

PAD 6043 Land Use Planning and Community Development (CRN: 54661)

Summer, 2011

SYLLABUS: May 17, 2011

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Office Hours: Appointments available during the week

Class meeting: Wednesday, 6:10 – 8:45pm Phillips 108
May 16, 2011 – July 23, 2011

Course Description and Objective:

Students will be introduced to the theory and practice of land use planning, with a focus on the allocation of resources, writ large. When does free market activity result in acceptable outcomes? When is government intervention justified? When is it effective? This is not a conventional course in urban planning, in the sense that it is not designed to train students how to become professional planners or developers. Rather, the objective of this course is to explore the role of urban planning as (mainly local) government attempt to preserve the community interest in light of private land use activity. Urban planning aims to arrange and accommodate primarily private land use activities within a geographic area. To the extent that place matters, planning matters.

Required Readings

Because this is not a conventional course in urban planning, readings are drawn from a wide range of academic fields, rather than sticking with the planning literature. The reading list includes works by economists, lawyers, political scientists, urban planners, and others. You are not expected to have a strong background in any of these fields. The reading selection presages the material discussed during class meetings. Overviews and histories are selected to provide an understanding of each of the planning practice areas discussed. Other readings focus on identifying the participants in relevant planning processes, understanding the interests of those participants, and exploring the competition among those interests. You are not expected to master the more technical material included in some of these readings. I reserve the right to switch readings and will provide notice before doing so.

Class Attendance

You are expected to attend all class sessions and participate in discussions. If you are unable to attend any class session, you are urged to get notes from another student in the class. The required readings will be a launching point for lectures and discussions, not a substitute. Consider yourself responsible for material in required readings and material covered in class.

Grading and Class Assignments

Grades for the class will be based on two memos, an oral presentation and an exam.

Memos (30 points each):

- Choose memo #1 (housing) OR memo #2 (economic development).
- Memo #3 is required.

Oral presentation (10 points):

- Present your memo to the class and lead a brief discussion.

Exam (30 points):

- An exam will focus on readings and class discussions.

You will receive an assignment selection form by email after the first class session. Return this form to me by email (nya@gwu.edu) by midnight on Sunday, May 22. On the form, you will tell me whether you plan to do memo #1 or memo #2, and which memo you wish to present to the class. In most instances, students get their pick for the presentation night.

Memos should be well-written and concise, and sources cited appropriately. Unexcused late submission of any assignment will result in a 5-point deduction for each day late.

COURSE SCHEDULE

May 18	Introduction
May 25	Planning as a Form of Market Intervention
June 1	To Plan or Not to Plan Housing Choice and Community Impact (start)
June 8	Housing Choice and Community Impact Memo #1 is due Student presentations
June 15	Economic Development (start)
June 22	Economic Development Memo #2 is due Student presentations
June 29	Natural Resource Protection Transportation
July 6	Sprawl and Its Alternatives (start)
July 13	In-class exam
July 20	Sprawl and Its Alternatives Memo #3 is due Student presentations

READINGS

A. Introduction to Planning and Zoning – May 18

The readings for the first class are optional.

1. Kaiser and Godschalk, 1995 - "Twentieth Century Land Use Planning: A Stalwart Family Tree"
This article describes types of comprehensive plans.
2. Varenhorst, undated - "What Is Local Government Planning?"
Concise explanation of the field of planning, included here because it is clear and thorough. Notice that the planning function is established in state statute.

