

JOURNAL OF RESEARCH IN URBAN PLANNING AND
ARCHITECTURE-ENVIRONMENT IDENTITY (JRUPA-EI)

NO.1 (1), winter 2020
<http://www.ei-journal.ir>
P.44-58

Explanation and analysis of the solutions of increase public participation in organization and renovation the exhausted texture by social capital approach (Case study: Sanandaj city)

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Received: 28-August-2019

Accepted: 19-December-2019

Abstract:

In order to attract public participation and reinforce social capital in urban plans, we need to create a participatory planning system. In other words, it is only in the case of public participation that plans and actions will be planned based on the real needs of the people; and because the people themselves design them, they will be sustainable. Achieving this will require the assessment of social capital strategies of public participation in the renovation of exhausted texture. The exhausted texture of the Sanandaj city in the central part of the city, by containing several historical elements and the presence of the main orders of activity and market within itself as the heart of the city, is the focus of the programs of organization and renovation of the exhausted texture. The main purpose of this research is to analyze the strategies of public participation in the renovation of the exhausted texture with the approach of social capital. The method of this descriptive-analytic study is qualitative based on the type of data and variables. The statistical population consisted of 385 citizens and residents randomly. The gathered data were collected by SPSS software using questionnaires. Then, one-sample T-test and Pearson correlation test were used to analyze the research questions and hypotheses. Therefore, in studying the research hypotheses, we can conclude that the participatory and functionalist model according to social participation, social cohesion, residents' tendency to participate, the investor groups' tendency to participate, the tendency to continue residing, persistence amount, is important. Moreover, justifies functionalism and public participation criteria.

Key words: Renovation, Exhausted Texture, Public Participation, Social Capital, Sanandaj.

Reference to article:

Ali.Morvati, Shima.Nasiri (2020) *Explanation and analysis of the solutions of increase public participation in organization and renovation the exhausted texture by social capital approach (Case study: Sanandaj city)*. *Journal of Research In Urban Planning and Architecture - Environment Identity (JRUPA-EI)* NO.1 (1), Winter 2020.P.44-58.
http://www.ei-journal.ir/article_103165.html

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1. Introduction

The subject of public participation in both theoretical and scientific aspect had been widely noticed in recent years, which plays an important role in providing, and performing urban development designs. A planning system must be generated to attract public participation in order to city plans. In other words, just in case of public participation, plans and actions are planned based on people's real needs; and because people design it, it will be permanent. On the other hand, evaluation of the purposes and strategies of public participation and using of social capital in the process of organizing and renovating the exhausted texture, makes them to be capable of understanding their problems and issues, planning for these problems and issues, and taking part in generating the program, then evaluating it. Fundamentally, people must do the urban renovation and organization, and the government and non-government organizations must guide, plan, and organize them, which means that organizing of the place by residences is done by the guidance of the intervener organizations (Ahadnejad et al, 2012:99). The way of intervention in organization and renovation of the exhausted texture had been technocratic and undemocratic, and up-to-down with non-participative and tasty attitude of planners to intervention and relocation. We can see the lack of participative approaches of residences and low or medium possibility of financier's participation (Jabbari et al, 2008: 87). One of the necessary factors to accelerate the physical and functional development of Sanandaj city is renovation and organization of the city textures and especially exhausted textures of this city. Exhausted texture of Sanandaj in central part of this city has been the focus of texture organization plan as the heart of the city because of containing several historical elements and the existence of main rows of activities and markets inside it. The initial area of exhausted texture of Sanandaj has been specified as 346.9 hectares from which amount 176.3 hectares are specified as exhausted texture that contains city heritage, 123.9 hectares are specified as exhausted texture that have no city heritage, and 45.7 hectares are specified as marginal exhausted texture. Not paying attention to attract and increase public participation in providing the plans and projects of organization and renovation of exhausted texture of Sanandaj city is a reason of unsuccessfulness and lack of function of generating more projects. Not involving residences and citizens' choices, and not actual utilizing the existed potentials, especially the concealed social capital in the heart of these textures in order to increase the chance of success and creating vitality and the concealed efficiency in the heart of the societies are some other reasons of this issue. These reasons would point out the importance of changing the viewpoint in providing and generating the related plans to exhausted texture. The purpose of renovating the city exhausted textures is to indicate the need of changing in its external and internal role in the direction of reaching to public participation strategies with social capital approach in providing and generating the organization and renovation plans. Therefore, according to variables and criteria of "social capital" and "participation in texture renovation" of public participation, the main question of this research is that how much the approaches of increasing public participation in organization and renovation of exhausted texture with the approach of social capital are capable of generating.

