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Prosperous Neighborhood: New Significance or Old Concept to Achieve Livable Community?

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Abstract: *As results of the rapid growth of urban population and its problems in last centuries, cities, and urban neighborhoods, as the primary level of interaction between people and cities, faced with different challenges and played a vital role. In this regard, a controversial issue among urban planners is that find out how the cities and its neighborhoods could bring prosperity to their inhabitants. In these matters, planning scholars try to achieve significant outcomes. This study aims to review the evolution of paradigms, theories, and approaches on neighborhood-based planning since the beginning of the twentieth century so far, lesson learn from the past and provide a multidimensional framework that helps to the creation of livable and prosperous communities. So first, with review literature, three significant waves of neighborhood planning identified. After that based on common characters of literature, five principles of prosperity at the local level including green infrastructure, enduring and resiliency, efficiency, justice - social interactions and livability, proposed in an integrated framework. Also, this framework provides the networks of interaction between places, people, activities, and environment and show the role and function neighborhoods to achieve urban prosperity as we saw in the past.*

Keywords: *Prosperous, Neighborhood, Livable Community*

INTRODUCTION

Towns and cities have historically organized by their neighborhoods, which signifies the importance of this urban cellule in urban planning and design in antiquity period (Friedmann, 2010; Smith, 2010; Sharifi, 2016). Their qualities, such as being a livable and dynamic organism, played a significant role in the identity and structure of the city (Wellman and Leighton, 1979; Martin, 2003; Silver, 1985; Park and Rogers, 2014). In the past, neighborhoods through creating structures for the relationship between people, places, activities and natural resources caused the promotion of communication, business, and social interaction. However, with starting of 20's, the cities of the industrial era began to provide unhealthy living conditions as well. Therefore, in response to the crisis, over the last century and decades of the present century, different theories and patterns have proposed to improve the conditions of urban neighborhoods (Sharifi, 2016; Farr, 2008; Rohe, 2009; Wheeler, 2004). Latest statistics show,

more than half of the world's population lives in urban areas and cities are working on engines of economic, technological, and human development. Urban area, as the most important platform of human life in the present century. Therefore, people move to cities to improve their quality of life and achieve prosperity and well-being (Sasaki, 2014; (UNDESA), 2013). Moreover, many residents will be miserable because of rapid population growth in cities, and this problem leading to deteriorating social and environmental conditions (Jones et al., 2015). The neighborhoods as an essential planning unit have been particular importance to solve these problems, and urban Scientists try to provide better and livable neighborhoods in their theories (Rohe, 2009; Sharifi, 2016; (UNDESA), 2013). It is clear for city planners that selecting the right scale, is always challenging because if problem addressed at the appropriate level, possibility of solving the urban problem will be more (Park and Rogers, 2014). A scale such as neighborhoods, as the most critical residential scale in the city, has always been an essential part of intellectual and professional concerns of urban scientists and urban managers. General understanding of advantages of neighborhood-based planning, caused recent interest has grown vigorously while there is a long history in study neighborhood in the world (Wellman and Leighton, 1979; Martin, 2003; Silver, 1985). In the theoretical literature, the scale of the neighborhood has a relatively wealthy and appropriate to the challenges of the times, different ideas and patterns to improve the quality of life have been offered. Therefore, the critical point of prosperity in an urban area is that we find out how the cities could bring prosperity to their inhabitants. In the following, we study literature about neighborhood planning and design since 1900 to figure out what is the common concept that could bring prosperity to residents. Prosperity cause people have better sense to living in cities. The term 'prosperous' (the state of being prosperous) here does not only refer to the dictionary definition: 'successful in material terms; flourishing financially flourishing financially' (Prosperity, 2014). Etymological meaning prosperity is success often associated with earning income. Prosperity means from Old French prosperity, from Latin prosperity, from prosperous 'doing well' (English Oxford dictionary). Prosperity is the path to success, wealth, thriving conditions and well-being as well as an opportunity to live better ([UN-Habitat]a., 2013). That everything does well is a common concern among people. There is a natural tendency to care about the future (Jackson, 2009; Sasaki, 2014). The concept of prosperity is a complicated concept, and during the history, various definitions and concepts based on the material and spiritual needs of human beings have formed (Jackson, 2009; [UN-Habitat]a., 2013). Prosperity has been one of the oldest human efforts throughout history. However, only in the past few decades, we see that policymakers, researchers, and the academic community have begun to assess the measure this dimension of human development. Of course, there are many trial and errors in this learning process. At the beginning of 20th-century economic feature, determine the amount of prosperity. Today, it seems that this indicator to measure the overall prosperity of a community has many shortcomings. The prosperous community in the 21st century has different material and spiritual dimension ([UN-Habitat]a., 2013). This paper takes to stock the history of neighborhood planning include paradigms, approaches, and opinions, from the beginning of 20's to learn from experience and collectivization proposals in this area towards urban prosperity. Literature review on neighborhood planning divided into three waves in this article. The first wave): The lack of agreement on solving urban problems and provide individual solutions (the first half of the twentieth century). The second wave): the agreement on solving urban problems and provide universal concepts (the second half of the twentieth century. Third Wave): The set of evaluation criteria and indicators based on universal concepts (the first two decades of the twenty-first century). This article tries to analyze each wave of neighborhood planning and discuss the influence each of these on urban life and urban prosperity. Then we propose shared concept toward the prosperous neighborhood. This article seeks to the principles and criteria of an integrated framework of the prosperous neighborhood.

Evolution of paradigms, theories and approaches on neighborhood-based planning

After the industrial revolution and sweeping, changes in social and economic systems in West Country, social and spatial structure of their cities was changed. To respond to these changes different various forms of neighborhood planning was raised and numerous scholars express their ideas and thoughts for their ideal society. Residential complexes suggested that were a combination of work and living spaces. These residential complexes have tried to create the kind of cohesion and solidarity between residential and service area and social equality, public participation and the spirit of cooperation were the primary design criteria of them. Some of them came into force but because of internal content and extreme idealism were unsuccessful. Such physical models have tried to create a local community and showed its effect on the neighborhood patterns presented in the following years. Theories and proposal patterns in the face of urban challenges of urbanization with an emphasis on neighborhood planning in last 150-year divide in three waves as follows:

- **The first wave:** The lack of agreement on solving urban problems and provide individual solutions (the first half of the twentieth century)

✓ **Part I: Howard Garden City**

In the first half of the twentieth century, urban planning was influenced by utopian and radical ideas of urban visionaries. One of the first efforts in this field was Ebenezer Howard's Garden City concept, which started this new wave of utopian thinking. Most of the urban scientist, credited the beginning of modern urban planning, to Howard and his proposed model of the garden city. Howard was the critics of overcrowding and lack of efficiency in English cities of his day. Also acknowledged the importance of the cities as a source of employment and amenities. Because of Problems associated with overcrowding in the cities after the Industrial Revolution, Howard was forced to think about the benefits of the combination of town and country living (Daniels, 2009; Howard, 1985). His utopian vision has influenced later scholars such as Lewis Mumford, Clarence Stein, Henry Wright, and Patrick Geddes (Hirt, 2007). Neighborhood Unit and Modernism also has inspired from Garden City (Domhardt, 2012; Ward, 2005). He defines cities as human societies that attract labor around their like magnet. His concept combined circular inter-connected, self-contained new towns, placed around a large central city that surrounded by a greenbelt. Neighborhoods (or what he called 'wards') was the main segments to shaping circular new towns. Each of them divides into six circulars to accommodate and work up to 500 people. As shown in figure NO.1, 'Wards' concept used in Garden City was one of the earliest efforts in neighborhood-based planning (Howard, 1985; Minnery et al., 2009).

