term was widely followed after 1995 as an alternative to urban renewal in the field of urban planning. In fact, urban regeneration seeks to solve the problems of urban wear and tear by improving cities in deprived and worn-out areas. This approach not only seeks to revitalize abandoned areas, but also deals with broader issues such as a competitive economy and quality of life, especially for those living in slums. Ideally, urban regeneration involves the formulation of political goals, their implementation through executive plans, and

continuous demonstration of performance [10]. Urban regeneration is a key approach to deal with the problems of instability in cities, which, however, is mostly guided by motives other than sustainable development. In order to carry out regeneration programs, the specific strengths and weaknesses of a determined place must be identified in a real and effective manner in order to changing lanes towards sustainability. As well as, to evaluate the capability of urban transformation, social, ecological and technological subcategories are needed, which have major effects on the transformation of urban areas [11]. If the urban regeneration strategy leads to the improvement of urban infrastructure and promoting of the productivity of urban land,

The reduction of the cost of reforming and urban lands consolidation, the promotion of the skills of the local labor, the improvement of the employment situation and the promotion of participation ability, competition and the level of exploitation of ICT, "economic regeneration" is an important and vital component of it. Dealing with development from within and economic revitalization of inner city parts is one of the most important strategies of this approach for urban regeneration. Therefore, urban regeneration is a complex and multifaceted issue that is not only a physical task, but also a process with strong economic, social, cultural, environmental and management dimensions. This approach emphasizes the following:

1. Renovation should be done with the participation of local people, in other words, the realization of urban regeneration programs will be possible by increasing the motivation for the presence of residents and owners in these areas.
2. Construction reserves must be maintained.
3. The originality and special character of each section must be preserved.
4. Renovation is a gradual thing and cannot and should not be done all at once.
5. Landscape and fields should be renovated and developed.

In short, it can be said that the part of "renovation" that includes non-physical, social and environmental aspects is called "urban regeneration". In the current decade, the integrated urban regeneration has an explicit

reference to the quad components (cultural, physical, economic and social) and integrated approach (statements and charters). In general, it can be said that the achievement of integrated urban regeneration compared to other previous policies, unlike them, has taken into account a contextual approach, a four-component structure, and defined general principles, and ruled out the homogenization of all contexts. The most important principle is recognition the capacities and up-to-dateness of the textures and to inject growth stimulants according to the texture structure.

### **The concept of distressed texture**

Distressed context means an area that is harmful to the safety, health or well-being of society due to destruction, incomplete and defective planning, insufficient or inappropriate facilities, the existence of harmful uses, the existence of unsafe structures or a combination of these factors [4]. In Iran, distressed urban textures refer to areas of the legal boundaries of cities that are vulnerable due to physical wear and tear, lack of proper vehicle access, facilities-services, and urban infrastructure, and at the same time, the spatial-environmental and economic value and are socially privileged [10].

### **Distressed urban textures regeneration**

The sustainable urban regeneration approach is a comprehensive and integrated effort to bring back to life the decaying textures and areas. This process leads to the cessation of the wear and tear process and the regeneration of space and place; therefore, the function of the sustainable urban regeneration approach is to stop the decline in various physical, social, economic and environmental dimensions to remove the texture from the cycle of degradation and improve the quality of life in it [2]. In general, all the activities that are done to deal with the centrality of improving social and biological conditions, including development, redevelopment and improvement, are considered as a kind of urban regeneration. Regeneration focuses on the improvement of the economic, social and environmental condition of the city and expresses a wide range of activities that give new viability to inefficient areas, cleared

buildings, infrastructures and buildings under reconstruction that have reached the end of their useful life. A key attitude in regeneration in the general sense is to improve the overall condition of the city and its people [6].