2. Theoretical Foundations

Citizen's participation as a possessed identity and organized movement refers to the urban renovation experience in the U.S in the late 1950s and early 1960s. Participation means people's voluntarily taking part in the process of development, and means to having share in something and benefiting from it or joining a group and collaborate with it. From inductive point of view to the patterns of participation in the world, we can divide these patterns to three groups of A: participation in consultation and management, B: participation in financing the expenses of generating the plans, C: participation in supplying the manpower (Musavi, 2006: 4). Public participation includes people's intervene in creation and management of their natural and artificial environment; and the value of the social participation is that it passes the traditional borders and learnings. The act of social participation is based on people being active. Instead of being treated as impressionable customers, if

they intervene in creation and management of their artificial and natural environments, the environment contains better function. Priscoli defines participation in four level: creating decision and agreement with decisions, affection on decisions, listening to opinions before decisions, and having knowledge about decisions (Priscoli, 2003: 61). Sometimes the participatory processes leads to the development of rural communities and down-to-up development the infrastructure of which is organizing the rural communities and mobilization the social endogenous capabilities, which is the factor of utilization of social capitals (Fanni & Sadeghi, 2009: 68). By the development of the modern urban planning approach and planning the stable development viewpoints of rural communities, creation of participatory platforms in order to increase the efficiency of different social levels and tangible divisions of city life on the plans attracted the attention of the governments and societies. And again the governments and societies payed attention to the value of the base region and concepts like sense of identity and belonging to place, responsibility, collective participation, authenticate people's role, social capitals, and the attention to participatory role of beneficiary and influential groups in urban plans and projects (Onyx & Bullen, 2000: 106).

L. J. Hanifan in Virginia State University of the U.S. used social capital for the first time in 1916. From Hanifan's point of view, social capital includes properties exist in people's routine life such as the feeling of understanding, friendship, sympathy, and social relationships among people and families who create a social unit (Volk, 2003: 20). After Hanifan, in the 1960s, Jane Jacobs proceeded to social capital in detail; however, Bourdieu was the first person who presented the contemporary systematic definition of social capital. He distinguished the social capital from other economic, cultural, and symbolic capitals, and pointed to its structural feature and considered some interactions (Bourdieu, 2007: 248). Moreover, Putnam related social capital to some features of social organization such as social networks, norms, and trust; He believes these factors facilitate the coordination, cooperation, and collective assistance in order to reach mutual interests (Putnam, 2004: 4). From Fukuyama's point of view, social capital is the set of existed norms in social system, which causes the promotion of collaboration level of the society members and reduction of the exchanges costs (Fukuyama, 2002: 23).

In Coleman's opinion, social capital is the power and ability of people to communicate with each other. He also believes that social capital comes when relationships between people change in a way that facilitates action (Coleman, 74: 1990). To conceptualize social capital three theory of weak ties, the structural gap, and social resources are used; weak tie and structural gap theory emphasize the communication network, and the theory of social resources focuses on the context of relationships in centralized networks. Thus, social capital can be summarized as norms and networks that allow people to participate in collective action in order to gain mutual advantage (Mohammadi et al, 2011: 238). This theory has different dimensions that can be very effective in city areas in order to understand how to communicate between city textures as well as understanding their capacity. Four basic indicators of this theory, which are important in different city textures including social trust, social participation, social cohesion and social awareness, each has an interactive relationship with each other and reinforce each other (Koks, 2010: 2). Social capital has two levels, one at the micro level: social capital includes networks and norms that facilitate interactions between individuals and households. At the middle and macro level, the functions of institutions, legal rules and government constitute the social capital. Each mentioned level has a major influence on public policy (Sundesa, 2006:15). The four dimensions of social capital at the micro level are defined as follows: 1. Relationships and social ties network, 2. Trust, 3. Participation, 4. helping actions (Stone, 18: 2008). Fukuyama considered social capital as a certain set of norms or informal values that members of the group whose cooperation are allowed, are sharers and beneficiaries (Fukuyama, 2001: 33). Social capital includes useful sources available for agents that are achieved through their social relationships and allow an individual or group to possess a stable network of more or less institutionalized relationships of acquaintance and mutual recognition (Aliverdinia et al, 2008: 113).

