

Princeton University  
Woodrow Wilson School  
Graduate Program

### Spring Term - 2005

WWS 528a  
Land Use Policy and Planning

David N. Kinsey

Class: Thursday, 1–4:00 pm, 014 Robertson Hall  
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### INTRODUCTION

Land use decisions shape the built and natural environment, influence local and regional economies, define community character, and affect the daily lives of residents, workers, and visitors. This course examines the theory and practice of land use policy and planning in the United States. After exploring definitions of and arguments for and against sprawl and smart growth, the seminar introduces key principles of land use plan making, law, and regulation. The seminar examines selected land use programs, issues, and techniques, at diverse levels of government, including state smart growth programs, regional agencies, fair share and inclusionary housing programs, land conservation, big city planning, and the perspective of private real estate developers.

### FORMAT

- Lectures, discussions of readings, case materials, role-playing exercises, and student presentations
- Guest speakers on developing residential and commercial real estate, protecting environmentally sensitive regions, and conserving land
- Field trip to Washington Town Center, a New Urbanist, mixed use, multi-developer, partially completed, planned community for 1,000 homes in nearby Robbinsville, New Jersey

### COURSE REQUIREMENTS

- Active, informed participation in class discussions and role-playing exercises, with specific comments and questions on the readings.
- An oral presentation to the class on a state smart growth program.
- A midterm, three hour, take-home, closed-book, policy problem-solving examination.
- A one page written statement to prepare for a role-playing exercise.
- A 10-15 page (double-spaced, including references, tables, maps, and appendices) term paper, analyzing a land use topic, selected in consultation with the instructor, for a specific client or audience, real or hypothetical, with analyses, findings, and recommendations. The proposed topic will be presented orally in class and a one page outline will be submitted to the class for discussion and advice. An oral presentation will be made to the class of initial findings and recommendations. A complete, polished draft of the paper will be submitted, reviewed and commented on by the instructor, and then, after revisions and final editing, the final paper will be submitted to the instructor.

### EVALUATION

The final course grade and written evaluation of a student's performance in the class will be based upon:

|                       |     |
|-----------------------|-----|
| Class participation   | 30% |
| Student presentations | 10% |
| Midterm examination   | 30% |
| Term paper            | 30% |

## READINGS

Books listed in the syllabus are on reserve in the Stokes Library. Articles and chapters of books are on e-reserves, at: <http://infoshare1.princeton.edu/reserves/elecres.html>. Click on Login Directly to your Course Reading Page and enter the user ID and password available from the instructor. Non-electronic readings can be located through the University Library Main Catalogue, at: <http://catalog.princeton.edu/cgi-bin/Pwebrecon.cgi?DB=local&PAGE=First>. Click on Course Reserve, then enter the instructor's name and department (Woodrow Wilson School) and scroll to highlight the course number, then click Search. Other readings are accessible on the Web through links in this syllabus. Six books are available for purchase at Micawber Books, 114 Nassau Street (921-8454). Multiple copies of these books are also on reserve:

Benfield, F. Kaid, Matthew D. Raimi, and Donald T. Chen. *Once There Were Greenfields: How Urban Sprawl Is Undermining America's Environment, Economy and Social Fabric*. New York: Natural Resources Defense Council, 1999

Kelly, Eric Damian and Barbara Becker. *Community Planning: An Introduction to the Comprehensive Plan*. Washington, D.C.: Island Press, 2000.

Kirp, David L., John P. Dwyer, and Larry A. Rosenthal. *Our Town: Race, Housing and the Soul of Suburbia*. New Brunswick, N.J.: Rutgers University Press, 1995

McQueen, Mike and Ed McMahon. *Land Conservation Financing*. Washington, D.C.: Island Press, 2003.

Squires, Gregory D., ed. *Urban Sprawl: Causes, Consequences and Policy Responses*. Washington, D.C.: Urban Institute Press, 2002.

Szold, Terry S. and Armando Carbonell, eds. *Smart Growth: Form and Consequences*. Cambridge, MA: Lincoln Institute of Land Policy, 2002.

Readings are listed below in descending order of importance for the week's discussions in class. Skimming is an important skill to learn.