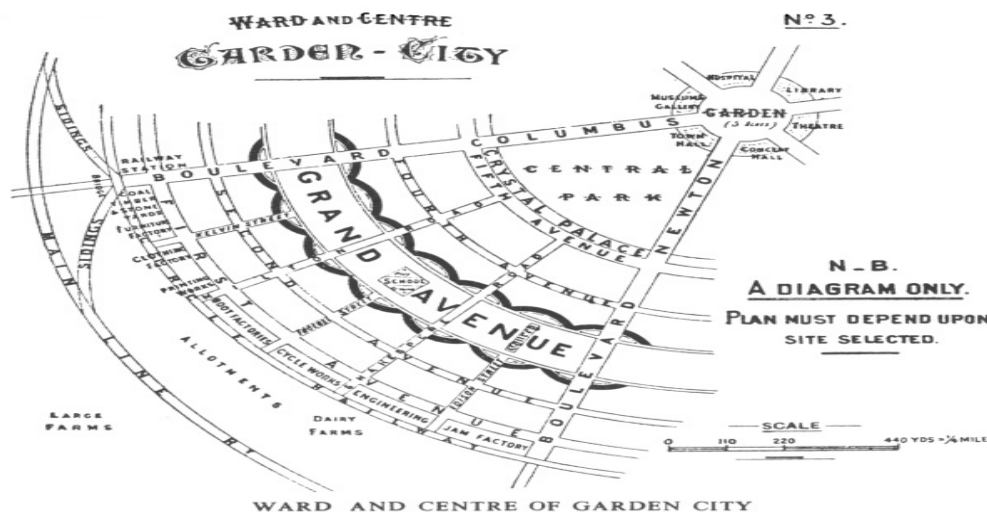


Figure 1: wards diagram of Howard's Garden City concept. Source Howard, 1902

Radial roads and winding routes shaped communication network in the Garden City. Detached dwellings located in large tracts with low-density cooperative pattern and employment and service activities would be located along the central avenues (Wheeler, 2004). Mixed social group of people was another significant issue mentioned in Garden City (Hirt, 2007).

✓ **Part II: Neighborhood Unit Movement**

Howard thoughts in the 1920s led to the formation of the Neighborhood Unit movement. Clarence Perry in 1929, inspired by the Howard 's Garden City concept raised his pattern of neighborhood planning. Perry's pattern of the ideal neighborhood focused on an elementary school located in the center of the neighborhood including green space, Local Park or playground and local shopping center. The school was accessible on foot by a majority of residents. Streets on the limited periphery neighborhood and the children will be able to come to school in a safe environment. Perry ideas were beyond spatial arrangements, and one of his primary concerns was the participation of the citizens. According to him, Central School was the concourse of the residents. Effect of the Perry ideas is evident in our contemporary urban planning (Choguill, 2008). Neighborhood Unit as a dominant concept in the history of urban planning and design has played an essential role in the evolution of the neighborhood planning

(Gillette, 2010; Mehaffy et al., 2015; Wheeler, 2004). Perry in neighborhood theory argued that essential and necessary services should be located near homes.

In Perry's neighborhood, the radius of the elementary school defines the population and the size of the neighborhood. Each Neighborhood Unit in an area of about 65 hectares plans to accommodate 5,000 to 10,000 people. Neighborhood Unit was planned in such a way, which allowed residents access to school facilities and commercial areas on foot by travel distance of more than a quarter mile (400 meters, without crossing the arterial road) (Perry, 1929). Neighborhood Unit surrounded by arterial road and internal curve roads is designed to reduce traffic through the neighborhood and ensure a safe environment for pedestrians (Banister, 2012; Perry, 1929). Perry believed that social life blooms on units that are well organized. He argued that the social and physical realm on neighborhood unit should provide opportunities for face-to-face contact and increase the sense of community among residents (Lawhon, 2009). Perry proposal found its position on the rules and standards of urban development between the years 1930 -1950 was in the Western country so that it is referred as the Neighborhood Unit movement. Clarence Perry's ideas were developed in Radburn. Clarence Perry, Henry Wright, and Clarence Stein (1928) designed this Neighborhood Unit collaboratively. "Closely related to garden cities, this (Radburn) layout is characterized by cul-de-sacs and superblocks free of traffic, where cars and pedestrians are separated from each other, and public facilities and shops are located on pedestrian networks and embedded in open space" (Banister, 2012). Perry's proposal to creation exclusive residential zones (superblocks) to separating vehicles and pedestrians paths help to functional segregation and rigid zoning (Mehaffy et al., 2015). Modern architectures such as Le Corbusier also have been influenced by Perry's idea of the superblock (Mehaffy et al., 2015). Perry neighborhood unit because of reducing walkability, reducing chances of social relationship (Jacobs, 1961), inability to creation cost-effective transit service and reduce transportation-related GHG emissions arising from proposal street pattern, incompatibility concentrating facilities and amenities within the neighborhood and meeting the needs of modern lifestyle is criticized (Mehaffy et al., 2015). Also, advocating social homogeneity and discriminate against some groups in the society (Gillette, 2010; Lawhon, 2009; Rohe, 2009; Silver, 1985; Talen, 2005), definition of neighborhood based on physical parameter (Mehaffy et al., 2015) and convinced that physical design sufficient for bringing about social reform (Silver, 1985; Gillette, 2010), was another criticize Perry's idea. Generally it can

be said Neighborhood Unit in terms of enhancing social interaction, inclusiveness, walking behavior and health conditions of residents and achieving self-sufficiency, have not been successful than traditional patterns (Gillette, 2010; Mehaffy et al., 2015). Nevertheless, Neighborhood Unit theory was one of the most important movements in neighborhood planning to improve earlier efforts (Mehaffy et al., 2015, Lawhon, 2009). In addition, in some case Neighborhood Unit influenced on later movement and tried to adapt itself to the new conditions (Farr, 2008). New Urbanism as a succeeding movement inspired by Neighborhood Unit to proposed principles (Farr, 2008; Gillette, 2010). Although Neighborhood Unit could not be, dominant paradigm, but it played the significant role in the evolution of neighborhood planning.