The concept of exhausted city texture can be considered as the decline in the social, economic and physical conditions of city texture. In general, decreasing the efficiency of each phenomenon has its wear. Whenever in any city area, the area's life goes through inactivity for whatever reason; the

exhausted city texture of that area would be in the process of exhaustion (Rosemary, 9: 2005). Exhaustion means inefficiency and reduction of efficiency of a texture relative to the efficiency of other city texture. The exhaustion of texture and its intrinsic elements is created due to the age or lack of development plan and technical supervision on the formation of that texture (Lucim, 1996: 79). There are several dimensions of exhaustion that are correlated with each other, but the most important dimensions of exhaustion are:

- Physical-structural exhaustion: the exhaustion, which arises from the loss of physical quality of building or texture. The factors that cause these types of exhaustion is lack of maintaining building or inappropriate maintaining the space.
- Functional exhaustion: This type of exhaustion occurs when the texture is not suitable for the functionality that is designed for it.
- Relative or economic exhaustion: In most cases, exhaustion is not an absolute concept but is always a relative concept in relation to other buildings and structures.

Therefore, when people have power to buy and invest, however outside the historical texture, it is then that the concept of relative or economic exhaustion arises because the cost of investing in the historic neighbourhood is greater than the other points and for the financing is less attractive (Alvin, 1970: 65). Nowadays, exhausted textures, according to the in progress modernism and ultra-modernism procedures, which are seen in the physical and cultural texture of cities, are considered as inefficient and challenging textures for management and planning in cities (Rajabzadeh & Ghaffari, 2015: 108). Renovation of exhausted city textures is essential for urban life and considering a dynamic future and a bright outlook for it (Dinik & Mitkovic, 2008:127). The urban modernization program follows the policies of the urban development framework and the national government development strategy. In some countries, urban renewal is a type of down-to-up policy, along with the people-oriented approach, social, economic and local development (Rufus et al, 2016: 2). The renovation consists of a series of measures taken in the short term in order to improve the anatomy due to the exhaustion of activity. In fact, improvement occurs when the relative exhaustion of space is done in terms of performance. In this way, it can be said that improvement is a process in which we can improve the state of space, set and not so favorable existing buildings and create the desired spatial organization by changing its function and regeneration (Habibi, 2010: 19). Many actions that have been carried out in recent decades in the regeneration have already been made in the form of other titles and methods, but as a plan of action over a period of time, this method introduces a set of intentional actions with specific financial resources and certain collaborators (Bonyadi, 2012: 76). This means turning back life into space or building, with emphasis on shape shifting the city space or complex (Smith, 1996: 85). The improvement plans and renovation of exhausted textures in the early years of urban physical reform and interference in exhausted city textures in the first Pahlavi period were introduced as plans and projects of renovating the exhausted textures and are designed in accordance with a comprehensive plan. These projects have taken legal trouble by the approval of Article 111 of the Appendant Municipal law to the approved law of 28 November 1968, but in terms of legal difficulties regarding land acquisition as well as the financial and administrative bottlenecks of municipalities were operated except in few cases (consultant engineers of Sharmand 1999: 65).

3. History

The issue of renovation and improvement of exhausted textures of cities in the last two decades has been considered by planners and urban managers and there has been some operation in this field (Droudi & Khoushab, 2014). The theories of improvement, renovation of old and exhausted textures of cities, has been presented sometimes explicitly and sometimes implicitly in the thoughts of some

scholars. These scholars are mostly Eugène Viollet-le-Duc (1879-1895), John Ruskin (1818-1900), Camillo Boito (1836-1914), Friedrich Engels (1820-1895), Emile Zola (1840-1902), Camillo Sitte (1843-1903), Le Corbusier (1877-1965), Ebenezer Howard (1850-1928), Lewis Mumford (1895-1990), Aldo Leopold (1887-1948), Jane Jacobs (1916-2006), Kevin Lynch (1914-1984), Richard Rogers and others. In the field of renovation, we can mention the experiences of Jahangir neighborhoods, Kuzguncuk, Dikmen Valley in Turkey (Nil Uzun, 2003), Bronzeville Chicago (Derek & Harry, 2008), Bergie area of France and Surrey in London (Susie, 2001) and the Bilbao metropolis in Spain (Lopez, 2010). In internal studies, we can also refer to experiences of different neighbourhoods in Tehran such as Siroos neighbourhood (Akbarpour et al, 2011) Shahid Khoub Bakht neighbourhood (Agha Safari and Hatami Nejad, 2009), Yazd city (Ziari et al, 2009), Babul city (Lotfi et al, 2009) Sarshour neighbourhood of Mashhad (Rahnama, 1996) and Behshahr (Mirkatouli, 2012). Most studies that are related to exhausted texture are looking for an optimal solution to the problems of these urban localities (Mohammadi et al, 2014; Jahanian and Pajohan, 2011; Abbaszadegan, 2004). Others discuss their existing condition regardless of the performance evaluation of urban policies (Saber and Ahmadinejad, 2011; Rismanchian and Bell, 2011). The other types of researches focus on the historical and evolutionary trajectory of urban policies in city textures (Andalib, 2007; Mohammadian, 2016).

