Ranking and Analysis of Factors Affecting the Sustainability of Urban Neighborhoods and in the City of Mahabad

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Abstract: *Rapid growth of urbanization and its complications in recent decades has absorbed urban planners' attention to stability and stable development issues. In this regard community which is the core stone of urban development stayed away from formal system of spatial planning, and established communities are in contrast with preserving stable development rules and principals, therefore this research in descriptive - analytical way with the aim of analyzing sustainable development indicators and the status of sustainability of neighborhoods located in various tissues in the city of Mahabad, in terms of four types old, middle, new tissue and informal settlement, based on five main indicators (physical, social, cultural, economic, service, and environmental) and 44 sub-indicators derived has been carried out that the main indices as the main variable and sustainability of neighborhoods as the dependent variable have been considered and the Pearson test and analysis of variance of without scale data in SPSS and excel show that between the three indicators economic, physical and service and combined indicator there was a correlation and significant relationship, as well as path analysis in AMOS software indicated the relationship and the direct and indirect impact of three main variable (service, economic and physical indicators) on sustainability of neighborhoods dependent variable, then based on TOPSIS model, studied neighborhoods have been ranked and the results showed that the rank of neighborhoods formed in middle and old tissues due to their proximity to downtown and better enjoyment is more desirable, and the rank of new neighborhoods and informal settlement, which have been developed in recent decades at a lower place in comparison is located.*

Keywords: *Community sustainable, sustainable neighborhood, Ranking indicator, path analysis, TOPSIS model.*

Introduction

Currently, 54 percent of the world population lives in urban areas and forecasts suggest that this increase at least until 2050 will be preserved. The change from a rural system to urban world dominant signals strongly and more than ever need to change how the development of cities, and architects, engineers, urban planners, civil society and policy makers are in face with challenges of creating an stable, healthy, smart, green, adaptive, inclusive, productive, secure and flexible city and these are just a few of the features that urban centers need to them in the face with increase of growing population and growth of informal settlement, pollution and environmental degradation. (UN Department, 2014: 2). Some cities for help to comprehensive development are pioneer, and to help to urban development are trying to replace a model that the mainstream of development of the city by it instead of economic growth focuses on the creation of the environment and people-friendly cities, and it is a result of change of creative

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thinking of city planners and urban designers and transformation and change of their look (Hawley, 2014: 4).

Mahabad in recent decades for various reasons social, economic and political has had the broad and rapid development and despite various programs the transformation of the city has been regardless of mechanism of planning and problems and shortcomings there have been and the increase in natural growth of population and migration of villagers and people of surrounding towns with various economic, social and cultural features to the city of Mahabad, and on the other hand, natural limitations such as status of topography and being trapped of the city between the mountains and hills, as well as other restrictions created by man have prevented the facilities and the basic spaces of life such as land and adequate housing, as well as other uses and urban vital services (Karkeh Abadi, 2013: 2). A result of these conditions has been disruption of balance and stability, and instability especially in neighborhoods, and lack of the necessary capacities for harmonious development has caused instability in neighborhoods. In the meantime, distinctions and imbalance in various tissues in the city of Mahabad in four types old tissue (traditional and worn) and marginal tissue (modified informal and rural settlement) and middle tissue and new tissue (planned) have caused instability in the urban scale, so identifying instability status and ranking neighborhoods and knowing the situation of sustainable development indicators in neighborhoods in order to understand more and more internal communications of indicators and the amount of dependences and their impacts on neighborhoods formed in the tissues and planning to increase coordination of tissues in terms of sustainability indices have made the present studies necessary over and over and achieve the following objectives will be considered:

- Identifying, analyzing and ranking the urban neighborhoods of Mahabad based on having a sustainable development indicator with comparison between the distinctions of the four tissues
- Measuring the correlation and the relationship between five dimensions (economic, physical, social, cultural, environmental and service) to determine and compare the amount of sustainability of neighborhoods and identifying and analyzing the impact of the independent variables (five indicators) on each other as well as on the dependent variable (sustainability of neighborhoods)

Research Questions
1. The studied neighborhoods based on the tissue in what rank are placed?
2. Is there a significant relationship and correlation between the studied variables (composite index of each variable) in this study?
3. How is the impact of the independent variables (economic, socio-cultural, economic, physical, environmental and service) on each other and finally on the dependent variable (sustainability of neighborhoods)?

Research Background
- Shin and colleagues (2011) in a study entitled "Application of urban sustainability indicators, a comparison between different experiences" by using of the list of international urban sustainability indicators have studied and compared deployment and use of these indicators in 9 experiences at international level. In this study, the researchers have studied the experience of urban sustainable development projects in the nine cities Melbourne, Hong Kong, Alexander, Barcelona, Mexico City, Taipei, Singapore, Chandigarh and Pune with 157 indices in four dimensions environmental, economic, social and governance and 37 classes for comparison and have shown the results as a percent of 0 to 100.
- Sasanpour and colleagues (2014) in an article titled "Assessment the sustainability of urban neighborhoods in the city of Saqqez" by using of the Electra model have ranked the neighborhoods and have concluded that the main reasons for instability of neighborhoods were the carelessness of city officials and the lack of participation of local people in neighborhood affairs.