B. Planning as a Form of Market Intervention – May 25

3. Adams, 1994 - "Chapter One - Introduction"
Although written by a British academic about land use planning in Great Britain, this very short chapter comes closest to any that I have found to my approach to the material: land use planning as an intervention in the private market for land.
4. Krueckeberg, 1995 - "The Difficult Character of Property"
The concept of (real) property ownership is complex and has changed over time. Property rights are not absolute, but stop where the rights of others begin.
5. Adams, 1994 - "Chapter Five - Perspectives from the Landowner"
Read through the bottom of page 98 and pick up again on page 103 (skipping the "structuralist" perspective). This chapter explores the "Land Use" component of our conceptual framework. The built environment is the legacy of decisions made over time by actors (persons, groups, organizations, etc.) who own and control land.
6. Klosterman, 1980 - "A Public Interest Criterion"
What is the public interest? Can it be conceptualized - or operationalized - as anything other than the aggregation of private interests?

C. To Plan or Not to Plan – June 1

7. Klosterman, 1985 - "Arguments For and Against Planning"

Planning can be thought of as a response to market failure. This article provides an intuitive discussion of the key aspects of market failure.

8. Johnson, 2001 - "1 - The Myth of the Ant Queen (part); 2 - Street Level; 3 - The Pattern Match (part)"

The entire book is fascinating, but the assigned readings include the portions most relevant to cities and city formation. What is collective wisdom? Can it be trusted? What is the alternative?

9. Hill, 1988 - "Jane Jacobs' Ideas On Big, Diverse Cities: A Review And Commentary"

We will read portions of *Death and Life of Great American Cities* later in the term.

10. Oates, 2006 - "The Many Faces of the Tiebout Model"

Oates has been credited with putting the Tiebout model on the radar screen of academics, having started down the path of considering the implications of the model in a wide range of applications. This introduction to a book on the Tiebout model provides an overview of many of those applications.

D. Housing Choice and Community Impact – June 1 and 8

11. Galster and Daniell, 1996 - "Housing"

Overview of federal housing policy since World War II, demonstrating the difficulty of designing and implementing policy to alter the housing market. Unintended consequences of policy intervention.

12. Hubert, 2008 – "The Economic Theory of Housing Tenure Choice"

In section 9.2, you do not have to understand the equations in detail. Instead, try to discern the general meaning.

13. Jacobs, 1961 - "The Self-Destruction of Diversity (chapter 13)" and "Unslumming and Slumming (chapter 15)"

Both chapters address the dynamics of urban change. The first chapter focuses on the inherent instability of diversity, and the second chapter focuses on economic change.

E. Economic Development – June 15, 22

14. Walker and Boxall, 1996 - "Economic Development"

Federal economic development policy shapes the options available to state and local government to attract investment and jobs.

15. Bradshaw and Blakely, 1999 - What are "Third-Wave" State Economic Development Efforts? From Incentives to Industrial Policy

16. Motoyama, 2008 - What Was New About the Cluster Theory? What Could It Answer and What Could It Not Answer?

17. Cigler, 2008 - "Economic Development in Metropolitan Areas"

Cities and metropolitan areas compete against other cities and metropolitan areas in the U.S. and abroad for economic development prospects. Tactics have evolved in response to changing economic conditions and the broadening of the competitive market area.

F. Natural Resource Protection – June 29

18. Hamilton and Stream, 2008 - "Regional Environmental Policy"

Several major categories of public policy activity in protection of natural environmental resources are discussed.

19. Hardin, 1968 - "The Tragedy of the Commons"

This classic article explores a challenge in managing public goods.

G. Transportation and Its Impact on Land Use – June 29

20. Hyman and Kingsley, 1996 - "Transportation and Land Use"

Transportation policy from (roughly) 1960s on. The transportation network is the province of engineers who are primarily concerned with the efficient movement of goods and people. The location and configuration of the network has profound impact on the surrounding land use activities because access to the transportation network is one of the key factors that determine the array of feasible uses of land.

21. Hamilton, 2008 - "Are We Still Stuck in Traffic? Transportation in Metropolitan Areas"

Traffic congestion is getting worse in many areas, despite aggressive planning, investments, and coordination among different levels of government. It is a widespread problem - why is it so hard to address?