The principles of urban regeneration require the creation of clear goals for sustainable urban development, adequate analysis of local conditions, the need for effective use of available natural, economic and human resources, the participation and cooperation of stakeholders in order to improve the physical conditions of buildings, social structure, economic base and environmental conditions. In other words, sustainable urban regeneration with an integrated, comprehensive and operational policy by creating positive and sustainable changes causes the improvement and quality promotion of distressed urban textures and seeks permanent improvement and integrated redevelopment of deprived urban areas. This methodology proposes a flexible basis that can be adapted to regeneration projects with different dimensions and contexts and as a comprehensive method at every stage for stakeholders with collective collaboration in an integrated framework for planning and monitoring regeneration measures to lead to flexible and sustainable interventions [9]. Therefore, as it is known, in addition to people as beneficiaries, in the private sector, investors, lenders and companies providing construction and operation services, and in the public sector, there are government policy makers who participate in collaborative projects. They define the private and public sector and establish and implement the policies of these partnerships [7]. In this research, according to the three main branches emphasized (participatory development, urban regeneration, and distressed urban neighborhoods), we have compiled a theoretical research framework that shows the relationship between concepts in order to achieve the goals of the research. The present article is taken from the urban design doctoral

dissertation under the same title, and we have talked about these concepts in the dissertation report.

Finally, we concluded the components and indicators of “participatory development” in

the process of regeneration of distressed urban neighborhoods are taken from the mentioned sources and interviews with experts using the qualitative content analysis method.

**Table 1:** The Theoretical Framework Of The Research

	Component	Index	Reference
participatory development in the process of urban regeneration in distressed urban neighborhoods	Physical-spatial changes	Design and construction with environmental considerations; land use management with emphasis on internal development; Promoting the safety and stability of the building; promoting the residential satisfaction; promoting the local identity and dignity; protection of city proper values; Increasing the permeability and physical accessible;	(Roberts, 1998),(Pakzi, 2007), (Davidson, 1998), (Aeini and Ardestani, 2009), (Habibi and Haji Bande, 2009), (Larini, 2002), (Safaeipour, Daman Bagh, 2019), (Shahriari, 2021), (Hum, 1998), (Lundry, 1995), (Pourahmad, Habibi, Keshavarzi, 2010), (Comprehensive framework for sustainable urban regeneration, 2014), (Galdini, 2005), (Giont, 2010) , (Roberts & Sykes, 2000)
	Social-cultural changes	Creating and promoting the social capital in the neighborhood; Improving the quality of life and social relations; Reducing crime and overcoming stigmatization; Overcoming social deprivation; Strengthening and consolidating social bonds;	
	Economic changes	Increasing job opportunities; Attracting domestic investments; Improving the distribution of wealth; promoting institutional and economic versatility ;	
	Governance - management	Increasing the amount of space for cooperation and participation; Attention to the interactions between organizations and institutions and their internal relations; Capacity building and knowledge management in urban management; Measuring, monitoring and reviewing all urban regeneration measures; Convergence of various plans and programs of urban development;	
	Environmental quality and sustainable development	Taking advantage of the internal capacities of development in order to prevent the excessive expansion of cities and preserve natural resources; Promoting the utilize of new and affordable construction technologies	

Source: Author

### 3. Methodology

The present study is based on the research objective of the fundamental- experimental type and the gathering data method is library - field information. The techniques used in the research include the use of questionnaires and interviews. Data analysis was done in the qualitative dimension of the content analysis method and in the quantitative dimension using SPSS software and AMOS software. The size of the statistical population is about 300 people, all heads of households in Noghan neighborhood. Referring to the sampling table of Krejcie and Morgan (1970) and Cochran's sampling formula, the sample size is 169 people according to the above statistical population. The sampling method in this research is random sampling. In order to compile and compile the components and indicators of participatory development in the process of urban regeneration in distressed textures areas, and since the studies of this section rely on the results obtained from theoretical studies and interviews with experts (supervisors and advisor and a number of experts related) has been compiled, directed qualitative content analysis (DQICA) has been chosen as the research method for the studies of this section. In the qualitative content analysis method, the researcher relies on the criteria and indicators derived from the theoretical and also use interviews with the experts and describe and interprets the hidden content of the texts. Therefore, in this method, only the apparent content of the message is not so valuable, and the researcher goes beyond the words or the objective content of the texts and tries to discover and describe the overt and hidden themes or patterns in the text objectively and with objective criteria [10]. It is worth mentioning that in this study, the reliability of the questionnaire has been achieved using internal consistency using Cronbach's alpha method.

