

Princeton University  
Woodrow Wilson School of Public and International Affairs  
Graduate Program

Fall Term - 2003

WWS 593e (half-term, first half)  
New Urbanism

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Introduction

New Urbanism is a movement in architecture, planning, and development that emphasizes “traditional” urban forms at the regional, city, neighborhood, and block scales. This course examines the theory, practice, and influence of the New Urbanism, the movement’s critique of postwar sprawl, as well as critiques of the New Urbanism. We explore the New Urbanism’s alternative vision of restored urban centers and towns, and compact communities of lively, pedestrian-oriented, transit-friendly, diverse neighborhoods, within coherent metropolitan regions with protected natural environments. We examine critically case studies of New Urbanism projects and plans. We analyze design, economic, legal, sociological, and public policy aspects of the New Urbanism and speculate on future of this movement.

Course Outline

1. Introduction: Origins, Theory, History, and Critiques of New Urbanism
2. New Urbanism Principles: Region, City, Neighborhood, District, Corridor, Street, Block, and Building
3. Codes for New Urbanism, Legal Planning, and the Role of Transit
4. The Economics of New Urbanism, Consumer Preferences, and New Urbanism in the Inner City
5. Greenfields New Urbanism: Washington Town Center, Robbinsville, NJ (field trip)
6. The Quest for Community and the Prospects for New Urbanism

Course Format and Requirements

- Lectures, seminar discussions of readings and case materials, in-class exercises, a field trip, and student presentations
- Active, informed participation in class
- Two papers (one short, one longer)
- No exams

Evaluation

The course grade and written evaluation will be based upon:

Participation in class	40%
Oral presentations	10%
Short paper	10%
Term paper	40%

### Writing Requirements

1. Short paper: Write a two-three page, double-spaced critical analysis of any one of the 27 principles of the Charter of the New Urbanism (see Michael Leccese and Kathleen McCormick, eds. *Charter of the New Urbanism*, 1999) from the perspective of a policy analyst, planner, architect, etc. (pick a role) asked to evaluate the principle by a public agency or private client contemplating a New Urbanist project or policy. Specify the scale of the policy or project.

2. Term paper: Write an 8-10 page, double-spaced term paper that analyzes a current New Urbanism issue, presents findings, and concludes with specific recommendations for a public agency or client (real or hypothetical). Paper topics will be discussed before class with the instructor and then briefly in class. Initial findings and draft recommendations will be presented and discussed at the last class. Both a draft and final versions of the term paper will be submitted during the last week of the half-term, before mid-term break.

### Readings

Readings are available in the Stokes Library in Wallace Hall, through e-reserves, and on various Web sites listed and with links in this syllabus.

One paperback is available for purchase at Micawber Books, 114 Nassau Street (921-8454). Multiple copies of the book are also on reserve:

Leccese, Michael and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 1999. ISBN: 0-07-135553-7

### Weekly Schedule of Topics, Readings, and Assignments

- The readings are listed in **decreasing** order of importance for the week's discussions.
- Skimming is an important skill
- Additional handouts will be provided throughout the half-term.

#### **Week 1 September 15 Introduction: Origins, Theory, History, and Critiques of New Urbanism**

Case Study: Seaside, Florida (first New Urbanist community, a resort town)

#### Readings:

Barnett, Jonathan. "What's New About the New Urbanism?" in Leccese, Michael and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 1999, pp. 5-10.

Fulton, William. *The New Urbanism: Hope or Hype for American Communities?* Cambridge, MA: Lincoln Institute of Land Policy, 1996. 32 pages

Jacobs, Jane. "The Uses of Sidewalks: Safety." *The Death and Life of Great American Cities*, 1961, in Richard T. LeGates and Frederic Stout, eds. *The City Reader*, 2<sup>nd</sup> ed. London; New York: Routledge, 2000, pp. 106-111.

Krieger, Alex. "Whose Urbanism?" *Architecture*. November 1998, pp. 73-77.

Duany, Andres. "Our Urbanism." *Architecture*. December 1998, pp. 37-40.

"Tour." Congress for the New Urbanism Web site:

<http://www.cnu.org/about/index.cfm?formaction=tour&CFID=3708220&CFTOKEN=29698001>

Ellis, Cliff. "The New Urbanism: Critiques and Rebuttals." *Journal of Urban Design*. Vol. 7, No. 3, 202, pp. 261-291.

Katz, Peter. *The New Urbanism: Toward An Architecture of Community*. New York: McGraw-Hill, 1994, pp. 2-17 ("Seaside").