✓ **Part III: Modernism movement**

Technological advances in construction and transportation industries instigated a number of rational planning paradigm that called modernism movement. This paradigm led to visionary plans proposed by planners and architects in the inter-war period of the 1920s and 1930s. The neighborhood in the modern era was composed of high-rise functional buildings, abundant open space, superblocks with internal pedestrian networks, and modern high-speed public transportation. Le Corbusier and Frank Lloyd Wright proposed were the known scholars in this period (Wheeler, 2004; Watson, 2009; Hirt, 2007; Wright, 1932; Sharifi, 2016). In response to social problem, unhealthiness and lack of aesthetically pleasing and human spaces due to increase highly crowded in urban areas, modernism tray to reconnect humans with nature (Fishman, 1977; Basiago, 1996) and in terms of the circumstances that led to their emergence and the goals that they were pursuing, Modernism and Garden City had obvious resemblance.

Modernism Key figures such as Le Corbusier and Frank Lloyd Wright sought prosperity for people through urban pattern different from the previous movement and believed that a well-designed urban form could address the urban problem. Based on this concept, first principles of the “Modernist” city in the 1920s in France was established by Le Corbusier as the most influential figure of Modernism (Watson, 2009). In the 1960s through 1970s, modernism has known as the best planning and design solutions (Grant, 2006). As Sharifi said, they are still shaping planning in many places such as China, Qatar, and United Arab Emirates (UAE). (Sharifi, 2016). Superblocks with internal pedestrian networks, modern high-speed public transportation, high-rise functional buildings, and abundant open space, were the proposed feature of the neighborhood in the modern era (Wheeler, 2004). This makes it distinguished from Perry’s neighborhood unit and Howard’s ward with emphasize on a human scale, avoid high-rise buildings and a limitation to the city size in terms of area and population. Le Corbusier, notes Hall (1988), believe that the society should be highly regulated and controlled, through a neat, ordered and efficient ideal city form, that are organized have no slums, are divided into functional zones, and equipped with modern transit network (Watson, 2009). So physical and technological determinism became the dominant concept and city were built without soliciting the opinion of people. Another proposal about the modern city as a more radical idea proposed by American icon Frank Lloyd Wright. By his love of nature, he proposed a radical dispersal scheme for a large urban area with very low-density settlements dispersed in space called Broad-acre City (Hirt, 2007; Wright, 1932). “Broadacre City,” was the low-density, dispersed city with extensive networks of highways that each family lives in own tracts of land and using the modern technologies of the time (such as the car) to access urban functions and the dispersion of homes and occupations (Wright, 1932; Watson, 2009). In his view, this would be the only urban form, which could guarantee individual freedoms, and reconnect people with nature (Hirt, 2007). Wright’s idea has been used in suburban development in the United States and elsewhere which has led to multitudinous problems still challenging planners (Sharifi, 2016). Superblocks as the disintegrated subdivisions (neighborhoods) with high-rise buildings surrounded by abundant open space, car-based design, quiet streets with non-active frontages,

deteriorated the social conditions and intensified the problem of social segregation were features of the Modernist city that had essential impacts on neighborhood planning (Filion and Hammond, 2003). One-dimensional (physical) view of urban issues and lack of attention to other aspects of urban problems (such a social problem) caused Modernism becomes an unfortunate experience in urban planning (Harvey, 1997; Rohe, 2009). In addition, most of the modernism project such a Broadacre City failed (Gillette, 2010). Modernism by creation new functioning environments attempted to break with the past and could not continue learning from the historical precedents. Modernist ideas were rarely examined in the real world except for “socialist or social democratic countries,” and in most cases were demolished (Rohe, 2009), and just loss various types of resources (Wheeler, 2004). Modernism has always been criticized because of its adverse impacts on both humans and environment and scholar such as Talen (2005) categorizes Modernism as an “anti-urbanistic” movement. Lewis Mumford believes that Modernism for its failure to make a synthesis of nature, the machine, and human activities and purposes and has caused severe damages to nature (Basiago, 1996). Activists such as Jane Jacobs have reproached Lack of human scale, civic activities, and community attractiveness to practices as the Modernism features (Gillette, 2010; Silver, 2006). The rigidity of zoning in the Modernism proposals that segregates land uses, significantly increases the automobile dependency, and thereby has adverse impacts on the environment and the livability of the developments was drawn back to achieve neighborhood sustainability (Sharifi, 2016).

- **The second wave: The agreement on solving urban problems and provide universal concepts (the second half of the twentieth century)**

- ✓ **Part I: The Emerge of Sustainable Development**

The second half of the twentieth century was started by moving a significant number of people from rural to urban areas based on the fast economic growth. Excessive consumption of material and energy resources, lacking housing conditions, and instability in social and cultural values and social separation on a global level because caused development processes have directly affected by environmental quality, social values, and economic equality as well as increased risks of global environmental and human health conditions (Weiland, 2006). Therefore, in the 70s and 80s, the main discussion of the negative effects of quick economic development on the environment focus on pollution and global environmental change. Issues related to economic growth, development and their relationship to the environment and human society became an introduction to create a new paradigm of development. Development, which protects the environment, development that advances social justice (Harris, 2003). Following these issues, primary reference of sustainability defined by United Nation Conference in Human Environment in 1972 in Stockholm (Drexhage and Murphy, 2010). The concept of sustainability developed in a conference of the united nation on environment and development in Rio de Janeiro defined sustainable development as “improving the quality of human life while living within the carrying capacity of supporting ecosystem” (Zuhairuse et al., 2009). Sustainable development defined in these conferences was a kind of development that considers supplying today requirements without declining capability of next generation to supply their requirements. Finally, in 1987 world commission on Environment and Development published Brundtland report that defined sustainability to address the problem between environment and development processes (Harris, 2003). This report institutionalized universal accepted definition of sustainable development as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs” ((WCED), 1987). The concept of sustainability related to the concept of fairness to next generations. Economic development based on social justice and good organization in the use of natural resources are factors that branded concept of sustainability (Alshuwaikhat and Abubakar, 2008). Sustainable development simple and dynamic