4. Data and Methodology

The current study based on data and variables type is a qualitative and practical research. The method used in this study is descriptive - analytical according to analyzing the approaches of public participation in the organization and renovation of exhausted city texture with the social capital approach by using documentary, library and field studies. The dual variables were formulated as a Likert - type questionnaire and given to the sample community. The study population consisted of 385 random citizens and residents. The collected data was entered to Spss software by using the questionnaire. First, descriptive data, which is related to respondents were extracted from the questionnaire. In this study, multivariate regression analysis was used to determine the criteria and sub-criteria, then using single - sample statistical T-tests and Pearson correlation were investigated to analyze the questions and hypotheses of the research.

1-4. Research Variables

Subject status and analyzing the approaches of public participation in the organization and renovation of exhausted texture with social capital approach, and the criteria of public participation of "social capital" and "participation in renovation of texture" in the organization and renovation of exhausted texture are analyzed as the main parameters. Therefore, the independent variable of research according to the topic of the research is the status of the solutions and goals of public participation with the social capital approach and the dependent variable is the organization and renovation of the exhausted texture with respect to the criteria and sub-criteria of the research. Chart 1.

Chart 1. Determination of conceptual criteria and sub-criteria of the research

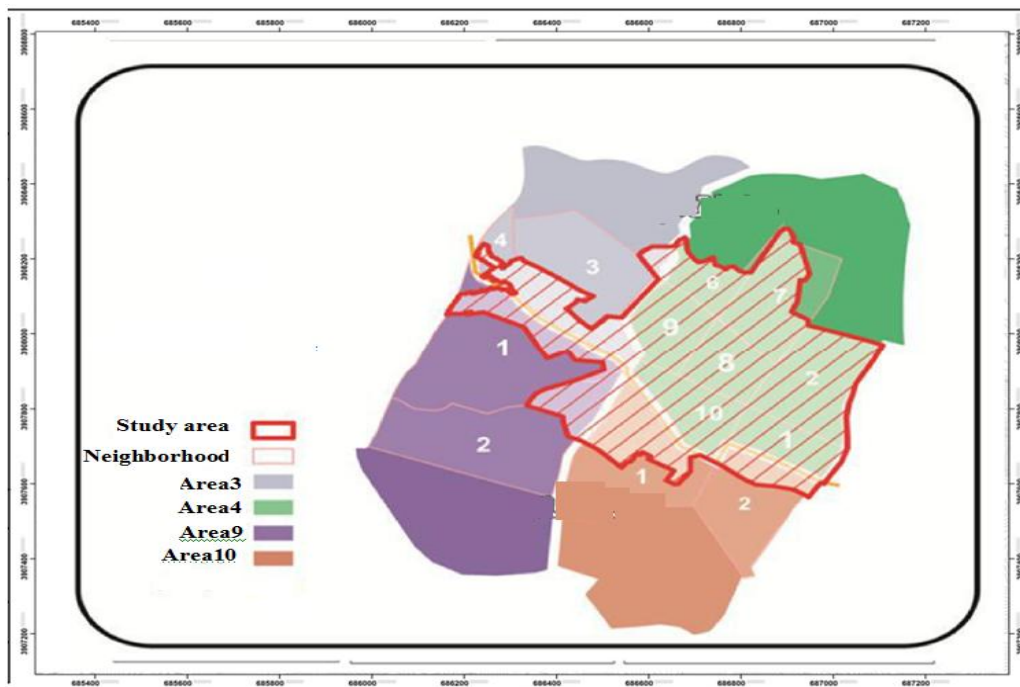
Main Criteria	Sub-criteria
Social Capital	Social participation
	Social cohesion
	Tendency to continue residing
	Persistence amount
Participation in renovation of texture	Resident's tendency to participate in renovation
	Investor groups' tendency to participate in renovation

(Source: authors, 2019)

5. Study Area

The study area of exhausted texture of Sanandaj city is in the center of the city and surrounded by Taleghani St, Sheik Attar St, Keshavarz St, Mastoureh Ardalan St, and Kurdistan highway. This area is 1847952 km², which contains 4 percent of the whole city area. The exhausted texture of Sanandaj city is located as a connected and integrated area in central part of the city, in regions number one and two of Sanandaj city. The largest part of this area is in district 4 of region 1 of Sanandaj including Enghelab square, market area, and neighborhoods like Sartapouleh, Aghazaman, Chaharbah, Bashgah-e-Afsaran, and Nawjar, which consist of the old texture of the city and contain several heritage monuments. The other areas of exhausted texture include the areas of Ghataarchian and Jandarmeri neighborhoods in district 9 and 10 of region 2 of Sanandaj, which contains fewer areas than the central area. Generally, the study areas contain 12 of 89 neighborhoods and 4 of 21 districts of the city (Fajr-e-Tosea Consulting Engineers, 2009). Figure 1.