**Table 2:** Cronbach's alpha coefficient for the components of participatory development in the process of regeneration of distressed urban neighborhoods

Dimensions	Reliability coefficient of each dimension	Total reliability coefficient	Acceptable value
Physical-spatial changes	0.793	0.926	0.7 $\leq$ $\alpha$
Social-cultural changes	0.805		
Economic changes	0.763		
Governance - management	0.796		

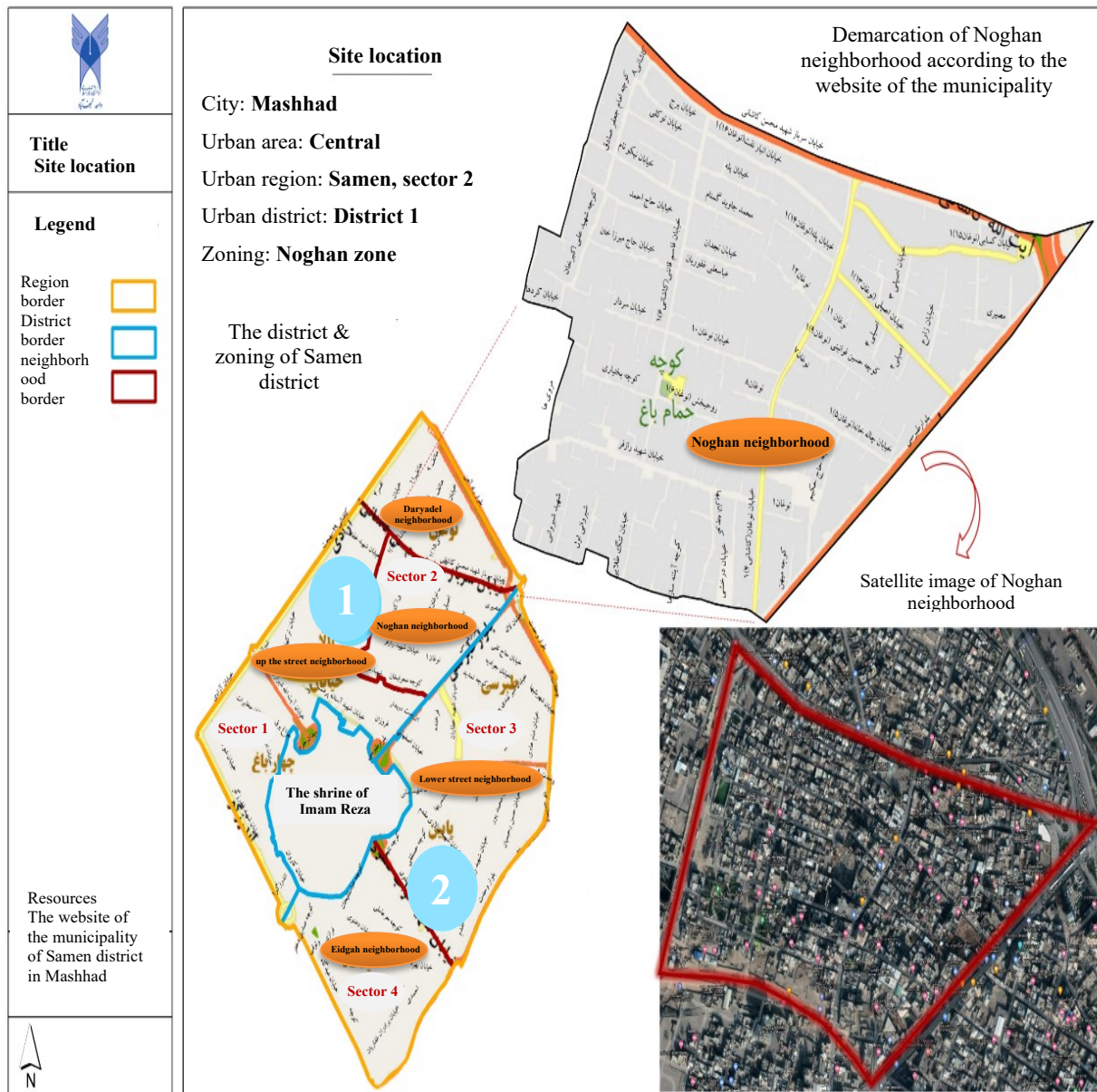
Environmental quality and sustainable development	0.808		
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Validity of the research variables from the exploratory factor analysis test and to the theoretical foundations of research test and prioritization and explanation of the participatory development components extracted from the confirmatory factor model is used. The studied area is located in Samen district in Mashhad. Samen district has an area of 360 hectares, of which 51 hectares are the Imam Reza (AS) and the rest of the area is divided into 4 sectors. This area consists of 9 neighborhoods, which sector 1 includes Chaharbagh neighborhood, sector 2 includes Tappol Mahaleh, Noghan and Daryadel neighborhoods, Sector 3 includes Keshmiriha, Rad and Javadiyah neighborhoods, and sector 4 includes Bagh Hassan Khan and Eidgah neighborhoods. The area of interference is Noghan neighborhood, which leads from the north to Kashani (Daryadel) street, from the east to Tabarsi Street, from the south to the Holy Shrine, and from the west to Bagh-e Rezvan.

