

Increasing Social and Spatial Quality in Reorganization Plans for Dilapidated Neighborhood Contexts

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Abstract: The main goal of this research is to improve spatial quality, provide solutions and develop effective strategies for organizing the worn-out fabric of Haji Hamedan neighborhood. Based on the research goal, the following secondary goals are also considered. Understanding the social, economic, and physical situation of Haji Hamedan neighborhood. Organizing and improving a neighborhood to give identity to the city of Hamedan. Identifying an efficient and people-oriented urban improvement and renovation model increases the motivation to reside within the neighborhood, and promotes economic, social, and physical activities. In the theoretical foundations section, the information is presented in a descriptive-analytical form, and the information and data obtained are analyzed in the field impressions. Then, the information obtained is evaluated using the SWOT model. This model is a tool for examining internal organizational strengths and weaknesses and external organizational opportunities and threats. In a general sense, it is a tool for use in the preliminary stages of decision-making and as a precursor to strategic planning in its applied form. Strategic goals and policies: Creating an appropriate discourse among the Past, Present, and future through the application of urban design goals. Strengthening the sense of place at the texture level by enhancing the perceptual and visual values of space. Spatialization, revitalization, and strengthening of existing neighborhood centers. Improving the sense of desirability and vitality in the spaces and axes of the texture. Defining and developing valuable patterns from the perspective of the urban environment in organizing space. Anticipating appropriate visual corridors to stabilize and recognize the symbolic elements of the texture. Organizing the skeleton of elements with old values and new elements. Creating harmonious and balanced visual connections in the axes of the texture based on the citizen's perception of space. Concern about keeping the mental memories of the texture alive in the new body. Observing the principles related to symmetry, diversity, sequence and continuity, movement, stillness, scale, skyline, nodes, edges, and signs in the cultural-old axes of the texture and new constructions, especially in textures with the old value.

Keywords: Urban Design, Neighborhood, Sense of Place, SWOT, Social Sustainability, Spatial Quality.

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1. Introduction

Today, cities are growing at a dizzying rate and have established themselves as the first human settlements. This trend is related to recent centuries, especially after the Industrial Revolution when the physical and population growth of cities caused numerous problems (Qurraie, Saba Sultan et al., 2023). In response to these problems, various plans were implemented, perhaps the most important of which were the guiding and comprehensive plans, but for various reasons, these plans failed and are now considered completely obsolete in developed countries (Norouzian, M. M. et al., 2024). The inefficiency of comprehensive and detailed plans in the world caused urban planning to embrace other approaches, such as systemic planning and organizational management, and strategic planning, which showed great ability to respond to urban planning problems, entered the field of urban development (Naghibi Iravani, S. et al., 2024). Today, strategic planning is perhaps the most visible type of planning in the world, which is also finding its place in Iran over time (Norouzian, M. M., & Sarabi, 2023).

The lack of structural foundations and infrastructures and the failure to define intervention strategies in a systematic and coordinated manner are considered to be the main challenges and obstacles to the program of improving and renovating worn-out textures (Karimimansoob et al., 2024). Partial and discrete strategies or superstructural and sectional approaches are not solutions and solutions, and structural foundations must be defined and institutionalized in a continuous and coordinated process so that each can play a complementary role (Samami et al., 2024). The success and quality of studies, on the one hand, are related to the accuracy in preparing the research plan, organizing the theoretical design, and selecting appropriate variables, and on the other hand, it depends on the methods, methods, and tools used to obtain data about the variables. To achieve the research objectives and their success, it is necessary to be careful and thoughtful in selecting the appropriate methods and tools (Saba Sultan Qurraie, 2024).

Urban research is a systematic exploration of the characteristics of economic, social, and urban activities, urban processes, and the impacts of these activities and urban processes at different spatial levels (Arash Sohrabi, S. 2024- a, b). Today, the issue of space and sustainable spatial development is one of the most important issues that city officials and planners have paid attention to, and dilapidated urban textures are considered one of the best spatial resources (Aghazadeh Dizaji, A. 2017). Therefore, to prevent the horizontal expansion of cities and make better use of these empty but dilapidated spaces, officials have started thinking about their improvement and organization (Niloofar Akbarzadeh et al., 2016). In this research, we are seeking to identify and use a kind of systematic planning to organize and revive dilapidated urban textures that have lost their past efficiency, quality of life, and residentialness, and today are considered one of the main obstacles to the implementation of modern urban management methods in urban development and urban planning (Dehghan, S. et al., 2024).