## WEEKLY SCHEDULE (Readings, Assignments, and Guest Speakers)

### **Week 1    February 3    Land Use, Sprawl, and Smart Growth**

Squires, Gregory D. "Urban Sprawl and the Uneven Development of Metropolitan America." in Gregory D. Squires, ed. *Urban Sprawl: Causes, Consequences and Policy Responses*. Washington, D.C.: Urban Institute Press, 2002, Chapter 1, pp. 1-22.

Nelson, Arthur C. "How Do We Know Smart Growth When We See It?" in Terry S. Szold and Armando Carbonell, eds. *Smart Growth: Form and Consequences*. Cambridge, MA: Lincoln Institute of Land Policy, 2002, pp. 83-101.

Hayward, Steven. "The Suburbanization of America." in Jane S. Shaw and Ronald D. Utt, eds. *A Guide to Smart Growth: Shattering Myths, Providing Solutions*. Washington, D.C.: The Heritage Foundation, 2000, pp. 1-16.

Frumkin, Howard, Lawrence Frank, and Richard Jackson. *Urban Sprawl and Public Health: Designing, Planning, and Building for Healthy Communities*. Washington, D.C.: Island Press, 2004, Chapter 11, "From Urban Sprawl to Health for All," pp. 201-222.

Benfield, F. Kaid, Matthew D. Raimi, and Donald T. Chen. *Once There Were Greenfields*. New York: Natural Resources Defense Council, 1999, Chapter 1, "Spreading Out: The Facts of Contemporary Development," pp. 3-28.

Hayden, Dolores. *A Field Guide to Sprawl*. New York: W.W. Norton, 2004. 144 pages.

Savitch, H.V. "Encourage, Then Cope; Washington and the Sprawl Machine." in Squires, *Urban Sprawl*. Chapter 6, pp. 141-164.

## **Week 2 February 10 Real Estate Development: The Private Sector Perspective**

Guest Speaker: Sydney Kitson, Chairman/CEO, Kitson & Partners, L.L.C., Florham Park, NJ, a nationally recognized, full service real estate development and management company. Kitson acquires, develops, and manages master-planned communities and related ventures, in Florida, New Jersey, South Korea, and elsewhere.

Bookout, Lloyd W., Jr. et al. "Introduction to the Development Process" and "Project Feasibility." *Residential Development Handbook*, Second Edition. Washington, D.C.: ULI-The Urban Land Institute, 1990, Chapters 1-2, pp. 1-99.

Duany, Andres, Elizabeth Plater-Zyberk, and Jeff Speck. *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream*. New York: North Point Press, 2000, Chapter 6, "Sprawl and the Developer," pp. 99-114.

Kelly, Eric Damian and Barbara Becker. *Community Planning: An Introduction to the Comprehensive Plan*. Washington, D.C.: Island Press, 2000, Chapter 9, "Decisions That Change the Land," pp. 195-202.

Kitson & Partners, L.L.C. web site: <http://www.galekitson.com/index.htm> (surf) and <http://www.ibisgolf.com/> (surf web site of country club community Kitson acquired and turned around)

Strawn, John. *Driving the Green: The Making of a Golf Course*. New York: Lyons & Burford Books, 1997, 352 pages. (skim – it's a good story and Kitson took over a nearby golf course community, Ibis, and worked with the same agencies and actors)

## **Week 3 February 17 Making Land Use Plans**

*Assignment No. 1: Make a brief, two-minute oral presentation on your proposed term paper topic.*

Kaiser, Edward J. and David R. Godschalk. "Twentieth Century Planning: A Stalwart Family Tree." *Journal of the American Planning Association*, Vol. 61, No. 3, Summer 1995, pp. 365-385.

Kelly and Becker. *Community Planning*. Chapters 2-6 and 8, pp. 43-144 and 175-191.

Garvin, Alexander. *The American City: What Works, What Doesn't*. 2<sup>nd</sup> ed. New York: McGraw-Hill, 2002. Chapter 1, "A Realistic Approach to City and Suburban Planning," and Chapter 2, "Ingredients of Success," pp. 1-30.

City of San Francisco, California. *San Francisco General Plan, Rincon Hill Area Plan*. 1995, [http://www.sfgov.org/site/planning\\_index.asp?id=24894](http://www.sfgov.org/site/planning_index.asp?id=24894)

Hamill, Samuel M., John C. Keene, David N. Kinsey, and Roger K. Lewis. "Planning for the Future." *The Growth Management Handbook*. Princeton, N.J.: MSM Regional Council, 1989, Chapter 4, pp. 37-49.