### Data analysis and discussion of findings

In order to find out that the set of ingredients of the questionnaire is saturated with several important and meaningful factors, exploratory factor analysis was performed through principal component analysis and Equamax rotation. First, to investigate whether the selected sample size is sufficient for factor analysis? The Kaiser-Meyer-Olkin (KMO) Test for sampling adequacy was performed. Bartlett's test of sphericity was also used to determine that the correlation between the test items in the community is not zero. In order to overcome the problem of the number of samples or the ratio of variables to samples, it is necessary to comply with the KMO criterion and Bartlett's test of sphericity to measure the adequacy and fitting of the data for EFA. If the scalar value of KMO is greater than 0.6 and the result of Bartlett's test also has 95% Confidence Intervals or more (that is, the scalar value of sig of this test is less than 0.05), the data are suitable for factor analysis. According to the results of the exploratory factor analysis test, the value of the KMO index is equal to 0.858 (near to 1) and more than 0.6, so the number of samples is sufficient for factor analysis. Also, the sig value of Bartlett's test is 0.0001 and less than 5%, which shows that factor analysis is suitable for identifying the structure and the assumption of known correlation matrix is rejected.

Map 1: Location of the studied site



**Table3:** Results of KMO index and Bartlett's test

0.858	Kaiser-Meyer-Olkin (KMO) Test for sampling adequacy	
1437/679	Chi-squared	Bartlett's test of sphericity
127	Degrees of freedom	
0.0001	P-value	

The matrix of components according to Equamax rotation is in the form of the following table. Factor loadings greater than 0.4 are approved.