Dilapidated textures are one of the different types of vulnerable urban textures that have low environmental and economic value due to physical deterioration, inadequate access to vehicles, and service facilities, and the existence of vulnerable infrastructure (Norouzian, M. M., & Gheitarani, N., 2023). The realization of social justice, the creation, and formation of a safe, secure, and

desirable environment for the life and activity of citizens in line with the enjoyment of equal life opportunities are among the major goals of the country's vision document, which undoubtedly, the worn-out urban textures, with their physical, social, economic, etc. problems, have created environments that are incompatible with this goal (Zaker Haghighi, K. et al., 2014).

In many historic cities, city centers have lost their well-deserved prosperity for various reasons, and the old neighborhoods of the city center, as the initial places of settlement in the city, have become symbols of urbanization (Norouzian, M. M. 2024). And they embrace signs of the city's authenticity and identity, which have become worn out, and the outer areas are developing more and more, to develop values and facilities, the central textures of the city are forgotten or ignored. Given the problems that plague these areas and the lack of public uses that would create prosperity and dynamism within the areas, a state of stagnation and deadness has prevailed in the atmosphere of these neighborhoods (Dizaji, A. A. 2024a, b).

This process of decline and degradation has progressed to the point that the original residents of these neighborhoods, who were usually middle and high-income groups, have lost their desire to stay in these neighborhoods (Naghibi Iravani, S. et al., 2024). The social and cultural wealth resulting from the presence of the original residents of these areas has given way to the presence of low-income and immigrant (non-native) groups, and as a result, the value of real estate has declined. In this chapter, topics such as the statement of the research problem, including the reasons that led to the topic of the research, research questions, and hypotheses, the scope and scope of the research, the research method, the method of data collection, the method of sampling and data analysis, the objectives, background and problems of the research have been examined (Dizaji, A. A. et al., 2023).

The first stage of research is the feeling of a problem, meaning that the researcher has encountered an obstacle or problem in his work that he is uncertain or hesitant about solving. Therefore, its goal is to find answers to problems using scientific methods (Gheitarany et al., 2013). The problems of our cities today are very numerous and complex (MM Norouzian; N Gheitarani, 2023). Traditional planning in the past has not been able to fully respond to these urban problems, so officials and experts in urban issues have tried to use strategic planning that has a strong tendency to implement results instead of producing a plan. Strategic planning is a type of planning in which the goal is to define and formulate strategies (Gheitarani, N. et al., 2013). Since a strategy can have a short or long life, strategic planning can be long-term or short-term planning, but it is different from them (Naghibi Iravani, S. et al., 2024).

The strategic planning process, which is known as part of the strategic management process, can be divided into four stages: initiation or mission determination (Maleki et al., 2024). Input or environmental assessment, goal setting, and strategy determination. In this process, the organization must determine its mission and vision and consider internal and environmental factors to identify strengths, weaknesses, opportunities, and threats and set long-term goals accordingly. Then, by developing different strategies, it should strive to select different options in a way that will lead to the success of the organization as a whole (Norouzian M. M. & Talebian, M. H. 2023).

Programs and plans that are implemented in Iranian cities with comprehensive and detailed names, because they are mostly physical, centralized, static, and traditional, do not meet the current needs of the cities, and because they are inflexible, long-term, and ultimately do not have much implementation capability and the extent to which the goals foreseen in them are realized is negligible (Aydin et al., 2020). Therefore, the transition from the model of comprehensive urban plans to strategic planning seems necessary due to its combined nature, flexibility, and dynamism to solve problems and problems and adapt to future developments (Mehdi Norouzian, M., & Gheitarani, N., 2024). On the other hand, the overarching goal of strategic development is to create a livable environment for all, along with social justice, economic efficiency, and environmental sustainability, and strategic development is integrated within the boundaries of urban land and housing, social services, and economic and environmental development infrastructure (Arash Sohrabi, S. 2024).

2. Theoretical

Strategic Planning. For the first time in the 60s, the concepts of strategic planning were used systematically in industry. The concepts were taken from military literature and used in an unstructured and primitive form in industry (Zakerhaghighi et al., 2015). The 80s can be considered the beginning of the institutionalization of this type of planning in companies and scientific literature related to the industry (Farrokhirad, E., & Gheitarani, N., 2024). Gradually, its use in other specialties and sciences, such as strategic planning for government institutions, non-profit organizations, and cities, also became widespread (Kahvand, M. et al., 2015). With the introduction of this type of planning in each country, its literature also changed by the prevailing discourse in that country (Gheitarani, N. et al., 2024). Although the concept of strategic planning, such as vision, mission, etc., was first used in the literature of corporate planning and for use in the private sector, it has also been widely used in government and public planning and policymaking since the 1970s (Khanian, M. et al., 2019).