Regional Planning Board of Princeton. *Princeton Community Master Plan*. Adopted December 12, 1996, with amendments adopted May 6, 1999. Land Use Element, pp. 20-37, at <http://www.princetontwp.org/masterplan/Land.doc> and the Land Use Plan Map, at <http://www.princetontwp.org/masterplan/landusemap.html>

Washington Township Planning Board. *2000 Master Plan, Washington Township, Mercer County, New Jersey*. Prepared by Brown & Keener Urban Design, Philadelphia, PA, December 2000. skim

**Week 4 February ? (to be scheduled) Land Use and the Law: The Takings Issue and Land Use Regulation**

Blaesser, Brian W. "Smart Growth: Legal Assumptions and Market Realities." in Szold. *Smart Growth*. Chapter 8, pp 128-157.

Kayden, Jerold S. "The Constitution Neither Prohibits nor Requires Smart Growth." in Szold. *Smart Growth*. Chapter 9, pp. 158-179.

Platt, Rutherford H. "Property Rights: The Owner as Planner." *Land Use and Society: Geography, Law, and Public Policy*. Washington, D.C.: Island Press, 1996, Chapter 4, pp. 93-120.

Kelly and Becker. *Community Planning*. Chapters 10-11, pp. 203-244.

Institute for Justice. "Eminent Domain without Limits? U.S. Supreme Court Asked to Curb Nationwide Abuses." [http://www.ij.org/private\\_property/connecticut/con\\_property\\_backgrounder.html](http://www.ij.org/private_property/connecticut/con_property_backgrounder.html) and "Kelo v. City of New London, Lawsuit Challenging Eminent Domain Abuse in New London, Connecticut." July 2004. [http://www.ij.org/private\\_property/connecticut/index.html](http://www.ij.org/private_property/connecticut/index.html)

San Francisco Planning Department. Proposed Plan Refinement, Rincon Hill Draft Plan, March 2004. [http://www.sfgov.org/site/uploadedfiles/planning/citywide/pdf/RHP\\_PlanRefinements\\_3\\_17\\_04.pdf](http://www.sfgov.org/site/uploadedfiles/planning/citywide/pdf/RHP_PlanRefinements_3_17_04.pdf)

Strong, Ann Louise, Daniel R. Mandelker, and Eric Damian Kelly. "Property Rights and Takings." *Journal of the American Planning Association*, Vol. 62, No. 1, Winter 1996, pp. 5-16.

Ben-Joseph, Eran. "Smarter Standards and Regulations." in Szold. *Smart Growth*. Chapter 7, pp. 110-127.

Staley, Samuel R. "Reforming the Zoning Laws." in Shaw. *Guide to Smart Growth*. Chapter 5, pp. 61-75.

Garvin, Alexander. *The American City: What Works, What Doesn't*. 2<sup>nd</sup> ed. New York: McGraw-Hill, 2002. Chapter 16, "Land Use Regulation," pp. 427-467 (a refreshing, opinionated account)

Popper, Frank J. "Understanding American Land Use Regulation Since 1970." *Journal of the American Planning Association*, Vol. 54, No. 3, Summer 1988, pp. 291-301. (a classic article)

For photos of sites of key U.S. Supreme Court land use decisions, access: <http://law.wustl.edu/landuselaw/> and click on the "photos" quick link

## **Week 5    March 3        State Smart Growth Programs**

*Assignment No. 2: Make a brief (five-minute maximum) oral presentation on a new, emerging, or reinvigorated state smart growth program, analyzing its key features, accomplishments, and weaknesses. Choose the state program in consultation with the instructor to avoid duplication.*

Gale, Dennis E. "Eight State-Sponsored Growth Management Programs: A Comparative Analysis." *Journal of the American Institute of Planners*. Vol. 58, No. 4, Autumn 1992, pp. 425-439.

Anthony, Jerry. "Do State Growth Management Regulations Reduce Sprawl?" *Urban Affairs Review*, Vol. 39, No. 3, January 2004, pp. 376-397. <http://uar.sagepub.com/cgi/reprint/39/3/376>

Abbott, Carl. "Planning a Sustainable City: The Promise and Performance of Portland's Urban Growth Boundary." in Squires. *Urban Sprawl*. Chapter 8, pp. 207-235.