- Nastaran, Mahin and Kiumars Habibi and Mehrdad Mohammadi (2014) in an article have analyzed the status of tissues stability in Sanandaj by using of Fuzzy Inference System and the results indicated stability of worn out tissues than other new tissues and informal settlement.

Sustainable Development and Urban Sustainable Development

Local sustainable development is the ability of small local communities (neighborhoods) in exploitation and use of natural, human, and ecological resources so that all the members or local communities, now and in the future, have the appropriate levels, health, and good life, and security, integration between the environment, human activity and dynamic economy (Kline, 1995: 4). Failures in achieving the goals of sustainable development have caused the change of the rotation of its objectives to the local level, so measurement and assessment of sustainability in urban neighborhoods becomes more important. Knowing the status of sustainability of the neighborhoods located in old residential, middle, new tissues and informal settlements can have an effective role in the plannings and orientations of development and progress towards sustainability in these neighborhoods. (Habibi, 2014: 82)

- The principle of intergenerational equity or the next generation
- The principle of social justice or equality within a generation
- The principle of responsibility or payments for pollution factors

In order to achieve the implementation of sustainable development strategies, community members should believe that they have the capacity for solving problems and shaping their future, like cobwebs, which are seemingly fragile, but they are resistant against super powers. (Swisher and. Monaghan, 2014: 2)

Neighborhood and Neighborhood Development

Neighborhoods form the main tissue of cities. However, daily Life in the neighborhood scale significantly is understandable and it affects the neighborhood, historically in 1994, an annual conference in Chicago, called the "Union of parts of the world to manage cities" contained a section called "planning for sustainable neighborhoods". This term by the makers of modern America was interpreted as "A human environment suitable for growth and development within a protected ecology". In 2004, in the Office of the Deputy Prime Minister of Great Britain the slogan" creating sustainable neighborhoods" was considered as the work framework. The report, which has been prepared for the organization defines sustainable neighborhood as meeting the diverse needs of present and future of residents, children and other users, contributing to create a higher quality of life, creating opportunities and various options, achieving the goals with the use of natural resources, improvement of the natural environment, promotion of unity and social harmony and reinforcement of economic assets (Cown, 2005: 386), and the most important point in this process is participation of residents in planning, even Florida argues that more important than people's participation in economic areas of the city, there is a need for sustainable urban policies to engage citizens in improving living conditions. (Morais, Ana Camanho, 2010: 401)

Sustainability and Urban Sustainability

The concept of sustainability is used for the concepts of resistance and permanent and shows the characteristic of the process and the situation, which it can be kept indefinitely. To achieve sustainable cities, foremost, sustainable neighborhoods are necessary because neighborhoods as the smallest unit of urban divisions, organs builder of the city, are considered. (Habibi, 53: 2014). The ultimate goal of local sustainable development is the relationship between social and physical capitals. This means that social processes are used to improve identity and physical structure and creating capacity for future developments. In other words, planning with people, not for them, is the key element of neighborhood development (Sasanpour, 8: 2014). Decentralization and district-oriented attitude is in fact assignment of neighborhood affairs to the people of the same neighborhood. Creating neighborhood units will leads to promotion and efficiency of urban management system and simplification of the administration of the city affairs and wide economic savings in long-term (Shah Moradi, 58: 2014). Research and thinking about sustainable cities began in the 1980s, but the global ongoing debates about sustainability in the

1990s were formed (Sorensen, 2014: 1). Urban sustainability is a concept that in the following of sustainable development plan was proposed as a new paradigm in the world. Roots of approach to sustainable development return to the dissatisfaction of the development results and socio-economic growth in cities in terms of ecology (Maleki, 20113: 39). Urban sustainable development is an extensive and complex phenomenon, which is effective in the growth and development of cities and considers economic, social, environmental and ecological factors. What is important today is awareness of the strengths and weaknesses of social, economic, environmental and ecological dimensions of development, which could be an important factor in order to solve existing problems and inadequacies to achieve Economic, health and social well-being and finally leads to justice (Ghadiri, 2014: 24). Societies are sustainable if social, economic, health and environment structures of them are intertwined. (Swisher and. Monaghan, 2014: 2)