Strategic planning has developed in the private sector. Recent experiences show that strategic planning approaches developed in the private sector can help public and non-profit organizations, as well as communities and other institutions, to deal with changing environments and operate more effectively (Mohammad Mehdi Norouzian et al., 2024). Most planning, based on a rational perspective, has the form of “goals and objectives - plans and actions - required resources.” In these models, the goals and objectives of the organization are first explained, then the necessary plans and actions are determined, and finally, the resources required to carry out the estimate are estimated (Gheitarani, N. et al., 2024). Changes in environmental conditions, policies, attitudes, perspectives, structures, systems, etc., are factors that affect the goals and objectives of planning and ultimately cause changes in the plan (Sarabi, M.S. et al., 2023).

Planning in the above rational form does not have the capacity and ability to cope with such changes, which leads to failure. These conditions led to the growth of the idea that in planning, the direction of the organization's movement should be changed by changes and a new direction and behavior should be adopted (GHADARJANI, R., & GHEITARANI, N., 2013). This attitude paved the way for the invention of strategic planning. Unlike traditional planning, in which ideals and goals are determined. The goal of strategic planning is to explain and formulate a strategy. Depending on the type, variety, and nature of changes in the environment, a combination of traditional planning and strategic planning can be used (Gheitarani, N. et al., 2020). Strategy is a plan, position, behavioral pattern, perspective, policy, or decision that shows the direction and direction of the organization's views and direction of movement (MM Norouzian; N Gheitarani, 2025).

Strategy can be defined under different organizational levels, tasks, and time frames. In today's world, where we are witnessing tremendous changes and transformations in various fields, organizations must use a type of planning that is forward-looking and environmentally oriented to achieve success in the competitive field; A way that, while identifying the effective environmental factors, it also determines their impact on the organization and how the organization interacts with them in the long term (MM Norouzian; N Gheitarani. 2025). This type of planning is, in fact, the same strategic planning that, by examining the internal and external environment of the organization, identifies environmental opportunities and threats, internal strengths and weaknesses, and formulates long-term goals for the organization, taking into account the mission and vision of the organization. To achieve these goals, it selects strategies from among the strategic options that, relying on strengths and weaknesses, make appropriate use of the opportunities that arise (Khanian, M. et al., 2013).

Dilapidated Textures. Parts of urban textures whose physical and functional quality have decreased and been disrupted. Deterioration is of two types: physical deterioration and functional deterioration. When activities and uses meet needs but the body is damaged or the system of activities is disrupted, and uses are disrupted but the body is preserved, the deterioration is relative, and if both types are present, the deterioration is complete (Ghadarjani, R. et al., 2013).

Gentrification. The process of renovation and reconstruction of buildings with the help and support of the wealthy to develop poor areas. The set of activities that are carried out to improve housing, the residential environment, and change the composition of neighborhood units, and replace low-income groups with middle- and high-income residents in the central part of cities is called Gentrification. In the process of Gentrification, a gradual change of an urban area with poor conditions where poor people live into an area suitable for wealthier residents takes place (Karimimansoob, V. et al., 2024).

Table (1). The extent of urban space deterioration, the type of deterioration, the type of restoration, the duration of action, and the scale

Scale	Duration of action	Type of repair	Type of wear	Wear rate
Sub-neighborhood and sub-neighborhood	Short-term (0-5 years)	Rehabilitation	Activity	Relative wear
Neighborhood and sub-district	Medium-term (0-15 years)	Renovation	Body	Relative wear
City or part of the city	Long term (0-25 years)	Reconstruction	Activity and body	Complete wear

3. Methodology

The present research is of an applied type, which, according to the objectives and hypotheses of this research, will use a descriptive and analytical method. To identify the characteristics of the case study and collect the required information, information will be obtained using interviews, observation, questionnaire completion, and photo techniques. In the research, by analyzing the information, the factors affecting the research problem are broken down, and solutions to the problem are identified. The technique used in this research will be SWOT.