Howe, Deborah, Carl Abbott, and Sy Adler. "What's on the Horizon for Oregon Planners?" *Journal of the American Planning Association*. Vol. 70, No. 4, Autumn 2004, pp. 391-397.

Goldberg, David. "Oregon: A Smart Growth Slap-Down? Measure 37's Passage Means Lots of Lawsuits, and Little Else." Michigan Land Use Institute, December 14, 2004. <http://www.mlui.org/print.asp?fileid=16775>

Luberoff, David. "State Planning in New Jersey." *Public Works Management & Policy*. July 1999, Vol. 4, No. 1, pp. 10-30.

Charles, John A. "Lessons from the Portland Experience." in Shaw. *Guide to Smart Growth*. Chapter 9, pp. 119-134.

Cohen, James R. "Maryland's 'Smart Growth': Using Incentives to Combat Sprawl." in Squires. *Urban Sprawl*. Chapter 11, pp. 293-324.

Calthorpe, Peter and William Fulton. *The Regional City: Planning for the End of Sprawl*. Washington, D.C.: Island Press, 2001, pp. 107-125 and 140-150.

*Assignment No. 3: The three hour, take-home, closed-book, policy problem-solving midterm exam will be distributed at the end of class. The exam is to be completed and submitted by Friday, March 11, 5 pm by e-mail to: [dkinsey@princeton.edu](mailto:dkinsey@princeton.edu)*

## **Week 6    March 10        Regional Land Use Agencies: NJ Highlands, Pinelands Commission, Adirondack Park Agency, and Tahoe Regional Planning Agency**

Guest Speaker:    John R. Weingart (MPA '75), Chair, New Jersey Highlands Water Protection and Planning Council and Associate Director, Eagleton Institute of Politics, Rutgers University.

New Jersey Highland Water Protection and Planning Council: <http://www.njhighlandscouncil.org> (surf)

Map of New Jersey Highlands Preservation Area and Planning Area, 2004.  
[http://www.state.nj.us/dep/highlands/highlands\\_map.pdf](http://www.state.nj.us/dep/highlands/highlands_map.pdf)

Highlands Water Protection and Planning Act, New Jersey Statutes, P.L.2004, c.120, (focus on the process and requirements for the Regional Master Plan, Sections 8-12:see the quick links on page 2 of the law) [http://www.state.nj.us/dep/highlands/docs/highlands\\_bill.pdf](http://www.state.nj.us/dep/highlands/docs/highlands_bill.pdf)

Carol, Daniel S. "New Jersey Pinelands Commission." in David J. Brower and Daniel S. Carol, eds. *Managing Land-Use Conflicts: Case Studies in Special Area Management*. Durham: Duke University Press, 1987, pp. 185-219.

Booth, Richard. "New York's Adirondack Park Agency." in Brower and. Carol. *Managing Land-Use Conflicts*. pp. 140-184.

Pryor, Kim. "Tahoe Untangled." *Planning*. August 1, 1999, Vol. 65, Issue 8, p. 14 +.

Randorf, Gary A. *The Adirondacks: Wild Island of Hope*. Baltimore: The Johns Hopkins University Press, 2002, Chapter 5, "Will the Forest Be Unbroken?" pp. 139-175.

New Jersey Pinelands Commission, Land Capability Map:  
<http://www.state.nj.us/pinelands/images/cmap3.gif>

Pearce, Jeremy. "Trouble in Paradise: Overseeing the Pinelands, the State's Sprawling Treasure, Is an Ambitious but Thorny Chore." *The New York Times*. Sunday, June 23, 2002. pp. NJ 1 and NJ 8.

*Choose among the Adirondacks, Highlands, Pinelands, and Tahoe, and Adirondacks,  
and read more in depth about at least one regional agency:*

#### Adirondacks

Collins, John. "The Adirondack Park: How a Green Line Approach Works." in Christopher McGrory Klyza and Stephen C. Trombulak, eds. *The Future of the Northern Forest*. Hanover, N.H.: University Press of New England, 1994, pp. 112-121.

