

If you are unable to attend any class session, you are strongly 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 three assignments. All students will write two brief research papers, 10-12 pages double-spaced (2500-3000 words). For the third assignment, you have a choice of writing a third brief research paper or leading a class discussion. The two (or three) research papers will all focus on a topic of your choosing, focusing on market interventions related to land use. More details will be provided separately.

With respect to the third assignment, you will have the opportunity to choose from among the following options:

- a) Summarize an additional reading (a list of options will be provided) in a 2-page memo to be distributed to the class, present your summary to the class orally, and lead a brief discussion on some aspect of the article.
- b) Summarize either your first or second research paper in a 2-page memo to be distributed to the class, present your summary to the class orally, and lead a brief discussion on some aspect of your research.
- c) Write a third research paper with no oral presentation or in-class discussion.

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 25. On the form, you will specify your research paper topic, and whether you plan to lead a discussion or write an additional paper as your third assignment. The form will list the additional readings scheduled for each night of class, and the schedule for research papers. If you choose to lead a discussion, you will identify your first, second, and third choices.

Papers 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.

All three assignments will receive equal weight towards the final grade.

READINGS

A. Introduction to Planning and Zoning – May 21

1. 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.

2. Kaiser and Godschalk, 1995 - "Twentieth Century Land Use Planning: A Stalwart Family Tree"

This article describes types of comprehensive plans.

3. 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 28

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. Weimer and Vining, 1999 - "Policy Analysis: Concepts and Practice"

Focus on the intuition, rather than the graphs and models.

7. 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 4

8. 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, less technical than the Weimer and Vining selection.

9. 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?

Recommended podcast: <http://www.wnyc.org/shows/radiolab/episodes/2005/02/18>

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

Because we will be reading portions of *Death and Life of Great American Cities* throughout the term, this overview article will help you to understand how the different chapters fit into a whole vision.

ADDITIONAL READINGS FOR STUDENT PRESENTATION AND DISCUSSION:

C1 - Alexander, 1994 - "To plan or not to plan, that is the question: transaction cost theory and its implications for planning"

C2 - Krugman, 1996 - "Self-Organization in Space"

The overall book applies the concepts of complexity theory to economic activities. This first chapter provides an overview of location theory, and then presents Schelling's segregation model as a more satisfactory model. Is it?

D. Housing Choice and Community Impact – June 11

11a. 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.

11. Tiebout, 1956 - "A Pure Theory of Local Expenditures"

The Tiebout model was an important development in understanding how local government can influence the mix of residents in the community, which, in turn, has an impact on the conceptualization of the public interest in that community. That is, self-sorting of residents contributes to the evolution of the local conception of community interest.

12. 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.

13. Fischel, 2006 - "Footloose at Fifty: An Introduction to the Tiebout Anniversary Essays"

This chapter introduces the other essays included in a volume about the Tiebout model.

14. Atkins, 2008 - "Metropolitan Forms, Fiscal Efficiency, and Other Bottom Lines"

Communities compete with one another for resources. Communities that have already accumulated some resources may be in a better position to compete. Structural arrangements of local government and other factors contribute to disparate outcomes.

ADDITIONAL READINGS FOR STUDENT PRESENTATION AND DISCUSSION:

D1 - Jacobs, 1961 - "The Self-Destruction of Diversity (chapter 13)"

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.

D2 - Jacobs, 1961 - "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 18

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

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

16. 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.

17. Courant, 1994 - "How would you know a good economic development policy if you tripped over one? Hint: Don't just count jobs"

The author makes a case for the kinds of outcomes that economic development should be pursuing. In reading this article, focus on the justifications made for economic development activity, rather than the problems with the empirical literature that he identifies.

STUDENT PRESENTATIONS AND DISCUSSIONS – PAPER #1

F. Natural Resource Protection – June 25

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

Several major categories of public policy activity in protection of natural environmental resources are discussed. Is public policy in this area more typically reactive (i.e., responding to conditions that have already emerged) or proactive (i.e., aiming to prevent the emergence of some set of conditions)? Why?

ADDITIONAL READINGS FOR STUDENT PRESENTATION AND DISCUSSION:

F1 - Hardin, 1968 - "The Tragedy of the Commons"

This classic article explores a challenge in managing public goods.

F2 - Jacobs, 1961 - "The Uses of Neighborhood Parks (chapter 5)"

Parks play an important role in neighborhoods, especially city neighborhoods.

G. Transportation and Its Impact on Land Use – July 2

19. Altshuler, 1983 - "The Intercity Freeway"

History of the development of the interstate system and its role in altering development patterns. Discussion of competition of interests.

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?

ADDITIONAL READINGS FOR STUDENT PRESENTATION AND DISCUSSION:

G1 - 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.

G2 - 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.

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

G3 - Jacobs, 1961 - "Erosion of Cities or Attrition of Automobiles (chapter 18)"

In 1961, when Jacobs wrote this book, automobiles and roadways had a much smaller role in land use and communities than it does today. Does her discussion still resonate today?

H. Safety and Security – July 9

22. Jacobs, 1961 - "The Use of Sidewalks - Safety (chapter 2)"

23. Jacobs, 1961 - "The Use of Sidewalks - Contact (chapter 3)"

24. Gordon and Brill, 1996 - "The Expanding Role of Crime Prevention Through Environmental Design in Premises Liability"

25. Savitch, 2008 - "Surveillance and Shrinkage"

I. Sprawl and Its Alternatives – July 16 and 23

26. 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. Most of these characteristics alone do not comprise sprawl, but some of them come close. Which ones?

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

28. Sloane, 2006 - "From Congestion to Sprawl"

Community health foundation of planning; opposition to sprawl as the contemporary manifestation of this impulse.

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

Read through page 29 and then only the legislative overview for the state in which the community you have selected to focus on is located (if you have chosen a community in a state).

STUDENT PRESENTATIONS AND DISCUSSIONS – PAPER #2 (7/16)

ADDITIONAL READINGS FOR STUDENT PRESENTATION AND DISCUSSION (7/23):

I1 - O'Toole, 2001 - "The Folly of "Smart Growth"'"

Libertarian criticism of smart growth, published by the Cato Institute. Notice on page 1 that the author " is senior economist for the Oregon-based Thoreau Institute, an organization that advocates environmental protection through incentives rather than government regulation." By now, you should be comfortable with the proposition that planning attempts to further the community interest through regulations and incentives. Think about whether you agree with his critique.

I2 - 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

I3 - Bettencourt, Lobo, Helbing, Kuhnert and West, 2007 - "Growth, innovation, scaling, and the pace of life in cities"

A team of researchers, including physicists, take on the question of the optimum size of cities, including the dynamics of change. The technical details of the model are less important than the findings and the implications.

I4 - Gordon and Richardson, 2000