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Review Article

URBAN SMART GROWTH AS NEED OF THIRD MILLENNIUM CITIES

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ABSTRACT
Given that today's cities, especially in third world countries grow up as indiscriminate, scattered and uneven, in urban management, urban design, urban planning and environmental issues are facing with many problems. The main effect of this uneven and ugly urban development is to form marginalized areas with nonstandard infrastructure, which led to social conflicts in term of cultural issues. Chaotic and uncontrolled physical expansion of cities and urbanization in the Third World is one of the problems in contemporary so that a continuous process, physical spaces in the vertical and horizontal directions in terms of quality and quantity will grow. If this process is fast and with no planning, will lead to the combination of unsuitable of problematic urban spaces. In this regard, various theories have been offered that one of these theories is the use of urban smart growth strategy. This study is descriptive and analytical. The present study aims to investigate the role of urban smart growth about urban problems.

Keywords*: Smart Growth, New Urbanism, Urban Planning, Sprawl, Smart Growth Regionalization.*

INTRODUCTION
Cities are growing and developing increasingly that one of the most important causes of growth in cities is increase of population in cities in comparison with in rural areas. But in most places in the world, the development and growth of cities has been irregular and with no planning. Uneven spatial-physical development of cities, especially in developing countries in recent decades has led to adverse consequences on the economic, social, cultural and environmental issues .
The main problems of cities in this area include staggering cost of transport infrastructure and services, loss of energy, loss of material and social capital in city, intensified social and class segregation, environmental degradation, lack of beauty and cohesion and identity of the city (Heydari, 2012). In the past two decades, in response to unstable condition of cities, the examples of urban sustainable development as a fundamental component that influences on of long-term prospects of human societies were discussed. Therefore, the concept of sustainable development is a broad concept that encompasses all aspects of human life. Therefore, the development determines a quality concept and can be considered equivalent to increasing the quality of life that included the issues such as health, education, welfare, freedom of expression, rights and etc. (Hossein Zadeh Dalir, 2001). In the late twentieth century, inspired by the scientific foundations of sustainable development, a new approach called "new urbanism" and "smart growth" was taken into consideration in order to sustain the spatial form of cities. Based on the basic assumption of this approach, an appropriate distribution of land use and "compact form of city", in addition to preserve the environment led to less use of a vehicle for transportations (Zarrabi *et al.,* 2011).
In fact, the purpose of urban smart growth is to implement tools and basics of urban growth based on urban smart growth. Urban smart growth policy is not disagree with urban development agree with urban development slowly as far reach to final maturity and have greater flexibility and convergence with policies of the society (Ye, *et al.,* 2005). Thus, at present one of the strongest and best approaches for the rational development of cities in the third millennium is urban smart growth.

SMART GROWTH
Many other reforms, such as the term "smart growth" is no universally accepted definition of what is not. However, almost all definitions of the basic concepts and new developments planned that there should be more helpful rather haphazard and damage. Smart growth is usually associated with an anti-proliferation

theme, while the term also consider ways communities help to develop positive policies or approaches used to describe any (Alan G. Hevesi, 2004).

