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Presenting a conceptual model of urban decline in border city of Iran, using Grounded theory method

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Abstract

In current decline urban decay is new phenomena. Urban revitalization has emerged as a response to the urban decline problems. Generally, urban revitalization projects are applied on districts that are in a process of decay. Current cities are under risk of decay and chaos because of historic layers that are formed in leadership of the user's needs such as contexts like commercial and social.

Modern cities have already serious inner city problems because of urban decline as a consequence of inner-city transformation. To solve these problems, countries have ongoing downtown revitalization efforts in place. The researchers state that problems of downtown decline should be dealt with across the whole downtown area because they appear not only in commercial and business areas, but also in residential areas as well, with features physically and socio-economically.

The creation, growth and decay of cities are products of forces and natural and human flows and related relationships over time, and the Zabul is not separate from this general rule. So, the purpose of this study is qualitative and fundamental research which is done by the approach of data theory.

Materials & Methodology:

In order to analyze qualitative data, the meta-syntheses method and content analysis have been used simultaneously. The data collection method is

documentary study and semi-structured interview. Nvivo software was used for qualitative data analysis and coding.

Discussion of Results & Findings:

From the past to the present, the population and activities have been focused on a distinctive model. This model uses a combination of diverse urban land-uses in a certain spatial structure and functions, so that the residence lives and works simultaneously, also civic engagement and leisure activities are addressed. Historic runoff of activities and populations from urban centers to periphery and subsequently changes in city center land uses impressed their development processes, so that, in many cases has brought social, economic and physical decline for them. From the perspective of urban planning systems and policies there might be lots of reasons for those degradations such as: zoning, land-use segregation and overlay Modernistic urban planning. This has caused social- economic and physical characteristics such as walking, mixed land-uses and civic spaces have been taken from urban centers, the characteristics which are supported by urban mix-use development theory.

Based on documentary studies and meta- syntheses method, the theoretical framework of the research and urban decline layers were presented. The main components of urban decline are: political factors, urban governance, environmental factors, economic factors and social and cultural factors. The meta-analysis method is also used to present the "concept model of urban decline".

Based on the questions raised in the interview process, 350 referrals were concluded. By multiple revisions and integration of codes based on similarity during several stages of data summarization, 17 sub-themes were extracted.

Conclusion: Based on the presented components and the discovery of causal relations, a conceptual model (spiral model) of the decline of border cities with emphasis on the city of Zabol was presented. The spiral model consists of 5 cycles. At the core of the model is the political factor, which includes relations with neighboring countries and the lack of security in the region. Second level is urban governance. Lack of government attention to the private sector and lack of private sector investor are measurable components of the second cycle. Third cycle is environmental factors and fourth & fifth cycles are economic and social factors. The cycles are:

The first cycle: political factors

- Political issues related to the neighboring country
- Lack of security

Second cycle: urban governance

- Administrative bureaucracy
- Lack of government attention to the private sector
- Lack of private sector investor

Third cycle: environmental factors

- Water shortage
- The presence of fine dust
- Existence of weakness and defects in waste collection
- Lack of surface water system
- Extensive visual and environmental pollution in the region

Fourth Cycle: Economic factors

- Lack of a suitable and comfortable bed in the area
- Lack of strengthening the historical core (market)

Fifth cycle: socio-cultural

- Increasing the level of awareness of citizens
- Low social capital - Migration of native and original residents
- Replacement of new social strata without a sense of belonging to the region
- Weakness in the sense of participation

Keywords: Urban decline, urban planning, urban decline in border city

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