Adirondack Park Agency. *Citizens Guide to Adirondack Park Agency Land Use Regulations*. No date. [2002?] <http://www.apa.state.ny.us/Documents/Guidelines/CitizensGuide.pdf>

Adirondack Park Agency: <http://www.apa.state.ny.us/>

The Adirondack Council: <http://www.adirondackcouncil.org/>

#### Highlands

U.S. Department of Agriculture, Forest Service. *New York-New Jersey Highlands Regional Study Technical Report*. NA-TP-04-03. Newtown Square, PA: U.S. Department of Agriculture, April 2003, 317 pages. (skim for a sense of the Highlands region and its land use issues)  
[http://www.fs.fed.us/na/highlands/atechnical\\_report/](http://www.fs.fed.us/na/highlands/atechnical_report/)

N.J. Highlands Task Force <http://www.savethehighlands.org/>

Highlands Coalition <http://www.highlandscalition.org/home.htm>

### Pinelands

Collins, Beryl Robichaud and Emily W.B. Russell, eds. *Protecting the New Jersey Pinelands*. New Brunswick, N.J.: Rutgers University Press, 1988, Chapter 12-13, "How is the Pinelands Program Working?" and "Lessons of the Pinelands Experiences," pp. 275-302.

New Jersey Pinelands Commission. Pinelands Comprehensive Management Plan. 1981 plus amendments. <http://www.state.nj.us/pinelands/cmp.htm> (skim)

N. J. Pinelands Commission: <http://www.state.nj.us/pinelands/>

Pinelands Preservation Alliance: <http://www.pinelandsalliance.org/>

### Tahoe

Tahoe Regional Planning Agency. *Regional Plan for the Lake Tahoe Basin, Goals and Policies*. 1968 plus amendments through 2004, 204 pages. (skim)  
<http://www.trpa.org/documents/docdownlds/goals.pdf>

Tahoe Regional Planning Agency: <http://www.trpa.org/>

League to Save Lake Tahoe: <http://www.keeptahoebblue.org/>

## **Spring Recess**

### **Week 7    March 24    Exclusionary Zoning, Mount Laurel, and Suburban Inclusionary Housing Programs**

*Assignment No. 4: Submit a one-page draft outline of the term paper by email to the entire class by 9 PM on March 23, for a brief discussion in class.*

Kirp, David L., John P. Dwyer, and Larry A. Rosenthal. *Our Town: Race, Housing and the Soul of Suburbia*. New Brunswick, N.J.: Rutgers University Press, 1995, Chapters 1, 3-7, pp. 1-10 and 35-164.

Calavita, Nico, Kenneth Grimes, and Alan Mallach. "Inclusionary Housing in California and New Jersey: A Comparative Analysis." *Housing Policy Debate*. Vol. 8, Issue 1, 1997, pp. 109-142.  
[http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd\\_0801\\_calavita.pdf](http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_0801_calavita.pdf)

Meck, Stuart, Rebecca Retzlaff, and James Schwab. *Regional Approaches to Affordable Housing*. Planning Advisory Service Report Number 513/514. Chicago: American Planning Association, 2003, "Portland Metro, Oregon," pp. 68-76 and Chapter 6, "State Affordable Housing Appeal Systems," pp. 141-158.

Russell, Rusty. "Equity in Eden: Can Environmental Protection and Affordable Housing Comfortably Cohabit in Suburbia?" *Boston College Environmental Affairs Law Review*. 2003, Vol. 30, No. 3, pp. 437-486.  
[http://www.bc.edu/schools/law/lawreviews/meta-elements/journals/bcealr/30\\_3/02\\_FMS.htm](http://www.bc.edu/schools/law/lawreviews/meta-elements/journals/bcealr/30_3/02_FMS.htm)

Porter, Douglas R. *Inclusionary Zoning for Affordable Housing*. Washington, D.C.: ULI-the Urban Land Institute, 2004. 109 pages (read especially the case study on Montgomery County, MD, pp. 40-47;

Parts I and II provide an excellent overview and appraisal of inclusionary zoning; and skim the other case studies)

Rusk, David. "Montgomery County, Maryland: Mixing Up the Neighborhood." *Inside Game Outside Game, Winning Strategies for Saving Urban America*. Washington, D.C. Brookings Institution Press, 1999, Chapter 8, pp. 178-200.