In the United States, suburbanization after World War II and widely grown rising productivity and wages. People like you can afford to buy big houses suburban areas and their cars go, it was a great migration. To follow the old vision of urban development to the neighborhood of the inner city population of middle and high class. In some ways, this urban sprawl to the extent the current emphasis on individualism in the United States (Hall, 2002). The suburbanization of the 1960s has resulted in a decrease in urban. To respond to this challenge, state and local governments began to implement growth management and urban renewal. Traffic congestion and environmental pollution were becoming serious concerns as an extension of growth management, smart growth concept emerged in the mid-1990s. Smart growth is an improved policy framework, concept, physical and managerial approaches, but also social equity and sustainability just my closely relates to new urbanism and new management skills. This sustainable spatial development, social equality, and to improve the quality of life assumes that you have. Smart growth, compact development to promote land-use controls, tax policy and public subsidies on the way, smart growth program of old buildings fill development and reuse an emphasis on or before the industrial and commercial sites used (Choi, 2008) According to the Agency for Environmental Protection (2004), smart growth is "The development that serves the economy, community and the environment. What changes the terms of the development debate away from the traditional growth / no growth question how and where new development should be accommodated". To this end, the U.S. EPA established in 1996, and continues to fund a network of advocacy organizations dedicated to the principles of smart growth. Thanks large for this network, smart growth is now part of the lexicon of policy planners manufacturers, and almost everyone with an interest in urban and regional development (Knaap and Talen, 2005). Now days, cities, provision of economic growth increases wealth and improving the quality of life for residents, faced with new challenges. It is very necessary to improve the growth and development of society. "All cases of a new life and vitality improve. Growth and development, properly managed, if a negative of community life can affect the quality congestion, pollution, for pedestrians enemy neighborhoods, and expansion of leads. Growing population and demand for housing des, services and infrastructure to accommodate, there is a push to fully revolutionize the art of beautiful places to live and work in their communities without changing the qualities that make for smart growth. (Shrivastava, Anupama, 2011). Finally smart growth land use patterns and transportation more efficient cause refers to the principles of development and planning. This means that low density dispersion, disorganized patterns of the vehicle is an alternative to the use of ground dependent (Litman, 2014).

Smart growth is based on the logic of four propositions:

•Caused by economic forces, consumer preferences, or get the wrong public policies, may be the dominant form of urban development in the post-war period characterized as urban sprawl.

•Low-density urban sprawl, unplanned, automobile development can be defined as Dependent uniform and aesthetically satisfying.

•Environmental quality of urban sprawl, social cohesion, the government has a negative impact on finance and human health.

•Urban sprawl, and related evils, compact urban growth, mixed land uses, bicycle and pedestrian-friendly environment, public transport, urban revitalization and mitigated by policies that promote farmland preservation.

Despite the rapid rise in popularity, support for smart growth is far from universal. With exception, smart growth is led by the opposition of individuals and organizations property rights, home building, car industry, dealing with, and agriculture. Proponents of smart growth, transit supporters, environmentalists, advocates of the city center and includes planning and public health professionals. To an extent, it has become a broader definition of smart growth (Knaap, Talen, 2005).

Smart Growth has ten straightforward goals:

Smart growth concentrates new development and redevelopment in areas that have existing or planned infrastructure to avoid sprawl. Smart growth is sustainable and is characterized by compact, transit-

oriented, bicycle-friendly land use, with neighborhood schools, walkable streets, mixed-use development and a wide range of housing choices. Its purpose is to conserve valuable natural resources through the efficient use of land, water and air; create a sense of community and place; expand transportation, employment, and housing choices; distribute the costs and benefits of development in an equitable manner; and promote public health. Smart Growth has ten straightforward goals:

- Support existing communities by targeting resources to support development in areas where infrastructure exists;
- Save our most valuable natural resources before they are forever lost;
- Save taxpayers from the high cost of building infrastructure to serve development that has spread far from our traditional population centers; and
- Provide Marylanders with a high quality of life, whether they choose to live in a rural community, suburb, small town, or city. (MARYLAND, 2014)
- Neighborhood livability
- Better access / less traffic
- Enabling pre-existing cities to thrive 3, suburbs and towns
- Shared benefits
- Low cost / low tax
- Open space protection (Shrivastava & Anupama, 2011).

Criticism Smart City

Smart Growth Critics therefore harm consumers and market demand, contradicting claims that the spread reflects consumer preferences. But consumer preferences are diverse and span and Smart Growth provides the qualities of both. Market surveys indicate that most households want to single-family housing For example, although many households also accessibility and transport diversity (Molinaro 2003) shows that the value of such properties. Consumers best meets the needs of individual communities with a combination of design features, therefore it is best off (litman, 2009). Smart-growth philosophy and policies following the most frequently expressed objections are five:

- *Smart Growth Can Reduce Property Values*. High-density residential population density increase property values reduce local traffic congestion and crime, because it can exacerbate low-density housing has been built in an area dominated adversely affected property values Commercial development can increase traffic and crime because property values adversely, affected commercial development in a residential area. Such as inner-city public transport offenses, which are more common when connected to a place in a residential area may increase crime.
- *Smart Growth Can Reduce the Availability of Affordable Housing*. Of mixed uses, sidewalks, recreation areas and bike paths planned by requiring developers to create communities can increase the cost of housing. Also, setting aside large undeveloped spaces drives the price of housing, which may limit the land available for development.
- *Smart Growth Is Limiting the Use of Their Land Owners*. Suburbanites for sidewalks and bike paths laws requiring residential areas have complained deprive the lawn area. This is due to an interference with their rights to sell the land the farmers agricultural and forest land laws to prevent the development of large portions of the protest.
- *Smart Growth Can Disrupt Existing Communities***.** Low-density, quiet, noncommercial living areas may become high-density, noisy, and commercial. Historically low-income minority communities may be displaced to make room for high-rise, smart-growth housing complexes and upscale commercial development.
- *Smart Growth Can Increase Clutter Instead of Decreasing It***.** Some opponents of smart growth often fails to achieve its intended effect and actually spread, traffic, congestion, pollution and other urban problems can exacerbate argued (David , Resnik, 2010).

Key Aspects of Smart Growth

Prior to smart growth and some properties directly, not related to the movement of goods to be useful for separating the components of smart growth, given does not affect the movement of goods. Smart growth in five key areas of urban goods movement has an obvious connection :

- The access, parking and loading areas
•Parking Restrictions
- Nearby channelization, bicycle and pedestrian facilities
•cycling, walking, and transit accessibility by
- Land use
•Density and compact design
•Geography-where development will occur
•Land use mix
- Logistics
•Parking Restrictions
•Density and compact design
•Geography-where development will occur
•Street network connection
- Network systems management
•Limited road construction
•Street network connection

These features, even without other smart growth components, defined as compact development, compact urban design, neo traditional development, or efficient transportation land in the section, and the various factors affecting the movement of goods handled This smart growth components discusses the impact on truck deliveries (Bassok, et al., 2013).

Smart Growth Principles

States such as the Growth Management Act, the term "Smart Growth" to avoid clutter compact growth-oriented advocates of livable communities is an urban planning concept. Smart Growth Network features important to the successful groups looked and has developed the following 10 principles (Kirkland, 2013):

- Mix land uses along: The integration of mixed land uses into communities is a critical component of achieving better places to live and thereby improving the quality of life for the residents.
•Allow mixed-use options with zoning ordinances.
•Zone areas by building type, not by building use only.
•Convert abandoned malls to mixed land use (McCormick, 2014)
- Compact building design Benefit: Smart growth provides a means for communities to incorporate more compact building design as an alternative to conventional, land consumptive development (Bassok, et al., 2013).
- Create a Range of Housing Opportunities and Choices – New development can increase the number of homes available in a community. Zoning and development policies can be adapted to ensure that a variety of home types are available small homes to large, rental and homes for purchase.
- Create walkable neighborhoods- Land uses (such as housing, offices, and retail, public space) and services (such as transportation, schools, libraries) should be located within close proximity of each other. If a neighborhood is structured around a five minute walk, people are more likely to select walking as their transportation modal choice (McIntyre, et al., 2012).
- Foster a strong sense of place with 5 different, attractive communities- Place making Policies and Regulations
•Identify community values and valued places in comprehensive plans
•Establish historic preservation ordinances and districts
•Develop public gathering places
•Strengthen community identity with distinctive signage and maps
•Develop and highlight cultural assets and public art
•Engage the community and reflect their values protect valued assets such as waterfronts, trails and hillsides (Idaho, 2013).

- Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas – Farmland, pastures, forests, and other undeveloped land are vital to the local and national economy and to a healthy environment.
- Strengthen and Direct Development toward Existing Communities – Development that invests in existing neighborhoods takes advantage of the infrastructure and resources already in place, thereby maintaining and increasing the value of public and private investment.
- Provide a Variety of Transportation Choices – A balanced transportation system that incorporates many means of travel and is supported by land-use patterns increases choices for moving around a community.
- Make Development Decisions Predictable, Fair, and Cost Effective – Governments have the opportunity to create a more attractive investment climate; this can be done with clear codes and regulations as well as by the ability to make decisions quickly, cost effectively, and predictably.
- Encourage Community and Stakeholder Collaboration in Development Decisions – Growth can create great places to live, work, and play when it involves residents, businesses, and all other stakeholders early and often to define and implement the community's vision and goals (Dalbey, *et al.,* 2007).