process increasingly used in planning process. Sustainable development is seeking to achieve an equitable society that moving in manners that do not exceed the Earth's capability to support human and non-human life. In this process multi-stakeholder includes actors at different levels of government and throughout disciplines working towards sustainability. Also, public participation is a focal point to achieve sustainability in communities. In this regard, a common sense shows that sustainable development is a good thing but there is no universal agreement on transforming the concept into practice. Generally, sustainable development is the path to increasing quality of life for all human in different eras (Berke and Conroy, 2000; Laghai, 2010). In the beginning sustainable development has been focus on the issue of environmental degradation and environmental concerns have been the best of sustainable development. but, second half of the twentieth century, the concept of sustainable development has transfer to interconnection between economic, social and environment sustainability (Nurse, 2006; Packalén, 2010). Generally, as no city cannot be sustained without relying on resources and capacity, regardless of their internal components as urban cells also cannot be sustained. By introducing this theory on a global scale, practical difficulties emerged in achieving this type of development in different societies that its primary reason has been the lack of attention to local features and native range. Along with this view and even before that, according to urban neighborhoods as urban living cells were developed. However "Sustainable Community Development," in last decades second of the twentieth century, has provided new thinking in the development of urban neighborhoods (Masoumi, 2011; Sharifi, 2016). A sustainable community tries to provide a better quality of life and resembles a living system for integration of human, natural and economy (Sharifi, 2016; Roseland, 2000). Sustainability of an urban neighborhood depends on the exploitation of natural, human and ecological resources so that people at all times have an appropriate level of critical infrastructure, justice and social cohesion, environmental sustainability, and economic efficiency. With the introduction of the neighborhood, as "Urban Life Cellule," the realization of sustainable development only in the context of community development, and the local scale, and then thought, "Think global, act local" was followed (Masoumi, 2011). Barton believes realistic of neighborhood form, and function is a prerequisite for the effective planning of development to promote health, equity and sustainability. The critical point of Barton views is the recognition that neighborhoods are interconnected parts of the urban area, and they are not separate from the whole of the city (Barton et al., 2003). In new patterns in the field of local sustainable development, the micro viewpoint based on social engineering replaced by macro perspective in which urban issues begins from the neighborhood as the smallest urban unit. This point of view requires preparation and adoption of sustainable city concepts in different areas of the city.

✓ Part II: The Emerge of Neo-Traditional Movement

Unfortunately, despite all previous efforts to create a balance between job and housing and build self-contained, inclusive communities, the suburbanized was the dominant pattern in the latter half of the 20th century and unresolved problems were remained in an urban area. Failing inner-city neighborhoods with declining housing stocks, sprawl, regional stagnation, deteriorating business, districts, poverty and inequality, crime, social segregation, community instability, traffic congestion, and pollution were some of these problems (Gillette, 2010; Grant, 2006; Irazábal, 2012; Rohe, 2009). Following criticize to a variety of problems in urban living; in the 1980s, Neo-traditionalism as a form of postmodern urbanism was speared as a response to problems. Figures such as Duany and Plater-Zyberk, and Calthorpe started Neo-traditional planning in the US (Sharifi, 2016). They are trying to reproduction characters of traditional American neighborhoods before car-based development and the dominance of suburbanization such walkability, human scale, compactness, active centers identifiable boundaries (Basiago, 1996; Gillette, 2010; Nasar, 2003; Silver, 2006). Various derivatives of Neo-traditional planning such as New Urbanism, Traditional Neighborhood Development, Transit-

Oriented Development, Urban Village and Smart Growth have been used to describe on Neo-traditional principles in the planning process in last decade of the 20th century. Neo-traditionalist approaches attempt to design buildings, neighborhoods, and regions that bring a high quality of life for all residents, considering the natural environment (Fleurke, 2009; Hamam et al., 2013). In this regard, Neo-traditionalist approaches relying on physical design have sought to solve urban and neighborhood problems and social change (Sharifi, 2016). Moreover, it can be said New Urbanism is well-known ones (Furuseth, 1997). After the Congress for New Urbanism in 1993, it began to become widely used (Grant, 2009). The first Congress for the New Urbanism held in 1993 and four years later in 1997; the Charter of New Urbanism was established (Fleurke, 2009). New Urbanism movement inspired concepts from traditional town and neighborhood design, emphasize designed urban area for pedestrians, in opposition to the car-centered and sprawled cities in the US and believe that neighborhoods are an appropriate basis of good urban design. Different sections for the region (metropolis, city and town), the neighborhood (neighborhood, district and corridor) and the block (block, street and building) were mentioned in Charter of New Urbanism and each of them contains nine design principles of which the essential elements are the following:

- Neighborhoods should be diverse in use and population
- communities should be designed for the pedestrian and transit as well as for the car
- physically defined and universally accessible public spaces and community institutions should shape cities and towns.
- urban places should be framed by architecture and landscape design that celebrates local, history, climate, ecology, and building practice (Fleurke, 2009; CNU, 2013; Nasar, 2003; Talen, 2005; Wheeler, 2004). New Urbanism attempt to arrest suburban sprawl and inner-city decline and to build new neighborhoods or rebuild existing neighborhoods through design-based strategies based on traditional urban forms. Charles Bohl (2000) believe that new urbanism is a planning and design method that draws on historical precedents to replace superblocks, suburbs, or projects with different combinations of housing types in the form of neighborhoods (Jabareen, 2006).

Resident satisfaction, encourage local walking and use, supporting pleasing relationships between residents, strengthen a sense of community, while increasing residential densities beyond the suburban norm are positive effects that new urbanists believe that are acceptable through good physical design (Leccese and McCormick, 2000). Wheeler (2002) believe today the most vibrant, attractive, and popular districts are nineteenth-century neighborhoods with diverse building types, and land uses and as a result zoning strategy was a significant force against diversity of urban form (Jabareen, 2006). As shown in figure NO.2, Duany and Plater-Zyberk mainly developed traditional Neighborhood Development. Earlier planners such as Clarence Perry, Raymond Unwin, John Nolen, and Christopher Alexander have influenced them. "The neighborhood, the district, and the corridor" were the basic constituting elements of their proposal, which was first applied to Seaside, Florida and have been popular quickly (Duany et al., 2000). Peter Calthorpe proposal called Transit-Oriented Development was more influenced by Ebenezer Howard and Lewis Mumford (Rutheiser, 1997). He located pedestrians within 10-minute walk distance of a transit station (Basiago, 1996). Controlling sprawl, infill and brownfield development, high density around transit nodes, and incorporation of sidewalks and civic spaces for the promotion of social cohesion were the basic element of Calthorpe proposal (Basiago, 1996). Pays more attention to the conservation of natural land was the focal point of his proposal that distinguished him from Duany and Plater-Zyberk (Rutheiser, 1997) that in turn, has Potential impacts for managing regional growth (Basiago, 1996).

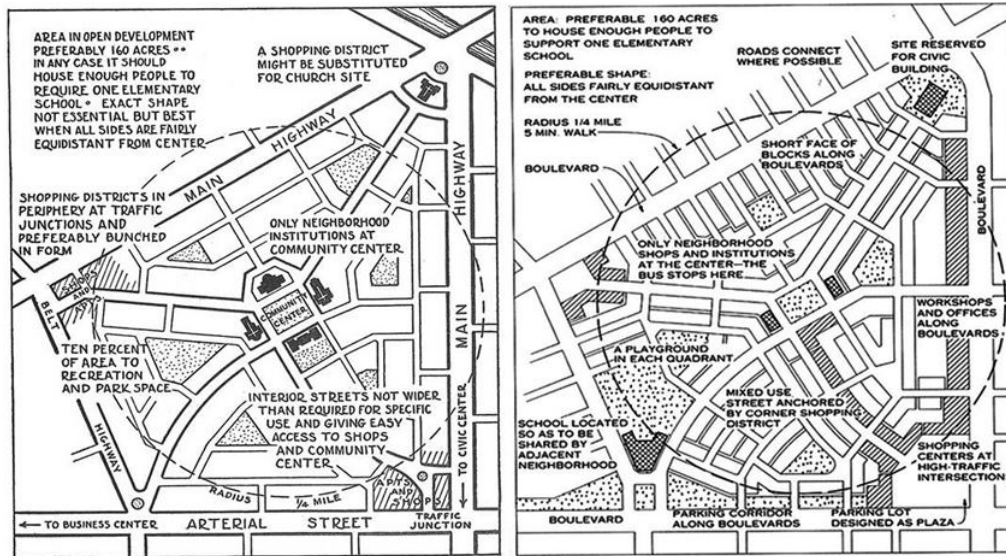


Figure 2: Neighborhood Unit by Clarence Perry (left), updated by Duany Plater-Zyberk & Co. (right).
Source Farr, 2008