Materials and Methods

This research in terms of type is an applied research and its method is based on the descriptive-analytical method. In order to collect data, documents and field methods have been used, and accordingly, by using of resources, such as rehabilitation and modernization project of worn tissue of Mahabad (2007), rehabilitation and modernization project of poor settlements of Mahabad (2008), detailed results of population and housing census (2011) and detailed plan of the city of Mahabad (2014) as well as distributing questionnaires, required information for indicators of socio-cultural, economic, physical, environmental and service have been collected. It is worth noting that to measure the amount of households' income compared to the questioning and distributing questionnaire, non-probability sampling has been applied in urban neighborhoods studied in Mahabad. That is, by using of Cochran formula, 371 questionnaires in proportion to the number of households in the neighborhoods studied were divided and distributed. In this study by using of the Topsis model, neighborhoods have been ranked and then the maps of the ranking by Arc Gis have been drawn. Then the data in fuzzy system have been implemented and by spss have been analyzed and the amount of correlation and the significance level of indicators have been checked and then the effects between indicators and their impact on the dependent variable, namely sustainability, by Amos model have been examined and analyzed.

Research Indicators

In Table (1) variables and their respective indicators have been identified.

Table (1): Variables and indicators used in the study

Variables	Indicators
Social, Cultural	residential density, the percent of male literacy, the percent of female literacy, population density, the number of schools, the number of mosques, family size, the percent of literacy, the number of libraries
Economic	the number of 15-65 year-old population, the number of 10 year-old population and above, the percent of employees, the percent of unemployed, the price of land, dependency ratio, the amount of income
Physical	per capita urban land uses, including residential, commercial, workshop, religious, cultural, sport, green spaces, tourism – catering, administrative – disciplinary, utilities – urban equipment, health – therapeutic, public education, roads network, transportation
Environmental	the number of parks, the number of bins, the number of households without waste disposal system, the area of industrial and workshop uses, households lack coverage by urban gas network, households lack coverage by urban drinking water network
Service	taxi station, agency, fire station, notary public, insurance office, public parking, gymnasium, laboratory, clinic

Source: (studies of the authors)

Research Domain

Mahabad county is one county in west Azerbaijan province, which is located in the south of the province. Its center is the city of Mahabad and the distance of the city from Orumiyeh that is the provincial capital is 121 km. Mahabad county is located in a mountainous region, but the city of Mahabad on the shore of the Mahabad river in narrow and small plains, has been established, that its slope increases from south to north and its height from sea level is 1320 meters. Mahabad city in 45 degrees and 43 minutes and 3 seconds east of the Greenwich meridian and 36 degrees and 46 minutes and 3 seconds north latitude is located, and the whole city area is 5,600 square kilometers. The city due to being located in the southwest of Lake Uremia and having the roads to the cities of Orumiyeh, Miandoab, Bukan, Naghdeh and Sardasht has a special position and is the confluence of ways of the three provinces, West Azerbaijan, East Azerbaijan and Kurdistan (dynamic consulting engineers, city and building, 2011: 10).
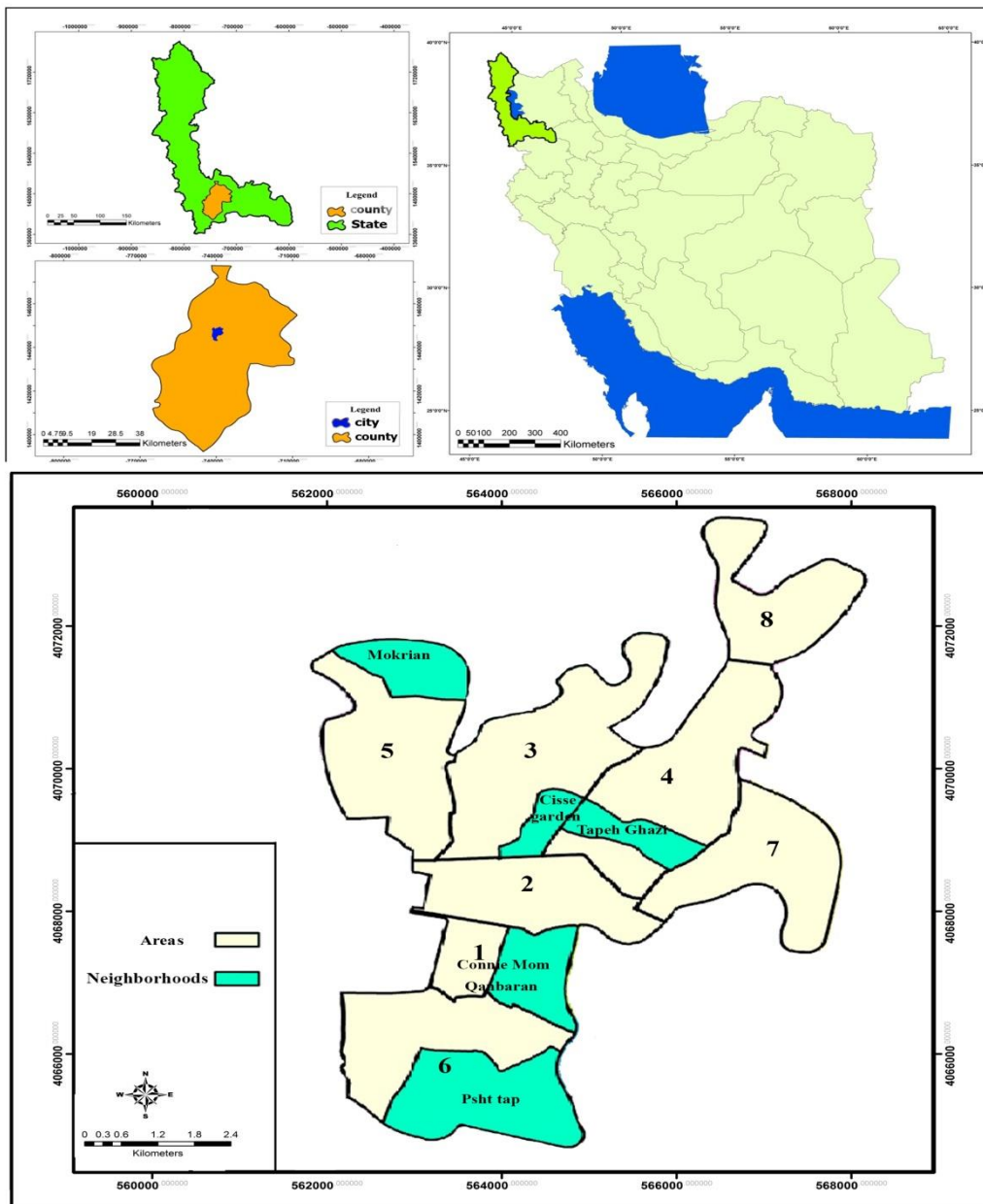
Figure (1): Location map of the city of Mahabad in the province and country