New Urbanism and Way to Implement New Urbanism

New urban planning over the years, such as New Urbanism movement has captured the imagination of the American people. Of great fanfare, the new Urbanism traditional neighborhood design concepts reintroducing a variety of urban and suburban settings by inserting these ideas are trying to redefine the nature of the American metropolis (Fulton, 1996). New Urbanism in the United States it has been practiced since the 1940s as a response to traditional suburban planning began. New Urbanism distributed as a recipe for disaster, you can view auto-oriented suburbs. They arterial roads, lack of meaningful civil life, loss of open space, limited resources for children and others without cars and a general discontent among suburbanites in these suburbs for growing congestion charges .

The idea of New Urbanism was developed in attempted to counter the sudden suburban sprawl. "A growing movement of architects, planners, and developers, the New Urbanism is based on the belief that a return to traditional neighborhood patterns is essential to restoring functional, sustainable communities". New Urbanism community living was clutched tightly to their common values. More and more people are buying into the ideas of New Urbanism up. This type of local proximity, public facilities, such as fewer cars and architecture, despite playing a large role in the physical characteristics of New Urbanism, New Urbanistic social factors in people's decision to live in such developments is considered to be the most effective part. In her article, Social Goals of New Urbanism, Emily Talen describes the three main goals of New Urbanism is effective; community, social equality and the concept of the public interest. A separate emotionally close social network and neighbors who support a common desire to be part of a community. Being able to say hello or ask for help is psychologically gratifying. Although New Urbanism described the various ways social equality, equality of distribution as every person who lives resources, goods and services are equal accessibility. Finally, the concept of the common good "actions, only the privileged few not all individuals that have encouraged the view that should benefit is a term (Talen, 2002, 2011). New urbanism and community priorities to edit the layout, as well as buildings and transport networks in the surrounding areas and serve them to suggest how urban design principles for the design of a many smart growth and sustainability principles, including the rule. The most effective way to implement the New Urbanism, and reconstruction and development plan for this is to write into the code. It directs the future development of all these jerseys .

New Urbanism is a good development planning at all levels :

-Single building
-Groups of buildings
-Urban blog
-Neighborhood

Networks of neighborhood-

-Towns
-Cities

-Regions

Increasingly, regional planning and control techniques compact, high-density, mixed-use neighborhoods, villages, towns and cities are used to shape the growth into. Transit Oriented Development (TOD) - known as (rather than roads) new train system planning regional land-use planning in harmony with the best designed results the same time, urban areas revitalization of direct and back to the city center into a filler encourages the development. Compact planning for growth, rather than letting sprawl, greatly improve the quality of the environment has the potential to. In addition, congestion problems associated with normal growth and prevent environmental degradation.

Smart Growth and Regionalization

Spreading occurs in many different metropolitan areas with local governments, because usually smart growth regionalism or regional goals shared around the most with ways to promote cooperation smart growth concepts such as growth, regional planning, including the current collection should be directed to and solutions. Fragmented structure of local land use regulations, is a real fundamental problem, Regional smart growth agenda, the relative advantages of local government as a natural tendency to compete for. Most local governments to maximize the tax base a rational and their service needs if you want to minimize this regional concerns often place specific targets. Many communities, for example, high density or do not want This type of growth that will cost more in services for fear of affordable housing built within its boundaries, to generate tax revenues or elite will have a negative effect than a perception. For an individual question. Local government is often present in the region, is not whether an adequate supply of such housing such development should take place within its boundaries is whether. One of the primary consequences of urban flight and clutter, and other basic community needs and fiscal capacity of cities is an inconsistency between (Kathryna, 2001). Land Use Regulation Including the building can be used to regulate the growth and influence of other laws and tools are codes, architectural design, control, historic preservation, environmental studies, open space conservation, agricultural protection and control mark. Within the scope of a zoning law, except a variety of alternative techniques, namely, (there are available). Through a map dividing a community into a variety of uses in the districts. These include:

•Cluster development - high density enables the construction of a variation of the traditional sub approval is divided in a portion of a feature.