During the 1990s, Smart Growth shares principles in common with new urbanism and sustainable development in the field of urban planning and transportation theory. According to the EPA¹ Smart Growth is a development that integrated the economy, the community, and the environment. The goals of Smart Growth are achievement a unique sense of community; providing a range of transport, job, and housing opportunities; equitably; preserve and enhance natural and cultural resources; promote public health; economic prosperity; and social equity; and improve quality of life(WRCOG), 2003)². Neo-traditional neighborhoods design principles have been successful in combination with environmental issues and development issue. They also have taken effective steps in reinforcement aesthetic qualities, increasing density, fostering occasional walking, and providing the walkable environment and thereby reducing the Vehicle Miles Traveled (Nasar, 2003). However, it is difficult to speak about effects these movements in enhancing environmental consciousness and sustainability of communities (Greenwald, 2003; Dill, 2006). Residents usually are already environmentally conscious and prefer to live in sustainable neighborhoods, so, this “self-selection,” does not relate to improvements aspects such as density, walkability and travel behavior (Dill, 2006). In the context of lesson learning from the past, Neo-traditional movement likewise its precedents, have not a success (Irazábal, 2012; Silver, 2006), and missing the opportunity to learn from their mistakes and successes. The neo-traditional movement could not provide an effective response to diversity and socio-economic segregation in united states (Dill, 2006). Even in some cases create platform for gentrification and displacement (Bohl, 2000; Day, 2003; Gillette, 2010; Grant, 2006; Silver, 2006). The high cost of implementing the principles of urban design and architectural qualities, and unreliability over the return on investment of developers, can be the reason of this drawback (Bohl, 2000; Garde, 2006; Johnson and Talen, 2008). From Trudeau and Malloy point of view (2011) projects built on infill and brownfield sites are exceptions in this regard (Sharifi, 2016). Although like modernism, there is a risk of physical determinism in the charter for New Urbanism; in reality, New Urbanism projects try to combine diverse social, cultural, and economic characteristics to solved urban problems (Day, 2003). We can observe divergent on a sense of community and social relation in Neo-traditional

¹ Environmental Protection Agency

² Western Riverside Council of Governments

neighborhoods (Nasar, 2003). Some studies show improved social interaction and neighboring cohesion and involving resident in the planning process (Brown and Cropper, 2001). Others disagree with this view (Chaskin and Joseph, 2011; Nasar, 2003). Rutheiser (1997) notes that if the Neo-traditional movement wants to be successful in achieving its goals, it should also consider the role of political forces in the development process (Sharifi, 2016). The lack of clear spatial, compositional or sculptural implications for the design process and needs to an additional design technique, are another criticize of neo-traditional movement (Fleurke, 2009). Due to the variation in New Urbanism projects and diversity between characteristics of them, that is to comment; we should do more studied on Neo-traditional neighborhoods to gain a better understanding of their successes and failures.

- **Third Wave: The set of evaluation criteria and indicators based on universal concepts (the first two decades of the twenty-first century).**

✓ **Part I: The emerge of approaches to assessing sustainable neighborhoods**

While cities faced growing concerns about climate change and carbon footprint about the sprawl, planners and environmentalism effort to promote sustainability in new development. Despite a considerable agreement on the general definition of sustainable development, there is no consensus on what makes a community sustainable or how to measure the sustainability of urban form. Therefore, have long been interested in acquiring a system to assess the sustainability of neighborhoods (Garde, 2006). Therefore, with the start of the twenty-first-century approaches have emerged that attempted to measure the sustainability of neighborhoods and buildings. This approach, which known to sustainability evaluation system, through specific processes, criteria and indicators for sustainable neighborhood tried to provide a guideline to urban development projects in the field of sustainability issues. Contrary to the principles presented in previous studies, evaluation systems using a set of criteria and indicators for assessing the sustainability of a region (Wangel et al., 2016). In this context, many associations have tried to adopt approaches to evaluate the sustainability of buildings and urban areas from environmental design and energy consumption. In this regard, efforts to integrate and share tools for urban sustainability assessment is made at the international level. LEED-ND³; proposed by the United States Green Building Council (USGBC); CASBEE for Urban Communities⁴ proposed by the Japan Green Build Council; BREEM Communities ⁵proposed by UK Building Research Establishment; were formed around the world by different criteria (Dall'O et al., 2013). The USGBC defines their vision of neighborhoods as “In basic terms, a neighborhood is an area of dwellings, employment, retail, and civic places and their immediate environment that residents and employees identify with regarding social and economic attitudes, lifestyles, and institutions. By itself, the neighborhood is a village, but combined with other neighborhoods, it becomes a town or a city. Similarly, several neighborhoods with their centers at transit stops can constitute a transit corridor. The neighborhood, as laid out in LEED-ND, is in contrast to sprawl development patterns, which create pod-like clusters that are disconnected from surrounding areas” ((USGBC), 2013). Main goals of LEED-ND is emphasizing to the creation of compact, walkable, vibrant, mixed-use neighborhoods with appropriate connections to nearby communities. Neighborhood morphology, human scale, mix use, the location of the neighborhood and the performance of the infrastructure and buildings within it, are issues LEED-ND consider them. Well-located and well-designed green neighborhood developments will cause in reducing GHG emissions and improving quality of life and bring prosperity for neighborhoods. Smart Location & Linkage (SLL); Neighborhood Pattern and Design (NPD); Green

³ Leadership in Energy and Environmental Design for Neighborhood Development

⁴ Comprehensive Assessment System for Built Environment Efficiency for Urban Development

⁵ Building Research Establishment Environmental Assessment Method Communities

Construction and Technology (GCT); Innovation & Design Process (IDP) and Regional Priority Credits (RPC); are the the main section of LEED-ND rating system (Dall'O et al., 2013).

✓ **Part II: the emerge of approaches to assessing the standard of living**

In the last decade of the twenty-first century, numerous studies have done throughout the world to address the challenges of urban life has led to providing indicators for evaluating the function of cities and raising the standard of living in cities.