Statistical Population

The study population included five target neighborhoods of the four types of tissue, old tissue (traditional and worn) and marginal tissue (modified informal and rural settlement) and middle tissue and new tissue

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(planned) of Mahabad that the population and area of them based on studies of detailed plan of Mahabad city are as follows:

1. Quarter 1, Area 3 (Cisse garden) is with population of 5154 people and area of 41.01 hectares (old tissue (traditional and worn)),
2. Quarter 2, Area 6 (Psht tap) is with population of 16674 people and area of 208.96 hectares (rural, deformed),
3. Quarter 1, Area 1(Connie Mom Qanbaran and Ashabeh Safid) is with population of 16997 people and area of 96.42 hectares (informal settlement),
4. Quarter 2, Area 4 (Tapeh Ghazi) is with population of 7323 people and area of 67.10 hectares (middle tissue),
5. Quarter 4, Area 5 (Mokrian Bala) is with population of 1443 people and area of 53.44 hectares (new tissue (planned)). It is worth noting that selecting any of these examples in tissues has been done based on simple random sampling. Dynamic Consulting Engineers, city and building (2011)

Research Findings

The data in Table 2 based on the normalized data have been calculated by fuzzy logic, and their correlation based on Pearson correlation coefficient has been analysis. The results are as follows:

Table (2): The amount of correlation and the significance level between studied indicators

Indicator		Combined	Physical	Service	Environmental	Economic	Social
Social, Cultural	Pearson correlation coefficient	0.710	0.715	0.633	0.722	0.708	1
	significance level	0.179	0.175	0.252	0.168	0.181	-
Economic	Pearson correlation coefficient	0.991**	0.705	0.604	0.649	1	0.708
	significance level	0. 001	0.183	0.281	0.236	-	0.181
Environmental	Pearson correlation coefficient	0.648	0.216	0.154	1	0.649	0.722
	significance level	0.237	0.727	0.804	-	0.236	0.168
Service	Pearson correlation coefficient	0.674	0.979**	1	0.154	0.604	0.633
	significance level	0.213	0.004	-	0.804	0.281	0.252
Physical	Pearson correlation coefficient	0.750	1	0.979**	0.216	0.705	0.715
	significance level	0.144	-	0.004	0.727	0.183	0.175
Combined	Pearson correlation coefficient	1	0.750	0.674	0.648	0.991**	0.710
	significance level	-	0.144	0.213	0.237	0. 001	0.179

The significance level of less than 0.05 is as one star * significant and significant correlation and the significant level of less than 0.01is as the two stars ** significant and high correlation.

Social and environmental indicators with none of studied indicators and combined indicator do not have high correlation.

Economic indicator with none of studied indicators does not have high correlation, but with combined indicator has high correlation 0.991** with significance level 0. 001.

Service indicator and physical indicator have high correlation 0.979** with significance level 0.004.

And finally, the combined indicator and economic indicator have high correlation 0.991** with significance level 0. 001.