Figure 1. Study area status



(Draw: authors, Fajr-e-Tosea Consulting Engineers, 2009)

6. Discussion and results

Regarding the plans of renovating the exhausted texture, careful attention to the legal status of Sanandaj, the provided superior plans, which the approaches, policies, and the made decisions in them would affect the plan intervention area, cause the increase of certainty amount of the feasibility of renovating exhausted texture of Sanandaj. In addition, they prevent problems and conflicts in the stage of approval and Implementation of the plan. For this purpose, every approved documents and plans, which their intervened location area or study subject include the intervention area of the plan, are studied as superior documents. The general superior documents in the renovation plan of exhausted texture area of Sanandaj, which their intervened spatial scale includes, the legal area of Sanandaj, is as the chart 2:

Chart 2. General superior and subjective documents of renovation plan of exhausted texture area of Sanandaj

Superior Documents	Related Topical Documents
<ul style="list-style-type: none"> • Detailed design of Sanandaj, Fara Faza consultant engineers 1994 • Development and construction plan of Sanandaj, Tadbir Shahr consultant engineers, 2011 • Review of detailed design of Sanandaj, Tadbir Shahr consultant engineers, 2012 	<ul style="list-style-type: none"> • Organizing the historical-cultural centre of Sanandaj, Zadboom consultant engineers, 2005 • Rules and regulations of architecture and urban planning of historical and valuable texture of Sanandaj, Fan Avaran Zagros consultant engineers, 2009 • Thirteen- hectare detailed design of old texture of Sanandaj, Tarh-o-Bana consultant engineers 2008 • Urban design of Sartapouleh passage, Boomnegar-e-Pars consultant engineers, 2006

(Source: Fajr-e-Tosea Consulting Engineers, 2009; authors, 2019)

Survey of massive strategies of organization and renovation of exhausted texture of Sanandaj

The massive purpose in exhausted texture of Sanandaj in “social and population” field consists of “participation increase and promotion of social connections of the exhausted texture residents” which are guided to achieve this purpose. There are some policies that are predicted such as preventing from utter residential development, optimal distribution of population inside the texture, description of final intervention plan with people’s help and taking the votes of all local agents, forecast arenas for ceremonies and special activities of residents, forecast the related needs to population especially in relation to spare times and education. Other policies are identifying the needs of residents and prioritizing them, emphasis on reinforcing the social dimensions of the plan and coordinating every section in the intervention procedure, fixing problems of services and facilities especially housing, and paying attention to solutions of physical rules and regulations to the tendency of people for renovation. Chart 3.

The central area of Sanandaj has varied textures and each texture has own special conditions and urban managers are also faced with challenges associated with these textures. Therefore, it can be stated that by using the views of residents and the authority of city managers, it is possible to identify the problems of each of these zones and take active and coherent actions as some workgroups in the best state of the problems of each of these zones. According to the three types of existed residential textures, unofficial, historical and central settlements, it can be stated that the type of participation in each of these textures is different. According to the studies, the participation type of the study range residents is in the traditional level and avoid any new participation or economic and financial participation. Perhaps one of the most important reasons for this is a lack of financial ability. However, certainly not all residents are meant in this discussion. Not aware of how to participate in activities or projects that have capital returns along with the principle of capital is considered as one of the most important threats of residents’ participation in providing urban development plans (Fajr-e-Tosea Consulting Engineers, 2009).

Chart3. Operative purposes and solutions of organization and renovation of exhausted texture area of Sanandaj

Operative purposes	strategy
<ul style="list-style-type: none"> • Providing substrates for public participation • Communication between residents and officials • Improving the state of population density in the neighborhood • Emphasizing on the preservation of the existing population • Reducing the social anomalies and the public spaces responsible for anomalies. • Implementation of the rehabilitation and renovation process and the improvement of the participation of beneficiary groups in accordance with the residents’ wishes and priorities. 	<ul style="list-style-type: none"> • Describing the final design of intervention with the people’s help and asking the opinions of all local agents. • Providing adequate housing with respect to the number of population in the future. • Predicting the areas for the special services and activities of the residents. • Emphasis on the reinforcement of the social dimensions of the plan and inter-sectoral coordination in the intervention process. • Resolve the problems related to facilities and services, especially housing. • Identify the needs of the residents and prioritize them. • Attention to the solutions of physical principles and regulations to urge residents to renovate • Encourage residents to renovate personal property • Create a suitable substrate for collaborative activities. • Promoting public participation in providing infrastructure and social services. • Enhancing social awareness of the inhabitants.