"The Seaside Story," at <http://theseasideinstitute.org/page.asp?itemid=8641&siteid=7801>

<http://www.seasidefl.com/>

Gordon, Peter and Harry W. Richardson. "A Critique of New Urbanism." Presented at the November, 1998 Meeting of the American Collegiate Schools of Planning (Pasadena, CA). <http://www-rcf.usc.edu/~pgordon/urbanism.html>

Duany, Andres, Elizabeth Plater-Zyberk, and Jeff Speck. "What Is Sprawl, and Why?" and "The Devil Is in the Details." *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream*. New York: North Point Press, 2000, Chapters 1 and 2, pp. 3-37.

Mohney, David and Keller Easterling. *Seaside: Making a Town in America*. New York: Princeton Architectural Press, 1991

## **Week 2 September 22 New Urbanism Principles: Region, City, Neighborhood, District, Corridor, Street, Block, and Building**

Assignment No. 1: Write and submit your short paper by email to course members by Sept. 21, 9 pm.

Case Study: Kentlands, Maryland (first year-round New Urbanist community)

### Readings:

Garvin, Alexander. "The Art of Creating Communities." in Gause, Jo Ellen, et al. *Great Planned Communities*. Washington, D.C.: Urban Land Institute, 2002, pp. 14-29.

Leccese, Michael and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 1999, pp. 13-69 (on the region), 71-87 and 105-107 (on the neighborhood), 113-119 (on parks), 121-175 (on block, street, building).

Katz, Peter. *The New Urbanism: Toward An Architecture of Community*. New York: McGraw-Hill, 1994, pp. 30-45 ("Kentlands").

Gause, Jo Ellen, et al. "Kentlands." *Great Planned Communities*. Washington, D.C.: Urban Land Institute, 2002, pp. 118-126.

Lee, Chang-Moo and Kun-Hyuck Ahn. "Is Kentlands Better than Radburn? The American Garden City and New Urbanist Paradigms." *Journal of the American Planning Association*. Vo. 69, No. 1, Winter 2003, pp. 50-71.

Bohl, Charles C. "Case Study, Market Square, Gaithersburg, Maryland." *Place Making: Developing Town Centers, Main Streets, and Urban Villages*. Washington, D.C.: Urban Land Institute, 2002, pp. 214-225.

Rodrigues, Carlos Macedo. *Designing New Jersey*. Trenton, NJ: New Jersey Office of State Planning 2000, 80 pages.

"Revisiting the Vision, A Special Report on the Kentlands/Lakelands June 2003 Tune-Up Charette." The Town Courier, July 2003. <http://www.towncourier.com/images/KentlandsCharretteInsert.pdf>

Steuteville, Robert. "Light rail and a real downtown for Kentlands?" *New Urban News*. July/August 2003. <http://www.newurbannews.com/KentlandsCharrette.html>

Katz, Peter. *The New Urbanism: Toward An Architecture of Community*. New York: McGraw-Hill, 1994, pp. xi-xxiv (shorter essays on the principles of the Charter of the New Urbanism, by CNU founders).

Hall, Kenneth B. and Gerald A. Porterfield. *Community by Design: New Urbanism for Suburbs and Small Communities*. New York: McGraw-Hill, 2001.

### **Week 3 September 29 Codes for New Urbanism, Legal Planning, and the Role of Transit**

Assignment No. 2 Select a term paper topic in consultation with the instructor, prepare and submit a one page outline to the instructor by email before class, and make a short, two-minute oral presentation on your proposed term paper topic.

Case Studies: Lenox Village, Nashville, Tennessee (greenfields community with urban design overlay zone) and Orenco, Oregon (Transit-Oriented Development)

#### Readings:

Duany, Andres and Emily Talen. "Making the Good Easy: The Smart Code." *Fordham Urban Law Review Journal*, 1 29, 4: 1445-1468, 2002.

Duany, Andres and Emily Talen. "Transect Planning." *Journal of the American Planning Association*. Vol. 68, No. 3, Summer 2002, pp. 245-266.

Goldstein, Doris S. "Legal Planning for New Urbanist Communities." CNU VIII, June 17, 2000. [http://www.cnu.org/cnu\\_reports/Goldstein.pdf](http://www.cnu.org/cnu_reports/Goldstein.pdf)

Lenox Village Case Study (hand out)

Bohl, Charles C. "Case Study, Orenco Station Town Center." *Place Making: Developing Town Centers, Main Streets, and Urban Villages*. Washington, D.C.: Urban Land Institute, 2002, pp. 240-251.