### **Week 8    March 31        Land Conservation and Open Space**

Guest Speaker:    Michael Catania, President, Conservation Resources, Inc., Mendham, NJ

McQueen, Mike and Ed McMahon. *Land Conservation Financing*. Washington, D.C.: Island Press, 2003, 223 pages.

Kelly and Becker. *Community Planning*. Chapter 15, "Preserving Open Space," pp. 301-320.

Catania, Michael. "Ten Things Every Town Can Do To Create or Improve Your Open Space Program," 2004. <http://conservationresourcesinc.org/news-tenthings.htm>

Hamill, Samuel M. and Chris Sturm. *Smart Conservation: The "Green" Side of Smart Growth*. Trenton: New Jersey Future, revised July 2003, 58 pages. <http://www.njfuture.org/HTMLSrc/08-26-03.pdf>

Hiss, Tony and Christopher Meier. *H2O: Highlands to Ocean – A First Look at the Landscapes and Waterscapes of the New York/New Jersey Metropolitan Area*. Morristown, N.J.: Geraldine F. Dodge Foundation, 2004. 231 pages. (skim).

### **Week 9    April 7            Big City Planning: Planning and Rezoning in San Francisco**

*Assignment No. 5: Prepare for the in-class group exercise on rezoning Rincon Hill, San Francisco, by selecting a role (such as city planning director, developer, property owner, affordable housing advocate, neighborhood activist, City Supervisor, etc.), in consultation with the instructor, and submitting to the class, by email by Wednesday, April 6, 9 pm, a one-page memo with your position, from your role's perspective, on the proposed rezoning of Rincon Hill, for a roundtable discussion and effort to achieve consensus on the land use future of this urban neighborhood.*

Jacobs, Allan B. *Making City Planning Work*. Chicago: American Planning Association, 1980, Chapters 2 and 7-9, pp. 23-51 and 189-253.

City of San Francisco, California. *San Francisco General Plan, Urban Design Element*. 1971, as amended. [http://www.sfgov.org/site/planning\\_index.asp?id=25050](http://www.sfgov.org/site/planning_index.asp?id=25050)

Hartman, Chester. *City for Sale: the Transformation of San Francisco*. Berkeley and Los Angeles: University of California Press, 2002, Chapter 14, "The Lessons of San Francisco," pp. 392-401.

Rincon Hill, San Francisco Case Study Documents

Rincon Hill <http://www.rinconhillsf.com/>

King, John. "A New Skyline Rincon Hill, Proposed High-rises Would Vastly Change S.F.'s Southern Horizon." *San Francisco Chronicle*. June 15, 2003. <http://www.sfgate.com/cgi-bin/article.cgi?file=/chronicle/archive/2003/06/15/MN190427.DTL>

King, John. "Challenge to supervisors: Meddle, but meddle well, Towers should make Rincon Hill a better place." *San Francisco Chronicle*, January 11, 2004.  
<http://www.sfgate.com/cgi-bin/article.cgi?file=/chronicle/archive/2004/01/11/BAGF447TDI1.DTL>

Tosta, Timothy A. and Steve Atkinson. "Is San Francisco Serious About Meeting Its Housing Needs? Why Rincon Hill Matters." *San Francisco Planning and Urban Research Association Newsletter*, Report 412, 1.03, pp. 17-20. <http://www.spur.org/newsletters/0103.pdf>

Green, Gerald. "A New Urban Neighborhood." *San Francisco Planning and Urban Research Association Newsletter*, Report 412, 1.03, pp. 1, 14-16. <http://www.spur.org/newsletters/0103.pdf>

San Francisco Cityscape: Online Journal of Bay Area Urban Design. <http://www.sfcityscape.com/log.html>

**Week 10 April 14 New Urbanism**

Field trip: Washington Town Center, Robbinsville, New Jersey  
Guest Speakers: Thomas F. Troy, Senior Vice President, Sharbell Development Corporation, Robbinsville, NJ and Robert F. Melvin, AICP, Partner, Melvin|Kernan, LLC, Planners, and former Director of Planning/Zoning, Washington Township, NJ

Readings:

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

Steuteville, Robert and Philip Langdon. *New Urbanism: Comprehensive Report & Best Practices Guide*. Third Edition. Ithaca, NY: New Urban News, 2003. Chapter 1, "Principles of Human-Scale Communities," pp. 1-2 - 1-15.

Duany et al. *Suburban Nation*. Chapter 10, "How to Make a Town," pp. 183-214.