Documentary and Library Study. At this stage, chapters related to theoretical foundations are completed by referring to Persian and Latin sources in the field of the research under study. At this stage, statistics from various organizations will also be used.

Field Studies. This stage will include observation, interview and also completing the questionnaire. The main information will be collected in the field stage by completing the questionnaire.

Statistical population and sampling. The statistical population of the study includes all residential units in the dilapidated Haji neighborhood. The sample size for the dilapidated neighborhood was calculated as follows, using the Cochran model and with a 5% error rate.

$$N = \frac{\frac{t^2 pq}{d^2}}{1 + \frac{1}{N}(\frac{t^2 pq}{d^2} - 1)}$$

In Cochran's formula, N is the required sample size, t is the size of the variable in the normal distribution (which is extracted from the table related to the desired probability level), p is the percentage of the distribution of the trait in the population, that is, the percentage of people who have the studied trait. q is the percentage of people who do not have that trait in the population, d is the difference between the actual proportion of the trait in the population and the estimated rate of that trait in the population, which is up to 0.05 and the accuracy of sampling depends on it, and n is the size of the statistical population. Considering the above, the sample size will be as follows:

$$N = \frac{\frac{(1/96)^2 (5/5)}{(0.05)^2}}{1 + \frac{1}{788}(\frac{(1/96)^2 (5/5)}{(0.05)^2} - 1)} = 258$$

In this formula, a confidence level of 95% and an error of 5% are considered.

4. Findings

Urban Management of the Study Area. Since Haji neighborhood is considered part of the city, the organizations that manage its affairs are the same as the city's governing organizations that operate in three government, semi-government, and public sectors. Government organizations active in the management of urban affairs in Hamedan include the Deputy Governor's Office for Development, the General Directorate of Housing and Urban Development of the province, the General Directorate of Cultural Heritage and the semi-government, including the municipality, and the public sector, the Islamic City Council, which plays an effective role in urban management on behalf of the people.

Decision-making actors. Decision-making actors in the government sector. Urban decision-making actors in the

government sector include the Deputy Governor's Office for Development, the General Directorate of Housing and Urban Development of Fars Province, and the General Directorate of Cultural Heritage of the province, each of which is examined.

Deputy Governor's Office for Development. The Deputy Governor's Office for Development is responsible for implementing the documents approved by the General Directorate of Housing and Urban Development in urban development and construction through the municipality. Among the actions of the Deputy Governor's Office for Development that are implemented through the municipality is a request to the National Land and Housing Organization to prepare and compile a plan based on the determined priorities.

General Directorate of Housing and Urban Development of the Province. The main factor and authority for controlling urban growth and development is the General Directorate of Housing and Urban Development. The main duties of this department are to determine and recognize the necessity of preparing a plan, estimate the cost and provide funding for preparing the plan, select a consultant and conclude a contract for preparing the plan, hold and manage expert meetings, and supervise the preparation of the plan, examine the manner of public participation and form public committees and form initial and final coordination committees of the Supreme Council of Architecture and Urban Development.

General Directorate of Cultural Heritage, Handicrafts and Tourism. The main duty of this department is to identify, restore, and protect all historical monuments and buildings. The protection of historical monuments and buildings is implemented by participating in technical committees supervising the preparation of the plan and participating in final approval meetings of the plan.

Decision-making agents of the semi-governmental sector. Only the municipality is active in the semi-governmental sector. The main duties of the municipality are to provide development, health, and welfare services to citizens, and control the growth and development of the city based on approved development documents and the correct implementation of the plan proposals.

Hamedan Municipality. Hamedan Municipality currently has seven deputy departments and thirteen managements, as follows: The deputy departments include: Executive and Urban Services Deputy, Administrative and Financial Deputy, Planning Deputy, Transportation and Traffic Deputy, Urban Development and Architecture Deputy, Cultural and Social Affairs Deputy, and Technical and Development Deputy. The main duties of the municipality are to provide urban development services (development of urban sewage facilities, traffic, development of drinking water facilities, a program for creating sports, recreational, cultural, and tourist places and facilities and spaces), provide administrative services (revenue and renovation), and perform urban services (sweeping, maintenance and improvement of the urban environment).