**Table 4:** Factor Loadings Greater Than 0.4 Of Five Components Extracted Post- Rotation

Component	Factors	Symbol	Factor loading of the 1st factor	Factor loading of the 2nd factor	Factor loading of the 3th factor	Factor loading of the 4th factor	Factor loading of the 5th factor
Social-cultural changes(Z1)	Creating and promoting the social capital in the neighborhood;	Y1	0.621				
	Improving the quality of life and social relations;	Y2	0.601				
	Reducing crime and overcoming stigmatization;	Y3	0.631				
	Overcoming social deprivation;	Y4	0.610				
	Strengthening and consolidating social bonds;	Y5	0.673				
Environmental quality & sustainable development changes(Z2)	Promoting the utilize of new and affordable construction technologies	Y6		0.501			
	Taking advantage of the internal capacities of development in order to prevent the excessive expansion of cities and preserve natural resources;	Y7		0.508			
Physical-spatial changes(Z3)	Design and construction with environmental considerations;	Y8			0.567		
	land use management with emphasis on internal development;	Y9			0.500		
	Promoting the safety and stability of the building;	Y10			0.612		
	promoting the residential satisfaction;	Y11			0.507		
	promoting the local identity and dignity;	Y12			0.527		
	protection of city proper values;	Y13			0.502		
	Increasing the permeability and physical accessible;	Y14			0.589		
Economic changes(Z4)	Increasing job opportunities;	Y15				0.534	
	Attracting domestic investments;	Y16				0.619	
	Improving the distribution of wealth;	Y17				0.611	
	promoting institutional and economic versatility ;	Y18				0.512	
Governance – management changes(Z5)	Increasing the amount of space for cooperation and participation;	Y19					0.576
	Attention to the interactions between organizations and institutions and their internal relations;	Y20					0.545
	Capacity building and knowledge management in urban management;	Y21					0.517
	Measuring, monitoring and reviewing all urban regeneration measures;	Y22					0.544
	Convergence of various plans and programs of urban development;	Y23					0.571



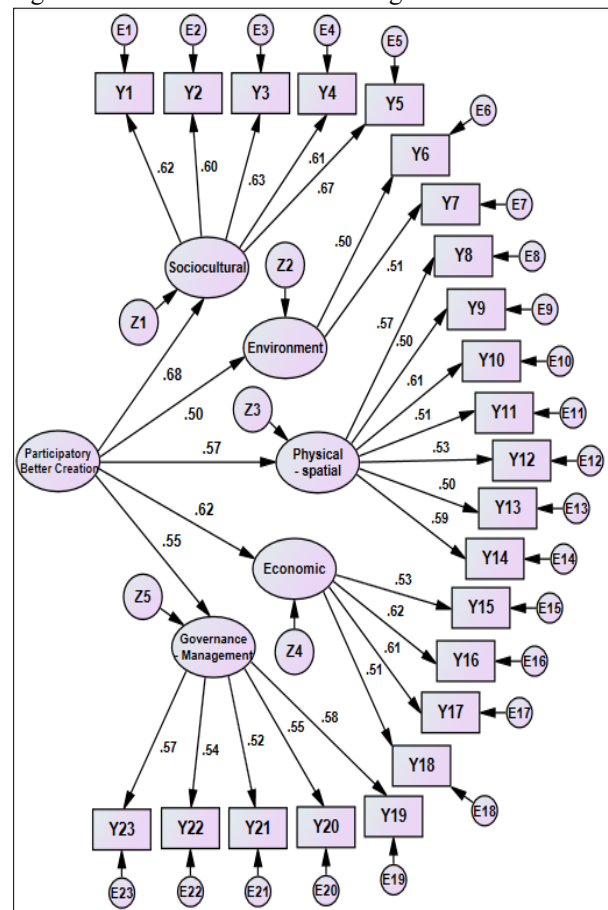
A factor analysis was done and the repetition of five factors in it shows the appropriate validity of this scale. According to the above table, the first factor or socio-cultural changes , the index of strengthening and consolidating social bonds has the highest factor loading (0.673) and improving the quality of life and social relations index has the lowest factor loading (0.601).

Also, in the 2nd factor ,environmental quality & sustainable development, the index of taking advantage of the internal capacities of development in order to prevent the excessive expansion of cities and preserve natural resources has the highest factor loading (0.508) and the index of promoting the utilize of new and affordable construction technologies has the lowest factor loading (0.501). In the 3th factor of physical-spatial changes, the index of promoting the safety and stability of the building has the highest factor loading (0.612) and the protection of city proper values has the lowest factor loading (0.502). In the 4th factor of economic changes, the attracting domestic investments index has the highest factor loading (0.619) and the promoting institutional and economic versatility has the lowest factor loading (0.512). In the 5th factor of governance-management, increasing the amount of space for cooperation and participation index has the highest factor loading (0.576) and capacity building and knowledge management in urban management index has the lowest factor loading (0.517). In the following, in order to investigate the fitting of the five-factor structure (based on exploratory analysis), confirmatory factor analysis and the maximum likelihood estimation method are performed using AMOS software on its criteria. In order to prioritizing and explaining the components of participatory development in the process of urban regeneration in distressed urban neighborhoods, a second-order confirmatory factor analysis model has been developed. After the model test, the results of standard estimations of regression weights are shown in the table and graph below.