Path Analysis

According to the analysis results of the correlation coefficient and significance level, indicators of socio-cultural and environmental have no significant correlation with each other, so their analysis in the Amos model is also meaningless, therefore, analysis of Amos based on three indicators, economic, physical, service as the independent variable and sustainability of neighborhoods as the dependent variable is done.

Summary results of the analysis by the Amos software with direct and indirect effects of all variables on sustainability of neighborhoods and also on each other and standardized coefficients in the table below are shown:

Table (3): Direct and indirect effects of different variables on sustainability of neighborhoods by using of standardized coefficients

Description	The impact on economic indicator			The impact on physical indicator			The impact on service indicator			The impact on sustainability of neighborhoods		
	Direct	Indirect	Total	Direct	Indirect	Total	Direct	Indirect	Total	Direct	Indirect	Total
Economic indicator	-	-	-	0.705	-	0.705	-	0.690	0.690	0.980	0.011	0.991
Physical indicator	-	-	-	-	-	-	0.979	-	0.979	-0.635	0.650	0.016
Service indicator	-	-	-	-	-	-	-	-	-	0. 664	-	0. 664

Therefore, the standard structural model that shows the effect of all the variables in the spatial inequality as the following was extracted:

Sustainability of neighborhoods = 1X (0.991) + 2X (0.016) + 3X (0.664)

The results of the analysis showed that economic indicator (with coefficient of 0.991) has the greatest impact on the sustainability of neighborhoods. Economic indicator not only directly affects the sustainability of neighborhoods, but also through physical and service indicators indirectly increases neighborhood sustainability. Service indicator (with coefficient of 0.664) is in second degree of importance and physical indicator (with coefficient of 0.016) is in third degree of importance. Physical indicator not only directly affects the sustainability of neighborhoods, but also through the service indicator indirectly increases neighborhood sustainability. Also, According to Table 3, the standard structural model that shows the effect of all the variables on service indicator as the following was extracted:

Service indicator = 1X (0.690) + 2X (0.979)

As you can see, the total effect of physical indicator (1X) compared to the impact of other variables is much more and economic indicator (X1) has the least impact on service indicator. Also the standard structural model that shows the effect of all the variables on social indicator as the following was extracted:

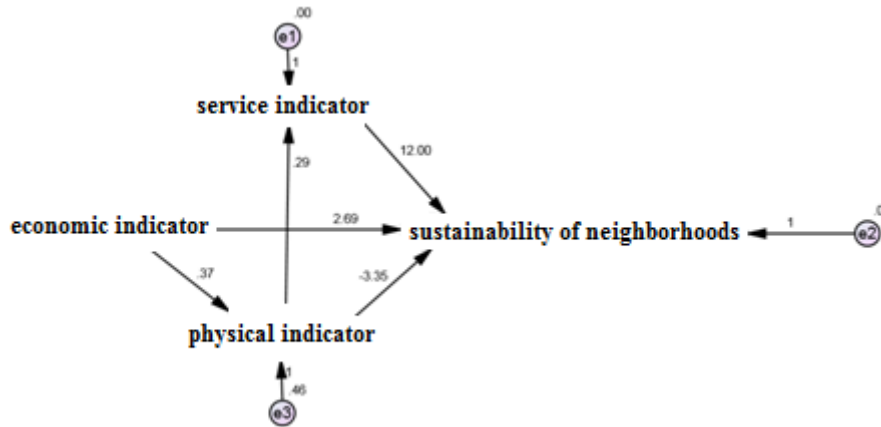Physical indicator = 1X (0.705)

Figure (2): The structural model of the research in the case of non-standard estimation

Table (4) shows the results of fit of model in the proposed model and final model. The model fitness in the initial correction through the elimination of meaningless path from economic indicator to service indicator in Amos software has greatly increased. Table (5) shows the model indicators in the proposed model and final model.

Table (4): Fit of the proposed model and final model with the data based on the fitness indicators

Fitness indicator of model	χ^2	DF	$\frac{X2}{df}$	GFI	IFI	CFI	RMSEA
The proposed model	0.000	0	unknown	1	1	1	1.366
The final model	1.780	1	1.780	0.984		0.983	0.041

Chart 1 shows that the model is appropriate. According to Amos output, χ^2, the calculated value is equal to 1.780. Low value of this indicator shows little difference between the conceptual model with observed data of the research.

The RMSEA value is equal to 0.041, which indicates a good fit. GFI and CFI are 0.984 and 0.983 respectively that statistically they are very appropriate and they confirm general fit of the model. As Table 6 shows, all indicators of economic, physical and services significantly predict the sustainability of neighborhoods ($0.01 \geq P$). Therefore, the condition of being meaningful of these paths is met.

Physical indicator with non-standard coefficient of 0.286 significantly predicts service indicator ($0.01 \geq P$). Therefore, the condition of being meaningful of this path is also met. Economic indicator with non-standard coefficient of 0.366 and significance level of 0.0001 predicts physical indicator ($0.01 \geq P$). Therefore, the condition of being meaningful of this path is also met.

