

# **An Analysis on the Place of Integrated Urban Management in Organizing Urban Decay. (Study case: Laat Neighborhood of Ramsar City)**

## **Abstract**

The passage of time changes the architecture of cities. One of the most important alternations are the wear and tear of parts of the city, which, following the creation and intensification of deterioration, the efficiency of these tissues also decreases. In this regard, the organization of these tissues by taking advantage of diverse intervention policies in the urban decay, taking into account the integrity of the administrators at the city level, can have a positive and constructive effect. The present research has investigated the role and position of integrated urban management in organizing urban decay and, on a case-by-case basis, aims to study the Laat neighborhood of Ramsar city. The current research is of developmental type and descriptive and analytical in terms of nature and method. Data is gathered via library research and by studying the documentations of Ramsar municipality and also through direct observation and questionnaire; the questionnaire is distributed among 50 citizens of Ramsar. The results of this research indicate studying the criteria of integrated management has a decisive and positive role in organizing the urban decay of Ramsar neighborhood and considering the amount of dilapidation in the residential tissue and its diversity and dispersion, the use of upgrading and renovation are the most appropriate strategies to improve the situation and organization of the neighborhood, and this was achieved through cooperation and coordination between the organizations involved in city management.

## **Research aims:**

1. Exploring the role of integrated urban management in organizing urban decay.
2. Investigating the role of integrated urban management in organizing declining tissues and their artistic aspect.

## **Research questions:**

1. What is the role of integrated urban management in organizing urban decay?
2. How are urban decay and artistic features related?

**Keywords:** urban management, urban decay, Ramsar, art.

## **Introduction**

One of the most vital basic complications of the country is the wear and tear of part of the urban tissue, which causes its disorganization, imbalance, disproportion and disorganization. According to the surveys carried out, on average, nearly 10% of the surface of the cities, according to the indicators determined by the Supreme Council of Architecture and Urban Planning of the country, includes declining structures. These structures have caused social, physical, environmental, economic difficulties and have triggered a decline in the quality of life of the city citizens; in such that in most contexts, the phenomenon of urban decline can be seen. Among the solutions that have been considered for the improvement and condition of deteriorating tissues in recent years is the category of improving and renovating these structures. Meanwhile, urban management is considered as one of the most important effective factors on the improvement and renovation process in urban decay. At present, the administrative departments of Iranian cities are involved with an issue namely as called the declining and old areas of the city, which is incompatible and incoherent with the new urban life and the characteristics of a modern city. Therefore, one of the main necessities of the city and urbanization of the present era is the improvement and renovation of such urban tissues. In the last one or two decades, urban planners and managers have considered the issue of improving the dilapidated tissues of the cities, and more or less measures have been taken in this field; but then again, it can be claimed that apart from the self-centered spirit that prevailed in the majority of urban improvement and renovation projects, most of them were not completed and faced many problems along with extensive postponements. By recognizing the needs, bottlenecks, capabilities and opportunities of revitalizing the urban decay, metropolitan management can create a suitable environment for local residents through cooperation and empowering residents.

Ramsar city is one of the oldest cities in Mazandaran province, which is made up of rural cores. Over time, other rural neighborhoods have been added to the city and have expanded the urban

areas, however, due to the history of the structures and the organic nature of the physical space, they have gradually transformed into urban decay. One of the urban neighborhoods of Ramsar, which was located in this process and today is a part of the urban decay is the region of Laat, known as Laat-Mahaleh. The neighborhood is located on the west bank of Safaroud River. Applying the criteria of declining such as underground, impermeability and instability in the Laat neighborhood reveals that this neighborhood is among the spaces that desires interventions in the areas of improvement, renovation and at times reconstruction. The quality of life in the studied area indicates that due to the instability of some existing buildings in the decrepit context of the neighborhood, the level of safety and security to be present in the context has decreased and the continuation of this can lead to destruction and lead to the abandonment of the space. Therefore, the organization of urban tissue is of great importance, attentiveness to city management can accelerate the process of the aforementioned process and strengthen this matter through the realization of the integrated urban management and the coordination and cooperation of all the organizations involved. Urban management and urban service providers will provide a better outline to the matter of organizing urban decay.

The review of the researches conducted in the field of urban management and integrated urban management and its role in organizing decaying urban tissues shows that various researches have been conducted in this field, the following are research studies in mentioned topic: Hosseini Biloi (2019) in the article "Examination of the role of urban management in the organization of dilapidated tissues (case example: Seng Siah neighborhood of Shiraz)", based on the general results from the analysis of residents' questionnaires, providing the physical infrastructure of the tissue has the greatest effect in organizing the dilapidated texture of Seng-Siya neighborhood and the indicators of creating an integrated urban management, improving social conditions and cultivating the economic conditions of issue are in the next ranks in the field of organizing the dilapidated texture of Seng Siya neighborhood. Abu Zari and Ziyari (2018) in the article "Analysis of the role of social capital on participation in plans for the organization of dilapidated tissues with an urban regeneration approach (case study: District 12 of Tehran)" show that there is a significant relationship between indicators of social capital and participation; moreover. there is a positive and social capital explains 67% of the variance of changes in participation in projects. Qalipour and Latifi (2016), in an article entitled "The role of urban managers in the investigation of revitalization (renovation and restoration) of urban decay (case study of Nowshahr city)", came to

the conclusion that between proper urban management and cooperation there is a positive and direct relationship between urban managers and local people with the achievement of urban development and the development of urban decay.