Gause, Jo Ellen, et al. "Orenco Station." *Great Planned Communities*. Washington, D.C.: Urban Land Institute, 2002, pp. 144-152.

Russell, Joel. "Making New Urbanist Codes Work." CNU X, June 2002. 3 pp. [http://www.cnu.org/cnu\\_reports/j\\_russell\\_1.pdf](http://www.cnu.org/cnu_reports/j_russell_1.pdf)

Duany Plater-Zyberk & Company. *Smart Code*. July 2002, 23 pages. [http://www.dpz.com/pdf/3000\\_Smartcode.pdf](http://www.dpz.com/pdf/3000_Smartcode.pdf)

Calthorpe, Peter. "The Pedestrian Pocket." from Doug Kelbaugh, ed. *The Pedestrian Pocket*. New York: Princeton Architectural Press, 1989, in Richard T. LeGates and Frederic Stout, eds. *The City Reader*, 2<sup>nd</sup> ed. London; New York: Routledge, 2000, pp. 350-356.

Leccese, Michael and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 1999, pp. 97-103 (on transit).

<http://www.orencostation.com/home.htm> (take the virtual tour)

Charles, John A. and Michael Barton. "The Mythical World of Transit-Oriented Development: Light Rail and the Orenco Neighborhood, Hillsboro, Oregon." Portland, OR: Cascade Policy Institute, April 2003, 34 pp. [http://www.cascadepolicy.org/pdf/env/l\\_124.pdf](http://www.cascadepolicy.org/pdf/env/l_124.pdf)

Leccese, Michael and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 1999, pp. 109-112 (on graphic urban design codes).

**Week 4 October 6      The Economics of New Urbanism, Consumer Preferences, and New Urbanism in the Inner City**

Case Study: Diggs Town, Norfolk

Readings:

Gyourko, Joseph E. and Witold Rybczynski. "Financing New Urbanism Projects: Obstacles and Solutions." *Housing Policy Debate*. Vol. 11, Issue 3, 2000, pp. 733-750.

[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1103\\_gyourko.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1103_gyourko.pdf)

Myers, Dowell and Elisabeth Gearin. "Current Preferences and Future Demand for Denser Residential Environments." *Housing Policy Debate*. Vol. 12, Issue 4, 2001, pp. 633-659.

[http://www.fanniemaefoundation.org/programs/hpd/pdf/HPD\\_1204\\_myers.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/HPD_1204_myers.pdf)

Volk, Laurie and Todd Zimmerman. "In Praise...or at Least Acceptance...of Ambiguity." *Housing Policy Debate*. Vol. 12, Issue 4, 2001, pp. 675-679.

[http://www.fanniemaefoundation.org/programs/hpd/pdf/HPD\\_1204\\_volk.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/HPD_1204_volk.pdf)

Bohl, Charles C. "New Urbanism and the City: Potential Applications and Implications for Distressed Inner-City Neighborhoods." *Housing Policy Debate*. Vol. 11, Issue 4, 2000, pp. 761-801.

[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1104\\_bohl.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1104_bohl.pdf)

Gindroz, Ray. "City Life and New Urbanism." *Fordham Urban Law Journal*. Vol. XXIX, No. 4, April 2002, pp. 1419-1437.

Pyatok, Michael. "The Politics of Design: The New Urbanists vs. the Grass Roots." *Housing Policy Debate*. Vol. 11, Issue 4, 2000, pp. 803-814.

[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1104\\_bohl.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1104_bohl.pdf)

Congress for the New Urbanism and U.S. Department of Housing and Urban Development. *Creating Communities of Opportunity: Principles for Inner City Neighborhood Design, HOPE VI and the New Urbanism*. Washington, D.C.: U.S. Department of Housing and Urban Development, January 2000, 38 pp. <http://www.huduser.org/Publications/pdf/principles.pdf>

Rybczynski, Witold. "The Art of the New Urbanist Deal." *Wharton Real Estate Review*, Vol. VI .2, Fall 2002, pp. 72-81.

Leccese, Michael and Kathleen McCormick, eds. *Charter of the New Urbanism*. New York: McGraw-Hill, 1999, pp. 89-89 (on HOPE VI).