Table (5): Non-standard regression weights and the level of significance of the coefficients in direct relationships

	Estimation	Standard error	Critical rate	Significance level
The direct effect of economic indicator on the sustainability of neighborhoods	2.687	0.035	77.841	***
The direct effect of physical indicator on the sustainability of neighborhoods	-3.354	0.261	-12.857	***
The direct effect of service indicator on the sustainability of neighborhoods	11.999	0.794	15.122	***
The direct effect of physical indicator on service indicator	0.286	0.030	9.638	***
The direct effect of economic indicator on physical indicator	0.366	0.184	1.989	0.047

In the model, chart 2, it can be seen that economic indicator with coefficient of 0.98 has the highest loading factor and as a result has the greatest impact on sustainability of neighborhoods and service

indicator with coefficient of 0.66 and physical indicator with coefficient of 0.63 respectively are in the second and third priority.
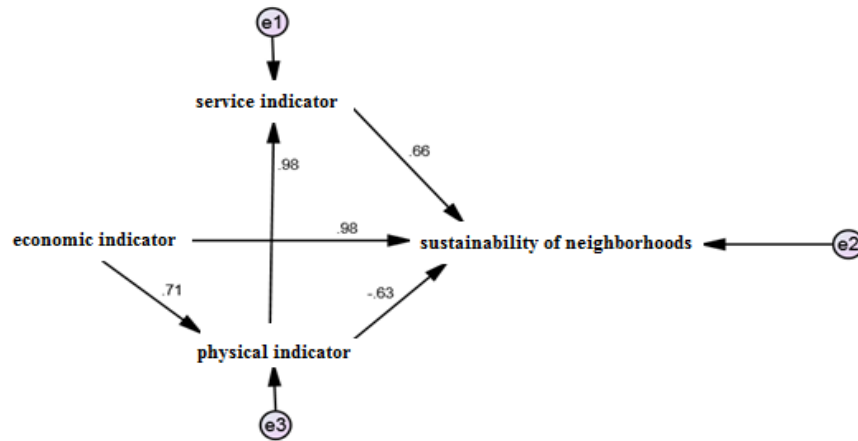

Figure (3): The structural model of the research in the case of standard estimation

Table (6): Determining the intermediary relationships between indicators with bootstrap method

Path	Standard coefficient	Non-standard coefficient	Confidence level (0.95)	
			Low limit	High limit
Economic indicator indirectly through physical indicator and the service indicator on the sustainability of neighborhoods	0.081	0.211	0.081	0.081
Economic indicator indirectly through physical indicator on the sustainability of neighborhoods	-0.465	-1.228	-0.465	0.465-
Physical indicator indirectly through service indicator on the sustainability of neighborhoods	0.115	0.576	0.115	0.115
Economic indicator indirectly through physical indicator on service indicator	0.690	0.105	0.690	0.690

As shown in Table 6, the low limit and high limit of the confidence interval for physical and service variables as mediator variables between economic indicator and the sustainability of neighborhoods are outside the scope of the zero. Confidence level for the confidence interval is 95% and the number of bootstrap resampling is 1000. Given that, zero is outside the confidence interval, Research hypothesis, the mediation of physical and service indicators between economic indicator and the sustainability of neighborhoods is confirmed.

Economic indicator indirectly through physical indicator has negative impact on the sustainability of neighborhoods, because standardized coefficient in the indirect path at a significance level of less than 0.05 is meaningful and is equal to - 0.465, also due to the fact that the desired confidence interval according to low limit and high limit does not include zero, therefore, the indirect relationship is significant. Physical indicator indirectly through service indicator has positive impact on the sustainability of neighborhoods, because standardized coefficient in the indirect path at a significance level of less than 0.05 is meaningful and is equal to 0.115, also, due to the fact that the desired confidence interval according to low limit and high limit does not include zero, therefore, the indirect relationship is significant. Finally, economic indicator indirectly through physical indicator has positive impact on service indicator, because standardized coefficient in the indirect path at a significance level of less than 0.05 is meaningful and is equal to 0.690, also, due to the fact that the desired confidence interval according to low limit and high limit does not include zero, therefore, the indirect relationship is significant.

So, with 0.95 confidence, it can be argued that economic indicator through physical indicator and service indicator has positive, indirect and significant impact on the sustainability of neighborhoods, and economic indicator through physical indicator has negative, indirect and significant impact on the sustainability of neighborhoods and Physical indicator through service indicator has positive, indirect and significant impact on the sustainability of neighborhoods and economic indicator through physical indicator has positive, indirect and significant impact on service indicator.