According to the topic, goals and hypotheses of the research, the current research is of developmental type and descriptive and analytical in terms of nature and method. Data is collected through library research and acquired documentations from Ramsar Municipality; also direct observation and questionnaires are also applied. In order to gain the opinions of the citizens of the city, 50 questionnaires were distributed among 50 citizens of the studied neighborhood (as the minimum number in statistical analysis). In addition, in line with the scrutiny of research data, SPSS statistical software was used to analyze data.

## **Conclusion**

The current research has scrutinized the role and position of integrated urban management in the organization of dilapidated tissues and has dealt with the district of Ramsar city on a case-by-case basis. The results demonstrate that in the spatial hierarchy division of Ramsar city, Laat neighborhood is located in district 3 and on the west bank of Safaroud. The state of deterioration of the residential tissue of the neighborhood in Ramsar city shows that the existence of a number of structures have created the space for the absence of citizens in this part of the city and despite the fact that some citizens belong to this part of the city, due to the dilapidation and abandonment of some buildings and the fear of reducing the security and safety factor, they are not willing to be present in this context and part of the city. In addition, according to the statistics of Mazandaran Construction and Housing Company, Ramsar has 203.7 hectares of urban decay (26.9 percent) with the area of the legal city limits of 757 hectares. In 2010, the revival of urban decay was started as a pilot in Shahid Beheshti Street (Laat neighborhood) by the Islamic City Council by conducting joint-thinking meetings; Therefore, it can be said that the discussion of organizing the urban decay Laat neighborhood and the entry of urban management has existed in this area for the past ten years and measures have been taken in this regard. Based on the findings from the analysis of statistical characteristics, the issues related to the realization of integrated urban management in organizing the urban decay of Ramsar and Laat neighborhood, coordination in executive and urban activities between executive institutions and preventing rework, waste, confusion and other features with an average of (4.13) has the highest score and participation of city organizations with

an average of (3.52) is at the lowest level of effectiveness and importance. Other items, in order of importance and effectiveness include strengthening the position of social institutions in urban management with an average of (4.10), reducing the probability of problems, tension and violation of laws among the organizations involved in city management, as well as the formation alignment management and joint activities through agreements between active universities in Ramsar city, such as Kasari University, which has the field of urban planning (urban design) and the municipality, banks and the municipality, local and non-governmental institutions and the municipality in common with the average (4.07), the empathy of officials in providing urban services with the average (4.05), matching the knowledge and skills of managers and experts with new solutions in the matter of improvement and renovation with the average (3.95), the presence of official groups and the influential informal in Ramsar city on the organization of the old and dilapidated residential tissue of Ramsar city and Laat neighborhood with an average of (3.94), the development and formulation of aligned strategies between the private and public sectors in Ramsar city with an average of (3.93), the preparation of plans similar results on the realization of bottom-up planning with an average of (3.92), reducing executive problems in executive organizations during the implementation of activities, and prioritizing projects Safeguarding the urban decay of the city and increasing the efficiency and effectiveness of urban development plans together with an average of (3.87), creating unity and supervision in the preparation and implementation of development plans in the residential tissue and finally the whole city with the coordination of all the interested organizations with an average (3.64), the preparation and implementation of the plan for the organization of the old and dilapidated residential tissue of Ramsar city and Laat neighborhood to solve the economic, social, physical anomalies (legal structure) of the tissue and the interaction of the organizational structure of urban management together with the average (3.59). The most important results of this research indicate that considering the integrated management criteria has a decisive and positive role in organizing the urban decay of the Laat neighborhood of Ramsar, and considering the amount of wear and tear in the tissue and its diversity and dispersion and the use of improvement and renovation policies, the most suitable policies are to improve the situation and organize the neighborhood, and this was achieved through cooperation and coordination between the organizations involved in the city management.

Some of the most important suggestions and solutions that can lead to the improvement of the worn-out residential tissue of Lat neighborhood by emphasizing the integrated urban management of Ramsar are as follows:

- Eliminating the lack of facilities and essential urban services for the residents of Baft who have to travel to other areas or localities to meet their needs. Eliminating these deficiencies will make the residential tissue keep its native people and prevent people from migrating to other localities and areas of Ramsar.
- Taking advantage of the existing potentials of the texture level in the field of attracting investors.
- Transforming the studied tissue and especially the urban decay into a responsive environment in Ramsar city.
- Physical openings in the routes, to increase service delivery as citizens' easy access to essential services and rapid transfer of rescue forces (during unexpected incidents) to the accident site.
- Implementation of a comprehensive plan to organize the worn-out residential tissue of Lat neighborhood and finally the whole city of Ramsar.
- Preventing the interference of tasks on the one hand and logical communication between the executive bodies on the other hand to organize the context under study.
- Encouraging various government and local departments to participate in the participation program for revitalizing the worn-out residential tissues of Lat neighborhood in the continuation of the project started in 2009 at the level of this neighborhood and Ramsar city.
- Improvement and renovation of buildings and public spaces with the help of providing incentive methods for the residents and investors of the neighborhood.
- Improvement of residential units by the owners with the support and support of the public and government sector through giving bank facilities.
- Correct planning for garbage collection and burying or destroying it with the participation of residents.
- The quality of the living and working environment of the neighborhood people based on sustainable development in developing strategies and policies.

- Carrying out small-scale, gradual and measured interventions with a plan to correct and improve future actions.
- Creation of essential public welfare uses such as green space, sports use, leisure time, etc. in suitable places such as barren and ruined lands or lands where the owner is willing to sell his land.
- Carrying out comprehensive and integrated interventions to strengthen each other's positive effects.

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