Washington Township, Mercer County, NJ. "Town Center Zoning and Design Regulations." February 1997 (adopted by Ordinance 97-9). (skim)

Washington Township. Ordinance 97-9 (created TC Town Center District, adopted by reference the "Town Center Zoning and Design Regulations"). Adopted March 27, 1997, 18 pages.

Washington Town Center: [http://www.washington-twp.org/about/town\\_center.asp](http://www.washington-twp.org/about/town_center.asp) and <http://www.sharbell.com/html/washingtontowncenter.html> (click "video" and download 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." *Professional Builder* 08/01/2002  
<http://www.housingzone.com/topics/pb/build/pb02ha019.asp>

Leventry, Ellen. "Smart Growth Equals Smart Money for New Jersey Municipality." *New Urban News*. March 2003. pp. 9-11. [http://www.newurbannews.com/Washington\\_0303.html](http://www.newurbannews.com/Washington_0303.html)

**Week 11    April 21            Transportation and Land Use: The Case of Atlanta**

*Assignment No. 6: Student presentations of term paper initial findings and recommendations*

Benfield. *Greenfields*. Chapter 2 (partial), "Paving Paradise: Sprawl and the Environment," pp. 29-62.

Jaret, Charles. "Suburban Expansion in Atlanta: 'The City without Limits' Faces Some." in Squires. *Urban Sprawl*. Chapter 7, pp. 165-206.

Antonelli, Angela M. "Lessons from the Atlanta Experiment." in Shaw. *Guide to Smart Growth*, pp. 135-152.

Bullard, Robert D., Glenn S. Johnson, and Angel O. Torres. "Dismantling Transportation Apartheid: The Quest for Equity." in Robert D. Bullard, et als., eds. *Sprawl City: Race, Politics, and Planning in Atlanta*. Washington, D.C.: Island Press, 2000, Chapter 2, pp. 39-68.

Georgia Regional Transportation Authority. <http://www.grta.org/> (surf)

Steuteville and Langdon. *New Urbanism: Comprehensive Report & Best Practices Guide*. Chapter 7, "Planning and Transit," pp. 7-2 - 7-9.

Downs, Anthony. *Still Stuck in Traffic*. Washington, D.C.:The Brookings Institution, 2004, Chapter 18 "Summary and Conclusions," pp. 321-354.

**Week 12    April 28            Future Land Use Policies**

*Assignment No. 6: Student presentations of term paper initial findings and recommendations*

Benfield. *Greenfields*. Chapter 5, "A Better Way: Visions of Smart Growth," pp. 137-160.

Krieger, Alex. "Seven Wise (Though Possibly Impractical) Goals for Smart Growth Advocates." in Szold. *Smart Growth*. Chapter 6, pp. 102-109.

Mitchell, William J. "Electronic Cottages, Wired Neighborhoods and Smart Cities." in Szold. *Smart Growth*. Chapter 4, pp. 67-81.

Duany et al. *Suburban Nation: The Rise of Sprawl*. Chapter 11, "What Is To Be Done," pp. 215-243.

Godschalk, David R. "Land Use Planning Challenges: Coping with Conflicts in Visions of Sustainable Development and Livable Communities." *Journal of the American Planning Association*. Vol. 70, No. 1, Winter 2004, pp. 5-13.

*Assignment No. 7: Submit draft term paper by May 4, 5 pm to [dkinsey@princeton.edu](mailto:dkinsey@princeton.edu) and submit the final term paper by May 10, 5 pm to [dkinsey@princeton.edu](mailto:dkinsey@princeton.edu)*

Term Paper Schedule

|                     |   |
|---------------------|---|
| February 17         | Oral presentation in class of proposed term paper topic   |
| March 23, 9 pm      | Draft term paper outline due (by email to the class)  |
| March 24            | Brief discussion in class of submitted term paper outlines  |
| April 21 & April 28 | Oral presentations in class of term paper initial findings and recommendations  |
| May 4, 5 pm         | Draft term paper due (by email to <a href="mailto:dkinsey@princeton.edu">dkinsey@princeton.edu</a> ); papers may be submitted earlier |
| May 7, 5 pm         | Instructor returns draft papers with comments   |
| May 10, 5 pm        | Final term paper due (end of Reading Period)  |