Ranking Neighborhoods in the TOPSIS Model

The studied neighborhoods based on five main indicators (socio-cultural, economic, physical, service and environmental) and 44 sub-indicators, in TOPSIS model have been analyzed and the rank of each of the neighborhoods in the main indicators has been specified and then the final ranking based on the results of the analysis of combined indicator as the following is done.

- Cisse garden neighborhood located in worn tissue: the neighborhood in the indicators of socio-cultural, economic and physical is in first place and in service and environmental indicators is in second place and in the combination of all indicators is in first place.
- Tapeh Ghazi neighborhood located in the middle tissue: the neighborhood in environmental and service indicators is in the first place and in economic indicator is in the second place and in physical and socio-cultural indicators is in third place and finally in the combined indicator is in the second place.
- Mokrian Bala neighborhood located in new tissue: the neighborhood in physical and socio-cultural indicators is in the second place and in economic, environmental, service and combined indicators is in the third place.
- Psht tap neighborhood located in the tissue of informal settlement (rural, deformed): the neighborhood in economic, environmental, physical and combined indicators is in the fourth place and in socio-cultural and service indicators is in the fifth place.
- Connie Mom Qanbaran neighborhood located in the tissue of informal settlement: the neighborhood in economic, environmental, physical and combined indicators is in the fifth place and in socio-cultural and service indicators is in the fourth place.

Table (7): Ranking the studied neighborhoods of the city of Mahabad on the basis of sustainable development indicators in the TOPSIS model

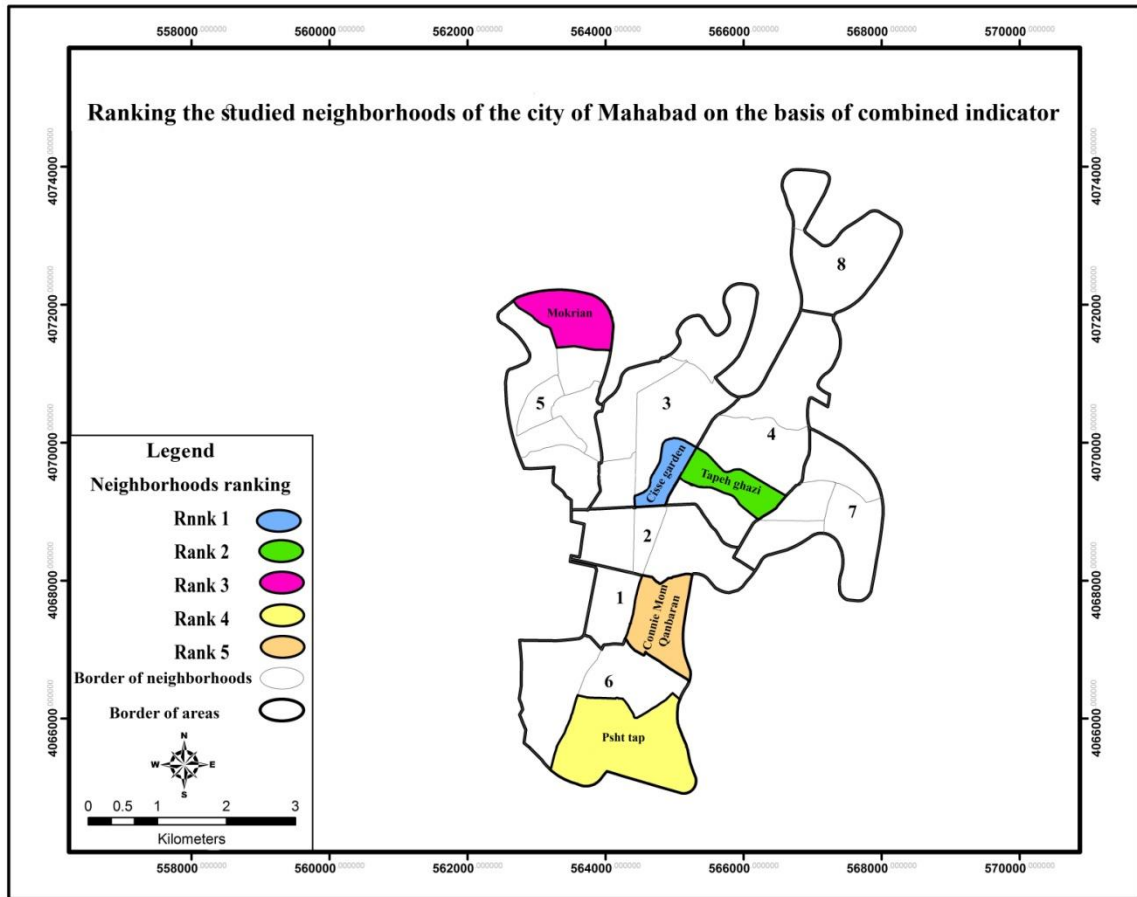| Indicator / Neighborhood	Mokrian Bala	Cisse garden	Tapeh Ghazi	Connie Mom Qanbaran	Psht tap
Socio-cultural	Toposis rank				
	2	1	3	4	5
Economic	Toposis rank				
	3	1	2	5	4
Physical	Toposis rank				
	2	1	3	5	4
Service	Toposis rank				
	3	2	1	4	5
Environmental	Toposis rank				
	3	2	1	5	4
Combined	Toposis rank				
	3	1	2	5	4