(Source: Fajr-e-Tosea Consulting Engineers, 2009; authors, 2019)

Generally, the way of intervention in different levels of texture with high, moderate and low kind is different in the study area level. Generally, in the sectors where the level of intervention is low, the level of participation is appropriate, and the necessity of attention to the participation can be carried out in a proper process in these zones and residents, according to their knowledge, have more readily understood the theme of participation in activities. The most attention to the topic of participation is in areas with high and middle intervention, which residents are not paying attention to this issue and avoid it. Naturally, a condition should be provided at this time so that residents can be able to connect with the topic of participation and participate in renovation and programs related to the construction and development of their neighborhood. This issue can be done by the formation of workshops in relation to the characteristics of participation and its role in the social and economic affairs of the city, the neighborhood and the family.

According to field studies, 302 residents (88.5 percent) of the whole 385 central part residents of Sanandaj in this study, represent men and 83 (11.5 %) women. This section presents the descriptive and analytical findings resulted from the questionnaire, which is first presented for responses received to each index (percent) and the quantitative value (mean) of each item in terms of scoring from 1 to 5 to low to very high categories, which also provides the possibility of providing a quantitative value of the relevant criteria. In this way, based on the respondents’ view, the role of each criterion – sub-criterion and its constructive variables will be recognizable. The seven sub-criteria of measurement and analysis of public participation increase strategies in the organization and renovation of the exhausted texture with social capital approach are used in terms of social capital and participation in texture renovation. The sub-criteria “residents’ tendency to participation” is estimated that has the most contribution with an average of 3.58 and “investor groups’ tendency to participation” has the least contribution in estimation the value of the intended value among the respondents. It is observable in chart 4.

Chart 4. The Analysis of public participation increase solution in renovation of exhausted texture (percent)

Dimensions	very low	low	medium	high	very high	average (0-1)
Resident's tendency to participation	10/4	16/7	23/1	23/5	26/2	3/37
Persistence amount	6/8	18/1	32/6	31/2	11/3	3/22
Social cohesion	10/4	13/1	23/1	34/8	18/6	3/38
Investor groups' tendency to participation	14	19/9	22/6	31/7	11/8	3/07
Tendency to continue residing	14	19/9	22/6	31/7	11/8	3/11
Social participation	29/5	24/5	22/9	16/1	12/9	3/58

(Source: Authors, 2019)

In this study, multivariate regression analysis has been used for the solutions. For this purpose, each level of value tree in the measurement model is residents' tendency to participate and social participation in the organization and renovation of the exhausted texture relative to the upper levels of the regression. The results showed that all the criteria used in the two levels of social capital and participation in texture with social capital variables had a significant relationship ($p > 0.05$). In the following results obtained from quantitative study based on social capital and the used criteria, the sample T-test has been used which has been surveyed in chart 5. The average score of strategies for increasing public participation in the organization and renovation of the exhausted texture with the social capital approach in the study area is generally 2.7794 and according to the fact that Likert spectrum is from 1 to 5 in this study, therefore, the number 3 has been chosen as the theoretical median of the responses. The results of chart 5 also show that there is significant difference ($p < 0.05$).

Chart 5. Statistical results of the one-sided T-test of public participation increase solution in renovation of the exhausted texture

Variable	N	Mean	Std. Deviation	Std. Error Mean
Social Capital	385	2.7794	0.31232	0.01937

(Source: Authors, 2019)

Based on the second level of the model, two "social capital" criteria, "participation in renovation of texture" have been studied as factors affecting public participation and social capital. In the third level of the results of this study, indicate that according to chart 6, the importance of increasing the participation of public participation in the organization and renovation of the exhausted texture, respectively including social participation, social cohesion, residents' tendency to participation, the investor groups' tendency to participation.

Chart 6. Prioritizing the variables in social component

Sub-criteria	unstandardized coefficients		standardized coefficients	T	Sig.	Sub-criteria ranking
	B	Std. Error	Beta coefficients			
Resident's tendency to participation	0/125	0/000	0/308	1/696	0/000	3
Persistence amount	0/125	0/000	0/214	1/133	0/000	6
Social cohesion	0/125	0/000	0/312	1/895	0/000	2
Investor groups' tendency to participation	0/125	0/000	0/269	1/471	0/000	4
Tendency to continue residing	0/125	0/000	0/226	1/354	0/000	5
social participation	0/125	0/000	0/315	1/925	0/000	1

(Source: Authors2019)

The first hypothesis: the functional relevance of public participation criteria “social capital, participation in the renovation of texture” is essential in renovation programs to realize the solutions and goals.