Decision-making agents in the private sector. The most important factor in this sector is the Islamic City Council, whose members are elected by popular vote. The main duties of the city council include electing the mayor, cooperating with executive officials, examining and identifying development and welfare deficiencies in the city area and presenting corrective proposals to officials, supervising the proper implementation of council decisions, planning for public participation in carrying out plans and actions

related to social associations, approving proposed regulations and income statements, approving the municipal budget, supervising the implementation, preservation, and maintenance of municipal capital and assets, and approving the rates for services provided by the municipality, approving bills establishing or canceling city fees, supervising the health of the city area and public places, supervising plans related to the creation, development, and naming of streets, and approving the posting of any writing on city walls (Abbaszadeh et al., 2015).

5. Results

Summary and SWOT analysis of the characteristics of the area and the integration of points affecting planning. Based on the principles of strategic planning, compensating for internal weaknesses and confronting external threats of each system is

aimed at using internal strengths and external opportunities. It is possible to carry out this action and analyze the resulting situation using the SWOT table due to its simplicity and flexibility in responding to different scales of decision-making. It should be noted that the boundary between the concepts of strength, opportunity, weakness, and threat is relative. What is considered an opportunity in achieving one goal may not be so in achieving another goal, or may even be considered a threat. In any case, in the renovation plan for the worn-out fabric of the northeast of Hashemi, based on the opinions of consulting experts and the summary of reports and studies of the Faradast plan, the current situation analysis table (SWOT) was initially prepared as described in the tables on the next page.

Table 2: Analysis of the current situation of the neighborhood through the SWOT model

Survey Dimension	Strengths (internal factor)	Weaknesses (internal factors)	Opportunities (External Factor)	Threats (External Factors)
	- Low population growth rate based on statistical data and small household size	- Density and compactness of the population in the residential area	- The possibility of freeing up residential areas due to the decrease in the population of the Faradast plan	- Distrust and a lack of attention to urban management facilities to address population problems
Demographic	- Relatively high number of elderly and experienced people	- Low possibility of social transformation due to the relative migration of the population	- Relatively long history of residence of most residents and desire to improve living conditions	- Low investment incentives in urban renewal due to a lack of trust in urban development plans in Iran
	- Forecast of population decline in the area in the Faradast plan	- The tendency of people to live outside the central area		- Significant levels of youth addiction and unemployment
Social	- Same social class and the possibility of better collective participation	- Vulnerable and socially inferior people and groups live in the Haji neighborhood	- Existence of a neighborhood council and expansion of the culture of social and economic participation compared to the past	- Unwillingness to cooperate in providing statistics and information related to ownership, etc.

Table Continuation (3). Analysis of the current situation of the site through the SWOT model

Study Area	Strengths (internal factor)	Weaknesses (internal factors)	Opportunities (External Factor)	Threats (External Factors)
	- The presence of public parking uses on the northern and southern edges of the neighborhood	The narrowness of the streets and limited easy access to the interior of the neighborhood	- Easy access to the main street network and bus station	- High volume of traffic from the western and northern parts of the city passing through the neighborhood
Transportation and Traffic	- Appropriate slope of the streets	- Lack of hierarchy of the passage network	- Traffic management measures on Kargar and Qaani streets to limit the access of passing traffic to the area	
	- The presence of an educational and medical index axis in the western part of the neighborhood	- Inadequate access in the compact and worn-out residential area of the center of the neighborhood, and a lack of order and uniformity	- Two-way street construction of some streets adjacent to the neighborhood in the Faradast plan	- Lack of appropriate criteria in urban management to give identity to the neighborhood's appearance and mental landscape

6. Discussion

This fabric, which was formed mainly between 1945 and 1965, mainly belongs to the young families of that period and also the middle-class social fabrics of the society of that time, which are settled south of the main gate of the city, "Koocheh Lali", which has always been one of the main service and activity centers of the city. Unlike other areas where service, activity, and commercial elements are not observed among its fabrics, in this area and on the edges of the streets, numerous shops are formed, which themselves indicate the economic situation and the population fabric living in them. In Area 2, where Haji neighborhood is located, high-density apartment buildings have been formed to a limited extent. The main characteristics of these habitats are the alienation and atomization of relations and the growth of civil neglect in society, which are all periodic characteristics of capitalist cities, but these discussions show deviations from the ideal form in a special cultural context such as Iranian society, which has the consequences of modernity and the remnants of tradition simultaneously.