Figure (4): Ranking the studied neighborhoods of the city of Mahabad based on combined indicator

Conclusion

The results of the studied indicators and the analysis of correlation coefficients and being meaningful in the Pearson test and analysis of variance of without scale data in SPSS and excel show that there have been significant correlation between three indicators, economic, physical, service with the combined indicator and accordingly path analysis and structural equation in the Amos software indicated the relationship and the direct and indirect impact of three variables, the services, economic, physical indicators, on the dependent variable, neighborhoods sustainability. Based on the results of the analysis of the TOPSIS model scores and the rank of the neighborhoods, Cisse garden neighborhood located in worn tissue is in the first place, Tapeh Ghazi neighborhood located in the middle tissue is in the second place, Mokrian Bala neighborhood located in new tissue contrary to popular belief is in the third place and Psht tap neighborhood and Connie Mom Qanbaran neighborhood as expected are in the next and last place. The results clearly show that old and central neighborhoods, which are closer to the town center and service center in terms of ranking have better situation than the neighborhood, which in recent decades, in the form of new neighborhood or informal settlement, have been developed, and this more than ever clears attention to the neighborhood sustainable development, because the newly developed neighborhoods while must have better situation are in the low place.

Policies and Proposed Solutions

Based on the findings do planning to reduce instability and out of the underdeveloped neighborhoods requires comprehensive and integrated measures in all sectors related to the development in management framework and planning for neighborhood development. Thus, citizen participation, planning at the neighborhood level and empowerment of neighborhoods residents in terms of the studied criteria, so that, in the development of neighborhoods is effective is essential. Mahabad city in neighborhoods of informal settlement is faced with numerous instabilities in all indicators, environmental, cultural - social, economic, service and physical. So, what to do is establishing an aware management in order to stability

and harmonious development of the city. Relying on everyday decisions and putting these neighborhoods in uncertainty and indifference to providing strategies and strategic plans in these neighborhoods leads to more instability and inequality of the neighborhoods. In this regard, attention to the neighborhood level in spatial planning is essential and the following suggestions are offered.

Social – cultural dimension: taking policies commensurate with the population in socio-cultural dimensions including the creation of social security in neighborhoods, strengthening of open spaces as the appropriate platform for social interactions, strengthening the role of religious-cultural in neighborhoods, new locating or correct establishment of cultural uses in order to increase access to the services, restoring the original and old inhabitants to the neighborhood, strengthening the sense of the belonging of people to location, creating civil institutions, and strengthening the community centers in neighborhoods

Economic dimension: taking policies to make decisions in order to boost economic activities including boosting the business orders and their expansion in these neighborhoods, doing measures to reduce the unemployment, control the price of land, creating diversify of activities in neighborhoods, creating a platform for the desire to establish economic units in the studied neighborhoods, the formation of the cooperative fund at the neighborhoods level in order to provide financial resources to empower informal settlement neighborhoods.

Physical dimension: taking policies in order to codify navigator regulations to control new constructions including increasing per capita, mixing and combining the uses, attention to the capacity of urban sustainable development to attract activities and urban operations in neighborhoods, removing activities incompatible with residential function in neighborhoods, identifying the abandoned, open and useless spaces in neighborhoods and converting them to needed uses in proportion to the physical condition of the neighborhood, forecasting various uses, creating appropriate educational applications, balanced use of land, increasing the levels of green spaces in neighborhoods, increasing diversity of urban land uses, codifying the regulations and special rules to take advantage especially in old and marginalized tissues, the sustainable use of land and special attention to balanced residential density in relation to population density

Service dimension: taking policies in order to strengthen the service uses and improve the status of access including the implementation of neighborhood recreation programs, improving garbage collection and its suitable separation, forecasting the services and attractions required for participation of different groups in the neighborhood services, increasing the number of taxis and agencies, increasing parking and therapy clinics, convenient locating for uses of public welfare in order to increase access to these services, new locating or change public transport stations in order to increase access to these services, codifying the regulations and special rules to modernize residential components by using of resistant materials, modifying the streets width, if possible

Environmental dimension: taking policies in order to improve the quantitative and qualitative conditions in the environment field including locating more places for garbage collection, transfering the industrial applications to non-residential points, planning to resolve the problem of waste disposal system and sewage networks, assigning loans and housing facilities to low-income households to improve the quality of housing and the quality of life, developing of green space in the streets and the unused lands in neighborhoods.

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