

Princeton University
Woodrow Wilson School
Graduate Program

Spring Term - 2009

WWS 534
Land Use Policy and Planning

David N. Kinsey

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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 law and plan making. The seminar examines selected land use programs, issues, and techniques, at diverse levels of government, including state smart growth programs, regional land use-environmental agencies, exclusionary municipal land use policies and inclusionary housing programs, land conservation, the private sector perspective on real estate development, and the climate change-land use connection.

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 in nearby Robbinsville, New Jersey

COURSE REQUIREMENTS

- Active, informed participation in class discussions and exercises
- An oral presentation on a state smart growth program
- A midterm, three hour, take-home, closed-book, policy problem-solving examination
- A one-two page written statement in advance of a role-playing exercise
- A 10-15 page term paper, with oral presentations on the proposed topic and draft findings and recommendations

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 Reserves, 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. Five books are available for purchase at Labyrinth Books. These books are also on reserve in Stokes Library:

Dowling, Timothy J., Douglas T. Kendall, and Jennifer Bradley. *The Good News About Takings*. Chicago: American Planning Association, 2006.

Ewing, Reid et al. *Growing Cooler: The Evidence on Urban Development and Climate Change*. Washington, D.C.: ULI-the Urban Land Institute, 2008.

Flint, Anthony. *This Land: The Battle over Sprawl and the Future of America*. Baltimore: Johns Hopkins University Press, 2006.

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.

Readings are listed below in descending order of importance for the week's discussions in class, on a continuum from "required" to "recommended." Skimming is an important skill to learn. Some listed readings may provide useful references for the term paper and discussions in subsequent weeks.

WEEKLY SCHEDULE (Readings, Assignments, and Guest Speakers)

Week 1 Feb. 3 Land Use, Sprawl, and Smart Growth

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

Downs, Anthony. "Smart Growth: Why We Discuss It More than We Do It." *Journal of the American Planning Association*. Vol. 71, No. 4, Autumn 2005, pp. 367-378.

Flint, Anthony. *This Land: The Battle over Sprawl and the Future of America*. Baltimore: Johns Hopkins University Press, 2006. Introduction, Chapters 1-2, pp. 1-60.

Steuteville, Robert. "Smart growth agenda may mesh with Obama's." *New Urban News*. Vol. 13, No. 8, December 2008, pp. 1 and 8.

Smart Growth Network. *This Is Smart Growth*. [2006], 26 pp.
http://www.smartgrowthonlineaudio.org/pdf/TISG_2006_8-5x11.pdf

Obama, Barack. Remarks in Toledo, Ohio, August 31, 2008. YouTube. <http://beyonddc.com/log/?p=518>

Natural Resources Defense Council. "Picturing Smart Growth." <http://www.nrdc.org/smartGrowth/visions/>

Hayward, Steven. "The Suburbanization of America." 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.

Bruegman, Robert. *Sprawl: A Compact History*. Chicago: University of Chicago Press, 2005. Chapter 6, "The Causes of Sprawl," pp. 96-112.

Burchell, Robert W. et al. *Sprawl Costs: Economic Impacts of Unchecked Development*. Washington, D.C.: Island Press, 2005, Chapter 2, "Sprawl and Its Definition," and Chapter 11, "The Benefits of Sprawl," pp. 12-19 and 125-144.

Smart Growth Network. *Getting to Smart Growth: 100 Policies for Implementation*. 2002.
<http://www.smartgrowth.org/pdf/gettosg.pdf>

Week 2 Feb. 10 Making Land Use Plans

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- 8, pp. 43-191.

Garvin, Alexander. *The American City: What Works, What Doesn't*. 2nd 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.

Hopkins, Lewis D. *Urban Development: The Logic of Making Plans*. Washington, D.C.: Island Press, 2001. Chapter 10, "How to Use and Make Plans," pp. 217-253.

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.

Washington Township (Mercer County, N.J.) Planning Board. *2000 Master Plan, Washington Township, Mercer County, New Jersey*. Prepared by Brown & Keener Urban Design, Philadelphia, PA, December 2000. (Site of Washington Town Center, New Urbanist community to be visited in the field trip in Week 10) Read Part II and skim other parts.

New Jersey State Planning Commission. *Policy Map of the New Jersey State Development and Redevelopment Plan*. 2001. <http://nj.gov/dca/divisions/osg/docs/stateplanmap.pdf>

Regional Planning Board of Princeton, New Jersey. *Princeton Community Master Plan*. Adopted December 12, 1996, with amendments adopted May 6, 1999
1996 Land Use Element, pp. 20-37, at <http://www.princetontwp.org/masterplan/Land.doc> and the 1996 Land Use Plan Map, at: <http://www.princetontwp.org/masterplan/landusemap.html>
2001 Master Plan Reexamination Report, at <http://www.princetontwp.org/masterplan/reexam2001-10-18-01Final.pdf>
2007 Master Plan Reexamination Report, at
<http://www.princetontwp.org/masterplan/adopted%201018%202007%20reexam.pdf>

Princeton University. *Princeton Campus Plan*. 2008. <http://www.princeton.edu/campusplan/> and in particular, Chapter 4: <http://www.princeton.edu/campusplan/pdfs/Chapter4.pdf>

Week 3 Feb. 17 Land Use and the Law: Land Use Regulation, Takings, and Redevelopment

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

Kelly and Becker. *Community Planning*. Chapters 10-11, "Controlling the Use of Private Land" and "Controlling the Development of Land," pp. 203-244.