In the functionalist view, the revival of the old texture is done through the physical and spatial organization of different city activities in order to increase the city's efficiency and prevent chaos and disorder in the physical system of the city. Obviously, this approach is not necessarily a static and one - sided attitude to the city contextual role and the historical, legal, social and cultural dimensions of city texture are rarely noticed (Shamaei and Pourahamd, 2005: 13). Social capital can be summarized as norms and networks that allow people to participate in collective actions in order to gain mutual advantage. Social capital is the set of institutions, rules, methods, social habits, traditions and behavioral norms of a society that forms social relations among the people of a society (Mohammadi et al, 2011: 238). One of the most important issues neglected about these textures is the use of resident's social capital capacities. The importance of social capital in relation to the creation of the spirit of participation among the residents of exhausted texture is undeniable, so that by identifying the neighborhoods with high social capital level, it is possible to prioritize the projects of city exhausted texture renovation. Level of trust, amount of participation, and social cohesion are some of the most important elements of social capital, which can be used as the best tool for participation and accelerating the renovation of city exhausted textures procedure.

In order to examine this hypothesis, this research has investigated the relationship between criteria such as social participation, social cohesion, residents' tendency to participate, the investor groups' tendency to participate, tendency to continue residing, and persistence amount. In fact, the research analyzed the criteria of functionalism and public participation. The policy of renovating these textures in Iran is mainly coercive and economic-driven policy that does not address the social and cultural elements in these textures. This resulted in the loss of the social texture and the identity elements of the place and the reduction of their value and on the other side; it resulted to the demographic refinement and decrease of identity and the sense of local belonging. It seems that a purely economic look in the form of functionalist approach, under the pretext of the optimal use of land and increase the economic value of the earth, will be successful. This is only if the city textures with the aim of economic gain due to the renovation congestion cause to prevent the social texture break of the place and refinement of its population and increase sense of strangeness. Consider the extent of interventions with functionalistic method in exhausted textures of Iran and acknowledgement of the fact that this model (functionalist) has advantages and disadvantages, which the necessity of decreasing its negative effects is undeniable. According to these, it can be concluded that the hybrid participatory and functionalistic pattern in a contiguous way that can improve the economic value, obtain productivity for investors, and also preserve and reinforce the social and cultural the elements and textures is satisfied the residents and even experts.

The second hypothesis: the adaptation of the goals and strategies of public participation with the condition of the status in providing exhausted texture renovation plans are necessary for fulfillment and implementation.

The service description for the organization and renovation of the exhausted city textures (particularly detailed plan) aims to implement the objectives, strategy, and major programs of the strategic plan and is provided in a detailed scale. However, it is different from service description of detailed plans of tip, even though the basis of the plans is based on the recognition, analysis, and plan. These types of projects include two sectors of public and private studies. Public studies on the recognition are based on the recognition and analysis of the status quo, and the dedicated section is provided in the context of the private study of valuable (city heritage) and worthless exhausted texture (Habibi, Meshkini, Rahimi Kakah Joub, 2012: 17). The provision of exhausted texture renovation programs due to the

failure of comprehensive and detailed plans to solve the growing problems of city textures by emphasis on old and exhausted textures, and unofficial habitations. These projects are currently being prepared in three levels including strategic studies on the city scale, detailed studies on the exhausted texture and feasibility study and the definition of development-stimulating projects on the scale of intervention fields. The intervention in city textures takes into account with the various strategies and goals, and tasty attitude, device and partial benefits can monitor this kind of plans to different sides. In addition, the obtained framework for survey, approve, operate and monitoring the optimization and renovation of exhausted textures and unofficial habitations has shown that the service descriptions have lacked the effective methods at their feasibility. Therefore, the description of the services of these projects needs to be reconsidered. In order to determine the limits of the aim of the 19 selected projects in the exhausted texture area of Sanandaj, the projects that are directly related to people and their participation contribute a decisive role in the renovation of the projects, asked people' opinions. Then, the most important projects that are most likely to participate are presented respectively; the following table shows projects under consideration. Among the nine projects, four projects have been selected in the Chaharbagh range, Sheykhān bypass, high-rise building of the Tanakura and organizing the Sartapouleh transition as areas with the maximum participation rate. In general, despite the laws and regulations mentioned, existing urban development plans and their executive works, in addition to special physical condition, have not been able to contribute significantly to the revival and renovation due to not paying attention to economic, cultural and social special conditions and exhausted city textures. In the experiences of Iran, which has always been focused on the centralized implementation method, the greater part of the scope of the plan has become the aim of possession and the construction has been taken place through public or governmental sector management and partly by the private sector participation. This means that the early residents of the texture has never been in any of the levels, and only have been the observer of the accomplished actions. Therefore, the interests of the plan, including economic benefit and the promotion of the quality of residence, have not included them, and most of the beneficiaries of the constructed spaces were groups other than the existing residents and early part of the texture. In examining the experiences of renovation, there are important issues that paying attention to them is necessary as the following description:

The failure of current laws, the fulfillment of the renovation projects facing the complexity of property rights and the other by massive financial interactions, requires particular rules, yet comprehensive and suitable rules has not been adopted in the country according to the complexity of the issue. Not using the modern planning function such as landscape design - ideal objectives - qualitative objectives - strategy - policies - operative plan. Not distributing the benefit of renovation among residents. Renovation of damaged textures due to the creation of new economic capacities or enhancing economic conditions in the texture is always a guarantee of the appropriate value added among all stakeholders especially among their residents. However, because of the focused approach of implementing the plan and possessing the whole area, the existing residents have been evacuated and the profits from the executive actions have been accomplished to investors and executors.

7. Conclusion

The main obstacle to achieving public participation in the textures of organization and renovation of exhausted city textures and attention to social capital is the obstacles that return to the cultural and social dimensions of people living in these textures. In other words, if the residents of such textures are not functionally consistent with the management of organization and renovation, the renovation plans will fail to be successfully implemented. According to the study of public participation in organization and renovation of exhausted textures, it is estimated that it is necessary to look at them with a new and different view and respect for an essential element in this field which is social capital and their participation, because the actual owners of these textures are the people themselves. Therefore, officials and operators should leave the idea of possession, and in this context, the consultants need to talk to people residing in the old texture and dealing with people who are the beneficiaries of these plans. The reason is that groups and organizations are not aware of the situation as much as the residents are, and do not deal with the real problems of the exhausted texture. As well as if people living in the old textures are aware of how the law protects them, they participate more enthusiastically in implementing the plans.

According to the schemed hypotheses, the first hypothesis states that according to the extent of intervention in functionalism manner in the exhausted texture of Iran and acknowledging that this paradigm has some advantages and disadvantages, which the necessity of decreasing the negative effects is undeniable, we can conclude a fact. That there are criteria such as social participation, social cohesion, residents' tendency to participate, the tendency to continue residing, investor groups' tendency to participate , and persistence amount are important and actually makes the criteria of functionalism and public participation more justifiable. In addition, the hybrid paradigm of participatory and functionalist that is contiguously can enhance social participation, preserve productivity for investors, and reinforce the social and cultural elements and texture of the place, is verified by the residents and even experts.

The second hypothesis ends with the conclusion that the intervention in the renovation of exhausted city textures accomplishes with the approach of social capital and different purposes and tasty tendency and device and partial benefits can guides such these plans to different directions. Therefore, the obtained framework for the analysis, approval, implementation, and monitoring of the implementation of the renovating the exhausted textures plans show that the renovating exhausted textures plans without benefiting from social capital and public participation lacks efficiency in their implementation. The most important pursued goals by organization and renovation of exhausted textures plans refers to physical-spatial general planning of the aimed areas and using its results in order to provide the preparations of economic social feasibility. Thus, the modification and organization of the exhausted texture of Sanandaj city and the creation of renovation flow in the whole texture is one of the most important strategies and goals in the organization and renovation of the exhausted texture of Sanandaj city. The implementation strategy for achieving these goals and strategies is to implement leading projects for modeling and encouraging people to replicate these patterns. The position of projects should be determined in such a way that it does not have negative social and environmental consequences in the exhausted texture area and carries the maximum effect for preparing public participation, investment fields, and promoting renovation flow in the texture. However, despite the news of the construction boom due to these strategies and aims in the renovation of the exhausted texture of the city, the field observations suggest that the social and economic issues of citizens living in these textures remain unresolved. Therefore, the necessity of a critical approach to the so-called exhausted city textures seems necessary in order to uncover the forces and relations affecting the policies associated with these city textures. In addition, to pull out the existing solutions not through theoretical discussions but from the bases and fields available in the social, political and legal areas and to provide the necessary substrates for the democratization process (and consumption) of city space. The lack of integration of different studies in order to transform them into the physical instead, to formation and occurrence of non-physical elements of the recognition of research area position in superior plans should be accomplished in addition to moving items such as demographic policies, user, functional status, urban divisions system. This must be accomplished in order to reconnect with city generalizations and to identify the potentials of development of texture and service to the city. Thus, recognition is not enough and the way of using those studies must be discussed.

1-7.Suggestions

- Providing economic and incentives packages.
- Attention to the wishes of the people and the residents.
- Using local groups in order to functional and collaborative cohesion.
- Reinforcing cultural social axes of exhausted textures.
- Using the private sector and public organizations.

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