International Standards Organization (ISO) in report ISO 37120 proposed indexes to access public services and quality of life, as a means to measure sustainable urban development. The International Telecommunications Union defined five key performance indicators for smart, sustainable cities (Anthopoulos et al., 2015). IBM uses a nine-pillar system and an equation that combine instrumentation, interconnection, and intelligence. (Anthopoulos et al., 2015). One of the newest of these, efforts have made by the UN-habitat. In 2013, UN-Habitat proposed five dimensions, i.e., productivity, infrastructure, quality of life, equity, and environmental sustainability, for improving the urban life. UN-Habitat in 2013 that proposed City Prosperity Index (CPI) for measuring the prosperity in urban areas. The UN-Habitat released 2012/ 2013 report called 'The State of The World's Cities' In 2013, asserts urban prosperity is one of the key factors of human development and answer to contemporary challenges of cities in the world (Jones et al., 2015). Prosperous city facilitated policies and action for sustainable use and provided equitable access to services for all. UN-Habitat defines prosperity as a social construct that has been operating in the realm of human actions. It builds on objectives that prevailing in a city at any time, wherever located and however large or small. Prosperity is a broader, wide-ranging notion that has to do with well-balanced, harmonious development in an environment of fairness and justice ([UN-Habitat]a., 2013). The following table shows the efforts made in recent years in achieving indicators for evaluating the function of cities and raising the standard of living. The important point is that all these suggestions have consideration the Sustainability and Smart City concepts.

Discussions

This paper dealt with history of neighborhood planning include paradigms, approaches, and opinions, from the beginning of 20's to collectivization proposals in this field and discuss the influence that each of these on urban life and urban prosperity. Literature review on neighborhood planning divided into three waves in this article. Three waves neighborhood planning were analyzed in the previous section. At the beginning of the 20th century, urban planning was greatly influenced by Utopian and radical ideas of a group of urban visionaries. Ebenezer Howard, Lewis Mumford, Clarence Stein, Henry Wright and Patrice Geddes were the scholars that have utopian thinking (Hirt, 2007; Domhardt, 2012; Ward, 2005; Sharifi, 2016). Howard's idea became an inspiration Clarence Perry in 1923. He offered the Neighborhood Unit as an instrument for addressing a social problem and played a significant role in the evolution of neighborhood planning movement (Lawhon, 2009; Rohe, 2009; Gillette, 2010; Mehaffy et al., 2015; Wheeler, 2004; Sharifi, 2016). High-rise functional buildings, abundant open space, superblocks with internal walkable networks, and high-speed public transportation were the features of neighborhood in the modern era (Wheeler, 2004; Watson, 2009; Wright, 1932; Sharifi, 2016; Hirt, 2007). During the 70s and 80s, the main focused issue was the adverse effects of the economic development on the environment especially the problems of pollution and global environmental change. In this period, the growing awareness of urban issues led to emerging new concept as sustainable development. Development, which responsible for environmental, economic and social equality challenges in the community (Harris, 2000). The sustainable development view that started in the 1980s, in 1990s, highlighted, and sustainable communities became the central issue of

neighborhood planning and design. The general rise of interest in, and support for, the concept of sustainable development is a potentially significant shift in understanding relationships of humanity with nature and between people (Hopwood et al., 2005, Redclift, 2005). Principle 8 of Rio Declaration on Environment and Development (1992) states: "To achieve sustainable development and a higher quality of life for all people, States should reduce and eliminate unsustainable patterns of production and consumption and promote appropriate demographic policies" (Rio Declaration, 1992). During the 80s and 90s, New Urbanism and approaches, resulting from the new urbanism thoughts, such as TND and TOD, have offered solutions to improve the urban life. In their view, designing urban area for pedestrians and consider the neighborhood has a significant role in contrast the car-centered and sprawled cities in the US (Fleurke, 2009). In the late 1980s, the Urban Village as a means to achieve more human-scaled, mixed-use and well-designed places promoted by the Urban Villages Group. Village ideas proposed Greenfield developments, as well as brownfield developments and urban renewal in urban projects (Hamam et al., 2013). The smart growth movement had spread during the 1990s, as a high government- and community-driven reaction to solved traffic congestion, school overcrowding, air pollution, the lack of open space, effacement of valued historical places, and skyrocketing public facilities cost. Smart growth emerged for dealing with sprawl and insatiable growth of built environment (Downs, 2005). Governments and all stakeholders at all level distinguish their new policies, strategies, and programs to access sustainable development, economic thrive, and quality of life for their citizens (Smart Results Research Team, 2003). At the end years of the first decade of the 21st century, LEED-ND, CASBEE for Urban Communities and BREEM Communities offered suggestions for greener and more intelligent neighborhoods (Dall'O et al., 2013; Wangel et al., 2016; LEED, 2015; Sharifi and Murayama, 2014). In the second decade of the 21st century, international Organization such as the International Standards Organization, the International Union of Telecommunications, IBM, and UN-habitat have offered suggestions to improve the standard of living in cities (Anthopoulos et al., 2015). Approaches and paradigms listed above reflect efforts made in the last century and the first two decades of this century to Providing better living conditions in cities, or in other words, the achieving urban prosperity. Therefore, urban prosperity, as mentioned earlier is not a new concept and its roots can be traced in all approaches to urban planning and urban design. Historical evolution of urban prosperity indicates that dominant methods and paradigms in urban planning are consequences of lifestyle changes, and because the cities' challenges in the world have changed, they have tried to modify and complete their suggestions according to these challenges. First theorists and scholars considered only one dimension of improvement for urban life in their studies. However, in recent decades growing development plans, lead to warnings of economic, social and environmental simultaneously. This situation showed that multi-dimensional approach to urban issues is an alternative to previous approaches and then sustainability recognized as a practical approach and became the center of urban studies (Rohe, 2009; Sharifi, 2016; (UNDESA), 2013). Therefore, due to the complexity of the current urban problems, new approaches need to be more flexible in dealing with challenges and able to balance between various aspects of urban life with a comprehensive view and provide higher standards of living. The following figures show the historical view of neighborhood planning in the West.