•Incentive or bonus zoning - Developers dimensional, density or other limitations allowed to exceed providing a variety of amenities such as a park or plaza in exchange for zoning regulations.

•Planned unit development (PUD) - a technique that enables the development of a zoning Density mixed-use areas and providing a single "unit") as a great way of land.

•Floating Zones - an approach that enables the definition of a mapped area, but the "floating" Until it is a large-scale development proposal abstract (usually a form of pudding with floating zone.

•Performance zoning – this form of regulation establishes performance standards, usually in terms of impact on the community such as traffic, noise, scenic and visual quality impacts.

Smart Growth, to make use of existing infrastructure to improve the accessibility, existing communities (especially disadvantaged communities) in order to maintain support and Green space redevelopment of existing urbanized areas and places a high value on the core. Smart Growth auto transport relies almost entirely addictive and completely private automobile travel bans, unlike car-free development, accessible, multi-modal communities are striving to create.

Regional Strategies Smart Growth

Smart Growth urban and suburban communities sometimes the wrong between is portrayed as a conflict. As described below, Smart Growth, urban, suburban and rural under conditions apply.

- Urban Smart growth: Urban areas (e g. in the streets as traffic calming) to develop design features and multi-modal transport, particularly walking and public transport systems, enhancing redevelopment and infill of existing neighborhoods stresses (Maiss, *et al.*, 2009).
- Suburban Smart growth: suburban areas, medium-density, mixed-use, multi-modal centers and corridors form, or step-existing suburban communities developing or Smart Growth principles reflect the master plan by the developments. This more complete suburban communities (suburbs countries and

employs more services), and this bike rideshare and transit improvements developed as encourages regional travel options.

- Rural Smart growth: Rural areas of Smart Growth (eg, schools, stores and affordable housing in close proximity and good walking opportunities connected with) accessible, mixed-use villages channel development and public service assistance policies and rural mobility involves such a bike and rideshare improvements as well as management strategies (Litman, 2005).

CONCLUSION

The urban smart growth is a planning to develop suburban and transport theory that focus on balanced growth in the city center to avoid irrational spreading and incalculable density, toward the right displacement, with set paths for walking and biking, all-round development with an amount of choice right of appropriate residence for citizens. Urban smart growth has long-term vision that investigates regions and support short-term programs. The program objectives include achieving an integrated social and locational sense in individuals, transport development, employment and housing options, a balanced distribution of development costs and benefits, maintain and enhance the natural and cultural resources, and the promotion of social welfare. Decisions about community and urban development, effect on many factors and the everyday lives such as housing, health, schools and teach kids, pay of taxes, transaction and relationships, surrounding natural environment, population economic growth of community and acquisition opportunities of people's aspirations. In most developed and developing countries, politicians and executive managers across the country goes toward development using new strategies and effort to preserve land and natural environment, to preserve water resources and air quality, and try to rebuild the land and use them optimally, to protect the urban resources and reinvest in rebuilt their structures and preservation of ancient monuments, to design new neighborhoods so that shops, offices, schools, religious places, parks and other amenities be near to houses and residents have a choice for walking, cycling, access to public transport center or driving a vehicle. Supplying houses, with enough variety and different cost and sizes, caused that older people settled in their favorite houses, young people provide their first house faster, and families get a safe and appropriate house in all stages of life. Long-term planning for all aspects of construction and urban development considering the foregoing is a necessity. Therefore, there is an essential assumption for policy-makers and decision-makers on all authorities and officials in urban management that using architecture and urban specialists and experts and using modern technologies, prepare and implement a comprehensive and fundamental program for the creation, development, development, evolution and growth of smart cities so that the population's needs will be met and space will be created that could be readily serve all residents and as a result, large spending costs of urbanization and urban renewal are avoided to loss.

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