**Table 5:** The Results of The Confirmatory Factor Analysis of The Components

Components	weighting
Social-cultural changes(Z1)	0.68
Environmental quality & sustainable development changes (Z2)	0.50
Physical-spatial changes(Z3)	0.57
Economic changes(Z4)	0.62
Governance – management changes (Z5)	0.55

**Graph1:** The second-order factor analysis model for prioritizing and explaining the components of participatory development in the process of urban regeneration in distressed urban neighborhoods



Among the five main scales of socio-cultural changes (Z1), environmental quality & sustainable development (Z2), physical-spatial changes (Z3), economic changes (Z4) and, governance – management (Z5), according to the standard values estimated for lambda parameters, the scale of socio-cultural changes with a coefficient of 0.68 has a higher correlation with the scores of participatory development in the process of urban regeneration in distressed urban neighborhoods and therefore has more weighting in the calculations of this hidden variable. After the scale of socio-cultural changes, the scale of economic changes with a coefficient of 0.62, the scale of physical-spatial changes with a coefficient of 0.57, the scale of governance-management changes with a coefficient of 0.55 and the scale of environmental quality and sustainable development changes with a coefficient of 0.50 has a higher correlation with the scores of participatory development in the process of urban regeneration in distressed urban neighborhoods. The squared factor loading is a type of coefficient of determination. According this, the variance of participatory development, in order of explanatory power, is 46.2% of the scale variance of socio-cultural changes, 38.4% of the scale of economic changes, 32.5% of the scale of physical-spatial changes, 30.2 of the governance-management changes scale and 25% of the environmental quality and sustainable development changes scale. The factor of Strengthening and consolidating social bonds (Y5) with a coefficient of 0.67 has the highest correlation with the scores of the socio-cultural changes scale; the attracting domestic investments factor (Y16) with a coefficient of 0.62 has the highest correlation with the scores of the scale of economic changes; promoting the safety and stability of the building factor (Y10) with a coefficient of 0.61 has the highest correlation with scale of the physical-spatial changes scores; the factor of increasing the amount of space for cooperation and participation (Y19) with a coefficient of 0.51 has the highest correlation with the scores of the governance-management changes scale and the factor of taking advantage of the internal capacities of development in order to prevent the excessive expansion of cities and preserve natural resources (Y7) with a coefficient of 0.51 have the highest correlation with the scale of environmental quality and sustainable development changes scores.