Diggs Town Public Housing, Norfolk, VA

[http://www.urbandesignassociates.com/project\\_Detail.asp?ProjectMainID=21&Section=2](http://www.urbandesignassociates.com/project_Detail.asp?ProjectMainID=21&Section=2)

**Week 5 October 13 Greenfields New Urbanism: Washington Town Center, Robbinsville, NJ (field trip)**

Guest Speakers: Robert F. Melvin, AICP, Director of Planning/Zoning, Washington Township, NJ and Thomas F. Troy, Senior Vice President, Sharbell Development Corporation

Readings:

Melvin, Robert F. "Washington Township Smart Growth Planning and Implementation Case Study." Township of Washington, Mercer County, NJ, February 20, 2002, 32 pages.

Washington Township. "2000 Master Plan, Washington Township, Mercer County, New Jersey." Brown & Keener Urban Design, December 2000. skim

Washington Township. Ordinance 97-9 (creates TC Town Center District) and adopts and incorporates by reference "Town Center Zoning and Design Regulations." February 1997. skim

Washington Township. "Open Space Design Standards, .Washington Township Town Center, Town Center Open Space Master Plan Element, Washington Township, NJ." Prepared by Brown & Keener Urban Design and March Associates, n.d. [2002?], 57 pages. skim

Washington Town Center: <http://www.washington-twp.org/town.htm> and <http://www.sharbell.com/> (go to New Homes, then to Washington Town Center and watch the video)

Axelrod, Myri. "Anything but Cookie-Cutter, A central New Jersey township trades homogeneity for variety in building a New Urbanist community and town center." housingzone.com 08/01/2002 <http://www.housingzone.com/topics/pb/build/pb02ha019.asp>

"The real second generation." *New Urban News*. September 2001. <http://www.newurbannews.com/secondgeneration.html>

Leventry, Ellen. "Smart growth equals smart money for New Jersey Municipality." *New Urban News*. March 2003. pp. 9-11.

Washington Township. "Notebook of Ordinance Amendments to TC Town Center District:"  
Ordinance 97-14 (definitions, Town Center Subcommittee, standards)  
Ordinance 99-16 (Permitted uses for Special Condition F in RC-2 Zone District)  
Ordinance 99-17 (street regulating plan and building regulating plans)  
Ordinance 2000-20 (financing open space)  
Ordinance 2000-21 (Special Condition A of TC-1 zone)  
Ordinance 2001-20 (definitions and standards)

**Week 6 October 20 The Quest for Community and the Prospects for New Urbanism**

Assignment No. 3: Make a five-minute oral presentation and progress report on your term paper. Identify your client or perspective, and focus on the issues analyzed, findings, and recommendations.

Case Study: Celebration, Florida (largest, best-known, most comprehensive New Urbanist community)

Readings:

Talen, Emily. "The Social Goals of New Urbanism." *Housing Policy Debate*. 13, 1: 165-188, 2002  
[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_1301\\_talen.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1301_talen.pdf)

Gause, Jo Ellen, et al. "Celebration." *Great Planned Communities*. Washington, D.C.: Urban Land Institute, 2002, pp. 50-59.

Marshall, Alex. "A Tale of Two Cities: Kissimmee versus Celebration and the New Urbanism," *How Cities Work: Suburbs, Sprawl, and the Roads Not Taken*. Austin: University of Texas Press, 2000, Chapter 1, pp. 1-39.

Ross, Andrew. *The Celebration Chronicles: Life, Liberty, and the Pursuit of Property Value in Disney's New Town*. New York: Ballantine Books, 1999, pp. 299-325.

Duany, Andres, Elizabeth Plater-Zyberk, and Jeff Speck. "What Is To Be Done?" *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream*. New York: North Point Press, 2000, Chapter 11, pp. 215-243.

Bohl, Charles C. "Case Study, Market Street at Celebration." *Place Making: Developing Town Centers, Main Streets, and Urban Villages*. Washington, D.C.: Urban Land Institute, 2002, pp. 227-239.

Assignment No. 4: Submit your complete term paper to the instructor by email by Tuesday, October 21 at 9 am. Comments on the draft paper will be returned to students by Wednesday, October 22 by 9 pm.

Assignment No. 5: Submit the final paper to the instructor by email by Friday, October 24 by 5 pm.

Term Paper Deadlines

Monday, September 29                      Select topic, prepare and submit outline to the instructor, and make oral presentation on proposed term paper topic

Monday, October 20                      Make oral presentation and progress report on term paper

Tuesday, October 21 by 9 am              Submit complete term paper to the instructor by email to [dkinsey@princeton.edu](mailto:dkinsey@princeton.edu)

Wednesday, October 22 by 9 pm              Receive comments on the draft paper from the instructor

Friday, October 24 by 5 pm              Submit the final paper to the instructor by email

Papers may be submitted earlier than these deadlines.