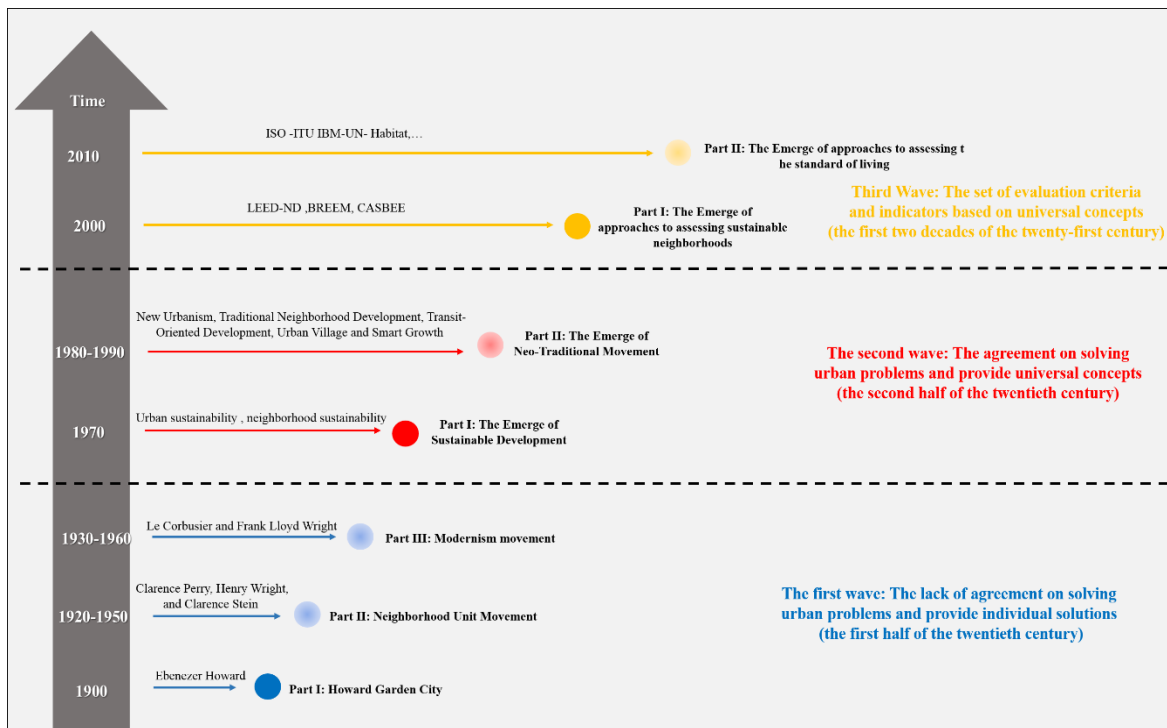


Figure 3: three significant wave OF the evolution of paradigms, theories and approaches in the face of urban challenges of urbanization

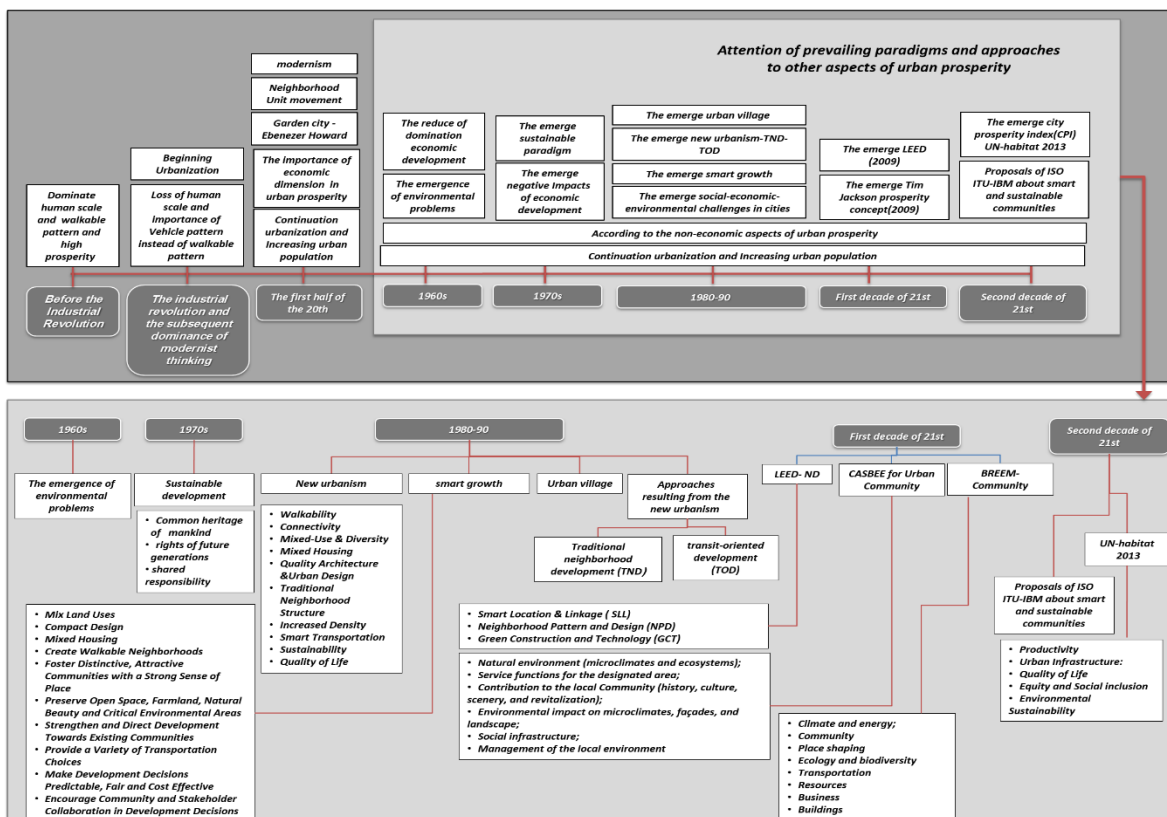


Figure 4: Historical view of urban prosperity with an emphasis on neighborhood and supporting paradigms and approaches. Source Authors

- **The proposed framework for the prosperity of neighborhoods**

To propose a framework for the prosperity of neighborhoods, we analyze main features of supporting approaches and try to improve their proposal. As shown in table No.1, criteria such as compactness, clean transportation, encourage walking and cycling, appropriate density, mixed uses, diversity, green infrastructure and vibrant public spaces support by most of the approaches in the field of neighborhood planning and design. Therefore, the proposed framework for the prosperity of neighborhoods introduces a neighborhood that is trying to organize places, people, activities, and environment as the basic elements of neighborhoods via an integrated concept. This integration concept should create networks of relations between **places, people, activities, and environment**. In the same way that old neighborhood, which formed based on needs of their inhabitants, were responsible for most of their needs, and subsequently were prosperous. By applying the environmental and infrastructural principles, designing appropriate green spaces, transportation networks, water and wastewater systems, modified land use, pedestrian access, and environmental sustainability and so on can obtain. The social principles focus on environmental justice through proper local land use and recreational facilities in the neighborhood and providing housing for different social and demographic groups. The economic policies emphasize on enhancing and promoting economic development based on a self-sufficient neighborhood.

Table 1: Relationship between common categories derived from the literature and four essential elements of neighborhoods

Basic elements of neighborhoods	Common Categories derived from the literature review	Design Principles
Place	<ul style="list-style-type: none"> • Infrastructure and transportation <ul style="list-style-type: none"> • separation traffic mode • Physical form • Quality of architecture and construction <ul style="list-style-type: none"> • Suitable access to infrastructure <ul style="list-style-type: none"> • Livability • Resiliency 	<ul style="list-style-type: none"> • Walkability • appropriate density • Connectivity • Multimodal transportation • Architecture adapted to the local culture <ul style="list-style-type: none"> • Vibrant public spaces
Environment	<ul style="list-style-type: none"> • Environmental sustainability <ul style="list-style-type: none"> • Green urban design 	<ul style="list-style-type: none"> • Healthy and safe environment <ul style="list-style-type: none"> • Green infrastructure • Clean transportation • Enduring and resiliency
People	<ul style="list-style-type: none"> • Social interactions <ul style="list-style-type: none"> • Justice • Quality of life • Social common sense <ul style="list-style-type: none"> • Equity 	<ul style="list-style-type: none"> • Easy access to opportunities, • A sense of acceptance in the community <ul style="list-style-type: none"> • life satisfaction
Activity	<ul style="list-style-type: none"> • Diversity • Mix used • Economic prosperity • Suitable access to services 	<ul style="list-style-type: none"> • Allocate a range of activities in the neighborhood <ul style="list-style-type: none"> • Create local jobs