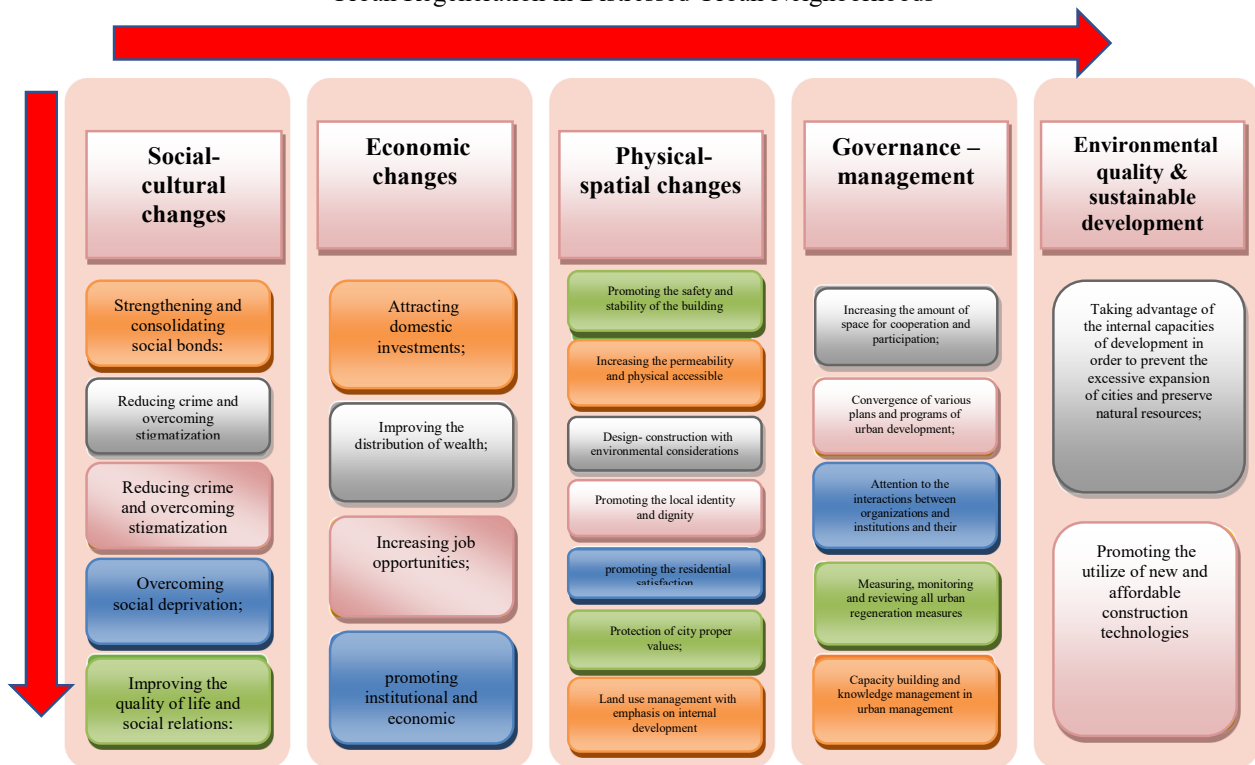
**Table 6:** investigating the factor model fit indices

Index	Model estimates	Standard limit	Result
Relative chi-square (CMIN/DF)	1.635	1 to 5	acceptable
Comparative Fit Index (CFI)	0.91	Greater /equal 0.90	acceptable
Parsimony normed fit index (PNFI)	0.589	Greater than 0.5	acceptable
Root mean square error of estimation (RMSEA)	0.61	Smaller than 0.09	acceptable

According to the results of model fit indices, relative chi-square index (CMIN/DF) with a value of 1.635 (suitable interval 1 to 5), comparative fit index (CFI) with a value of 0.91 ( suitable interval greater or equal to 0.90) , parsimony normed fit index (PNFI) with a value of 0.589 (suitable interval greater than 0.5) and root mean square error of estimation (RMSEA) with a value of 0.061 (suitable interval smaller than 0.09) model fit confirm; therefore, the collected data largely support the formulated theoretical model.

According to the information obtained from the factor analysis method, the model of “participatory development” (utilizing of socio-spatial capacity building) in the process of urban regeneration in distressed urban neighborhoods (study sample: Noghhan neighborhood in Mashhad) based on the order of importance and weighting has been explained.

**Graph 2:** The Model Of “Participatory Development” (Utilizing of Socio-Spatial Capacity Building) In the Process of Urban Regeneration in Distressed Urban Neighborhoods



#### 4. Conclusion

Participatory development is proposed as a new approach in the field of urban regeneration, the purpose of which is to unravel the process of urban regeneration and realize participatory regeneration in the true sense. Participatory development seeks to identify the potential and actual capacities in the spatial, social, economic and management fields and by introducing the capacities and attracting the participation of all interested and influential groups, it seeks to increase the satisfaction and equitable benefit of all groups of mentioned. In addition to what was said, among the other achievements of participatory development, we can mention the increase in the feasibility of participatory regeneration plans and programs, as well as the evaluation and review process of urban regeneration plans is also done in the heart of participatory development. Participatory development missions include the formation of the “Urban improvement” structure; identification of spatial and social capacities; calling for ideas from different levels (from residents, experts, other citizens, etc.); formation of work groups to evaluate ideas; idea evaluation and analyzing the interests of stakeholders; forming working groups to convert ideas into operational plans and complying with topical and topical plans; negotiating the operationalization of projects with users, investors and urban management; preparing