22. Taylor, 2006 - "Putting a Price on Mobility: Cars and Contradictions in Planning"

Confronts the private benefit / public interest trade-offs inherent in transportation and transportation planning. Proposes a pricing mechanism to shift some of the public cost to the (private) individuals who enjoy the benefits.

23. Flint, 2005 - "The Density Dilemma: Appeal and Obstacles for Compact and Transit-Oriented Development"

Explores the obstacles to acceptance of transit-oriented development, and ways that some local governments have overcome that opposition.

- o Read pages 1-5, then skip forward to read the "Greater Boston" case study, beginning on page 23 and continue through the conclusion.

H. Sprawl and Its Alternatives – July 6 and 20

24. Galster, Hanson, Ratcliffe, Wolman, Coleman and Freihage, 2001 - "Wrestling Sprawl to the Ground: Defining and Measuring an Elusive Concept"

Stop just before "Proposed Operationalization..." on p 698. There is no consensus on the precise definition of sprawl, but this article does an article job of laying out some of the fundamental concepts.

25. Nechyba and Walsh, 2004 - "Urban Sprawl"

26. APA, 2002 - "Planning for Smart Growth: 2002 State of the States"

Read through page 29 and then select a legislative overview for one state. Bring a copy to class and be prepared to discuss it.

27. Godschalk, 2004 - "Land Use Planning Challenges: Coping with Conflicts in Visions of Sustainable Development and Livable Communities"

Confronts the conflict in values inherent in attempts to achieve sustainability

School of Public Policy and Public Administration Policies

The following policies have been recommended by the faculty of the School of Public Policy and Public Administration. These policies are in addition to the expectations and standards laid out in this syllabus. Please contact the instructor if you have any questions.

1. Incompletes: A student must consult with the instructor to obtain a grade of I (incomplete) no later than the last day of classes in a semester. At that time, the student and instructor will both sign the CCAS contract for incompletes and submit a copy to the School Director.

The grade of I (incomplete) must be changed by a date agreed on by instructor and the student but no later than the last day of the examination period for the fall or spring semester immediately following the semester or summer session in which the grade of I is assigned. An Incomplete that is not changed within this period automatically becomes an F. In cases of well-documented extenuating circumstances, an instructor and a student may jointly petition the director of the student's degree program for additional time in which to complete the work of the course. Such petitions should be submitted within the same period. The grade of I cannot be changed by reregistering for the course here or by taking its equivalent elsewhere, and remains on the student's permanent record even after the course has been successfully completed.

2. Submission of Written Work Products Outside of the Classroom: It is the responsibility of the student to ensure that an instructor receives each written assignment.

3. Submission of Written Work Products after Due Date: It is the policy of the School that all work must be turned in by the assigned due date in order to receive full credit for that assignment, barring any extenuating circumstances. This policy does not apply to in-class examinations, which must be taken at the assigned time unless permission is received in advance from the instructor.

4. Attendance: Attendance is required. Should exceptional circumstances arise, students must contact the instructor prior to the class meeting to obtain an excused absence.

5. Academic Honesty: Please consult the "policies" section of the GW student handbook for the university code of academic integrity. Note especially the definition of plagiarism: "intentionally representing the words, ideas, or sequence of ideas of another as one's own in any academic exercise; failure to attribute any of the following: quotations, paraphrases, or borrowed information." All examinations, papers, and other graded work products and assignments are to be completed in conformance with the George Washington University Code of Academic Integrity.

6. Changing Grades after Completion of Course: No changes can be made in grades after the conclusion of the semester.

7. Syllabus: This syllabus is a guide to the course for the student. Sound educational practice requires flexibility and the instructor may therefore, at her discretion, change content and requirements at any time during the semester.

8. Accommodation for Students with Disabilities: In order to receive accommodations on the basis of disability, a student must give notice and provide proper documentation to the Office of Disability Support Services, Marvin Center 436, 994-8250. Accommodations will be made based upon the recommendations of the DSS Office.