Therefore, the prosperous neighborhood needs an appropriate infrastructure, to protect environmental sustainability, to support high productivity, and finally improve the quality of life, equity, and social inclusion. All this is possible in an environment where its neighborhoods receive just in the multifunctional element. The prosperous neighborhood includes networks associated with dominant social and environmental functions and the existing relations among residents, spaces, and activities established in the best way. As shown in Figure No.5, a prosperous neighborhood in **level one** can achieve through integrated green infrastructure networks with emphasis on walking & cycling compact development and enhancing improved access to services that help efficiency and quality of

life and consequently makes better places for the residents. In **level two**, for achieving enduring and resiliency in all dimensions such as infrastructure, economic, social, environmental and ...be considered together at the same time. Therefore, considering sustainability without paying enough attention to the interaction between all its dimensions will be inefficient. In **level three**, prosperous neighborhoods promote the local business through encouraging mixed land use. Creating an efficient place for life increased the value of land and helped to prosperity. In **level four**, prosperous neighborhoods with proper distribution of the services increase the equity. They also improve social networks for social inclusion through the creation of dynamic public space. In the **last level**, networks of places, people, activities, and the environment through green infrastructure, endure and resilient environment, efficiently, justice & social interactions will improve due to increase livability, quality of life and satisfaction of urban life.

It is crucial that all levels have a **powerful connection** to each other so that the lack of one of them will cause the neighborhoods to deviate from the prosperity.

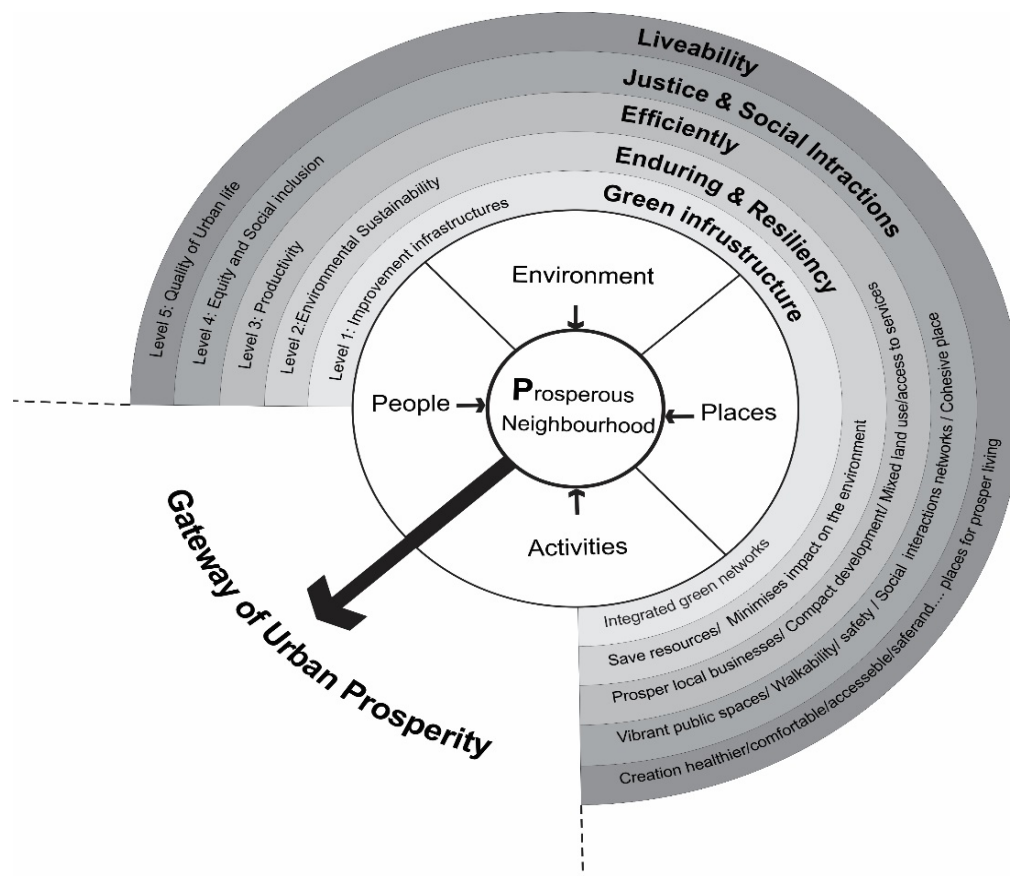


Figure 5: a framework for the prosperity of neighborhoods. Source Authors

Conclusion

Due to the population growth in cities, and complexity of the urban problems, we need integration and flexible tools in dealing with challenges. In this situation, neighborhoods as a primary platform for interaction between people and city have priority. People figure out cities with their neighborhoods. Therefore, neighborhoods should able to balance between various aspects of urban life with a comprehensive view and provide a higher quality of life. Neighborhoods with public services such as education, health, recreation, peace, and security, which are vital for improving the living standards,

provide higher qualities than other provisions. Supplying the essential needs of urban life means ensuring optimal quality of life for all residents. Unfortunately, in the contemporary cities, these qualitative aspects sacrificed for the quantity of urbanization. The green and smart infrastructure, the system of interconnected passages, Public spaces, dynamic social networks at the local level, fair distribution and equal access to facilities, create local jobs and identify areas of revenue in the neighborhood because the quality of life in neighborhoods will increase and neighborhoods move to prosperity. This study with review the historical evolution of urban planning and design provides a framework for achieving prosperity in neighborhoods. This framework designates five principles of prosperity at the local level including green infrastructure, enduring and resiliency, efficiency, justice - social interactions and livability. Also, explain the framework to determine the interaction between places, people, activities, and environment also show the role and function neighborhoods to achieve urban prosperity as we saw in the past. The prosperous neighborhood is a concept that attempts to give logical answers to challenges in contemporary urban development that have emerged because of insufficient attention to infrastructure, lack of sustainability and productivity and reduced social cohesion and quality of life. For achieving prosperous neighborhoods, planning and design are essential. The planning and design concepts related to the sustainable neighborhood formed by compactness, street structure, and sustainable transportation, encourage walking and cycling, appropriate density, mixed land uses, diversity, green infrastructure and adequate public spaces should support by prosperous neighborhoods.

A brilliant finding of this study was that coordination between these principles through a network of connections between people, activities, environment, and places is possible. Achieving prosperity in the neighborhoods, - as the smallest unit of urban life - causes the city to move toward prosperity and neighborhoods are the gateway toward prosperity. It should note that each of these principles could individually review in the future. Also, this theoretical framework can be tested in some case in the future.

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