an executive plan with the approval of stakeholders. One of the important findings of this research is the results of the exploratory factor analysis in the current research that the proposed measurement model fits well with the observed data and the five components and indicators proposed are accurate indicators for measuring participatory development in the regeneration process in distressed urban neighborhoods (case study: Noghhan neighborhood in Mashhad). To test the theoretical model of research and prioritization and explanation of the components of participatory development, extracted from the confirmatory factor model has been used. The results of the research indicate that prioritizing the components of the “participatory development” model (use of socio-spatial capacity building) in the process of urban regeneration, respectively, the component of socio-cultural change, economic change, physical and spatial change, governance-management and environmental quality and sustainable development, which shows the importance of the social component in the participatory development model. Therefore, it is very important to use the existing social capacities in worn-out and distressed urban textures and strengthen them, which is called community-based capacity building, as a powerful tool in the process of urban regeneration. In fact, this process is inextricably linked with the active role of participation and the practical process of fulfilling

accepted responsibilities. In the prioritization of the indicators, in the socio-cultural component, the strengthening and consolidation of social bonds index had more weight than the other indicators of this component, which shows that due to the age and identity of Noghan neighborhood, people have good social relations with each other that by learning how to manage and use the capacities and funds of a local community, capacities such as; all available human resources (especially women) and expert forces in the context and social institutions, including local communities, non-governmental organizations, local service organizations, professional institutions, etc., can be used in the process of participatory development. Taking into account the socio-spatial capacities in the ineffective neighborhoods, a fundamental step can be taken to improve the condition of the texture with the participation of people living in the area and effective and coordinated cooperation between the effective organs in the regeneration process. In the research carried out in the case study of Noghan neighborhood, the following practical solutions have been considered for using the socio-spatial capacities of Noghan neighborhood.

- Designing public spaces in accordance with the available capacities in the context and scale of neighborhood function; (spatial-social)
- Expanding the territory of public spaces through the definition of intermediate spaces; (spatial-social)
- Presenting executive plans in order to maintain and strengthen the values and potentials of the urban landscape (view corridors, urban body, indicator elements, etc.); (Spatial)
- Creating popular associations from among committed and responsible residents in order to guide the process of participatory development; (social)
- Improving the legibility of the texture through organizing and redesigning the entrances, index

nodes and identity elements of Noghan neighborhood; (Spatial)

- Introducing and revitalizing the potential of job creation and economic prosperity in the neighborhood through the creation of specialized workshops derived from the native professions of texture; (social-spatial)

- Designing and organizing the footpaths leading to Imam Reza's shrine (AS) according to the role and scale of the neighborhood's function; (Spatial)

- Improving and organizing commercial bodies in order to improve the quality of the urban landscape; (Spatial)

Also, in the case of Noghan neighborhood, the following practical solutions can be used to use spatial capacities in Noghan neighborhood in partnership with residents.

- Designing residential complexes suitable for the function of temporary residence for visitors and permanent residence of residents in Noghan neighborhood with the participation of expert forces living in texture.

- Improving and organizing commercial bodies in order to improve the quality of the urban landscape with the participation of expert forces living in texture.

- Attracting the participation of local residents in the direction of collecting parts and renovating the worn-out texture in Noghan neighborhood;

- Designing local hangouts according to the conditions and common behavior patterns with the participation of residents

- Designing and organizing the footpaths leading to Imam Reza's shrine (AS) according to the role and scale of Noghan neighborhood with the participation and cooperation of young and expert forces in the area

The results of this research can be studied in planning the field of urban regeneration process in distressed urban neighborhoods in Iran and can be a guide for future researches.

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