In such a way that social relations are organized based on emotional and cultural issues rather than instrumental rationality. In some neighborhoods of Hamedan, where the sense of belonging to the place of residence is weak and social integration processes are facing difficulties, there is consequently no clear perception of citizenship rights, and life is in a sick and vicious cycle of poverty and harm. The emergence of informal housing or low-quality housing is the result of the influx of immigrants to these areas, as immigration stations and their absorption in these areas. These immigrants are often from unspecified job categories, unskilled and simple workers, who have been attracted to find cheap or no-cost housing in these run-down neighborhoods. The most important housing issues in these areas, including the Haji neighborhood, can be listed as follows:

- The low area of housing in the living space of individuals (smallness)
- The unsuitable condition of housing in terms of light, health, strength, and safety (instability)
- The lack of access and a suitable network of passages in residential areas (impenetrability)
- The lack of access and the appropriate network of roads in the neighborhood (impenetrability)
- The lack of urban services and appropriate infrastructure in the neighborhood
- The deterioration of residential buildings and their lack of resistance to natural hazards
- For many immigrants, migration from the countryside to the city has occurred, which has caused more people, including their relatives and acquaintances, to migrate to these areas.
- The housing pattern in the Haji neighborhood is mainly two-story, one side of the building with a gable roof.
- The streets, paths, and alleys in this area are almost irregular and narrow.
- From the point of view of architectural features, the architectural decorations in both the interior and exterior spaces of the textures of this area are very weak, so in this

period, all the local and cultural features of the traditional architecture of the neighborhood disappeared very quickly.

- Despite the efforts to regularize the modern urban textures, due to the lack of a regular geometry in the structure of the local boundaries of the land and the radial movement of the access roads, which all lead to the entrance of the Haji neighborhood in the city of Hamedan.
- The textures of this area have a more organic decorative structure in terms of geometry than the neighboring textures. Despite the central location of this texture in the current city of Hamedan, there is not much desire for renovation at its level.

Among the most important factors of this reluctance should be the small size of the plots and the expansion in the process of implementing the plan, the existence of very extensive service activities in the streets and textures of the area, the narrowness and small width of the passages, and the better quality of the buildings compared to the neighboring textures. These areas, which date back about 65 years, are very different from the new and more modern areas of the city in terms of physical, social, and granularity. This area can be called the first marginal area of the modern city of Hamadan.

In the years 1945-1965, most immigrant families and low-income migrant workers from the cities and villages around Hamadan, who had migrated to Hamadan for various political and economic reasons in the hope of finding a job and a better income, could not afford to buy housing in better quality areas. This area, which was located on the edge of the historical area fence, which until then was considered the city border, was considered one of the cheap spaces and areas of that period. The hollowness and waterlogging of the land, its proximity to the Darb cemetery, its proximity to the busy city gate, the unsuitability of the soil of the area for agriculture since ancient times, and the abandonment of the land were all factors that caused the lands of this area to be divided into small irregular plots as the area grew, creating a very compact and dense texture.

This area, known as the Haji neighborhood, has a low-income social texture and has long been considered one of the cheap areas of the city. The typology of housing and the dimensions of the plots of land in this area are very different from their contemporaneous neighborhoods in the city. The plots have been reduced to dimensions of 60-90 meters, and the quality of the construction of the buildings has also declined. There is no mention of architectural decorations and architectural features in these textures, and their passages and alleys have a rural atmosphere. Due to the small dimensions of the plots and the irregular structure of the access network, despite the central location of this area, we do not see any desire for renovation and construction investment in this area.

In terms of texture, this area should be called a fine-grained and uniform texture. The main part of the texture of this block is formed by uniform architectural typology and dimensions of two-story plots of 200-300 meters and relatively the same age, and it is a homogeneous texture and in continuity with the texture of the adjacent area. The main service elements have a local scale and are located on the edges of the streets, and the internal textures of the neighborhood are uniform and residential.

7. Conclusion

In the subsequent processes to achieve the principles of spatial organization, with a holistic and integrated view, the general spirit of all four categories of strategies is included in the form of a vision and is the basis for future policymaking and operational plans. Haji neighborhood is a neighborhood with predominantly residential use that has easy access to the entire city and good quality public transportation. One of the public transportation lines can be reached in just 5 minutes on foot. Mixed-use axes along the streets surrounding the neighborhood have led to its further development and employment boom, and there is easy access to everything in the fabric. In addition to the fact that neighborhood, regional, and regional centers play a very effective role in social sustainability. The diversity of choices in housing and other areas has caused different social classes to be present in the fabric and to have an active presence in the affairs of the city and neighborhood, and the appropriate public spaces and arenas in the region provide the necessary basis for its realization with excellent quality.

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