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.

Dowling, Timothy J., Douglas T. Kendall, and Jennifer Bradley. *The Good News About Takings*. Chicago: American Planning Association, 2006.

Flint. *This Land*. Chapter 6, "Hands Off My Land," pp. 127-148.

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.

Castle Coalition. *Redevelopment Wrecks: 20 Failed Projects Involving Eminent Domain Abuse*. Arlington, VA: Castle Coalition, June 2006.

<http://www.castlecoalition.org/pdf/publications/Redevelopment%20Wrecks.pdf>

Porter, Douglas. *Eminent Domain: An Important Tool for Community Revitalization*. Washington, D.C.: ULI-the Urban Land Institute, 2007.

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

Week 4 Feb. 24 Real Estate Development: The Private Sector Perspective

Guest Speaker: Sydney Kitson, Chairman/CEO, Kitson & Partners., Palm Beach Gardens, FL

Schmidtz, Adrienne, et al. *Residential Development Handbook*, Third Edition. Washington, D.C.: ULI-The Urban Land Institute, 2004, Chapters 1-3, "Introduction, Project Feasibility, and Financing." pp. 3-89.

Bernstein, Fred. "Betting the Ranch in Southwest Florida." *The New York Times*. July 30, 2006.
<http://www.nytimes.com/2006/07/30/realestate/30nati.html?ex=1311912000&en=12c918db774ddf39&ei=5088&partner=rssnyt&emc=rss>

Kitson & Partners, Babcock Ranch Community, <http://www.babcockranchflorida.com/> (web site for 143 square mile ranch in southwest Florida that Kitson acquired in 2006, sold 80% of the tract to the State of Florida for \$351.5 million for conservation and is a developing 19,500 housing units and 6 million square feet of nonresidential development on the remaining 17,000 acres)

Kelly and Becker. *Community Planning*. Chapter 9, "Decisions That Change the Land," pp. 195-202.

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.

Kitson & Partners, L.L.C. web site: <http://www.kitsonpartners.com/> and <http://www.ibisgolf.com/> (website of distressed country club community project in West Palm Beach Kitson acquired and turned around)

Week 5 March 3 Regional Land Use-Environmental Planning

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

Lapping, Mark B. and Owen J. Furusest. Chapter 1, "Introduction" and Chapter 9, "Lessons for the Future." Mark B. Lapping and Owen J. Furusest, eds. *Big Places, Big Plans*. Aldershot, UK and Burlington, VT: Ashgate, 2004, pp. 1-3 and 179-183.

New Jersey Office of the Governor. "Governor Corzine Approves Highlands Master Plan, Issues Executive Order to Strengthen Implementation," Press Release. September 5, 2008.
<http://www.state.nj.us/governor/news/news/2008/approved/20080905a.html>

Belson, Ken. "In New Jersey, Development Conflicts With a Watershed." *The New York Times*, January 15, 2007.
http://www.nytimes.com/2007/01/15/nyregion/15preserve.html?_r=1&ref=nyregion&pagewanted=all&ref=slogin

Saha, Paula. "Highlands' guardians approve preservation plan." *The Star-Ledger*, July 18, 2008.

New Jersey Highlands Council. *Highlands Regional Master Plan*. July 2008. 490 pages (!) Read Chapter 1 Introduction, pp. 1-24, Chapter 4 Part 6 Future Land Use, pp. 187-212, Chapter 5 Part 6 Future Land Use, pp. 303-348, and Chapter 5 Part 7 Landowner Equity, pp. 349-355
Text of the Plan: <http://www.highlands.state.nj.us/njhighlands/master/>
Highlands Regional Master Plan Land Capability Zone Map, pp. 114-115

Mason, Robert J. "The Pinelands." Lapping and Furusest. *Big Places, Big Plans*. pp. 29-53.

Pinelands Preservation Alliance. "30th Anniversary of the Pinelands, A 10 Point Policy Agenda for the Next 30 Years." November 2008.
<http://www.pinelandsalliance.org/Pages/Pinelands%20Watch/Issues%20Pages/Pinelands%20Policy%20Agenda%20-%2030th%20Anniversary.pdf>

Harris, Glenn R. and Michael G. Jarvis. "A History of Planning in the Adirondack Park." Lapping and Furusest. *Big Places, Big Plans*. pp. 139-177.

Twiss, Robert H. "Planning and Land Regulation at Lake Tahoe: Five Decades of Experience." Lapping and Furusest. *Big Places, Big Plans*. pp. 83-95.

Web sites of regional land use-environmental agencies and advocacy organizations:

New Jersey Highlands Water Protection and Planning Council: <http://www.njhighlandscouncil.org>

New Jersey Department of Environmental Protection: <http://www.nj.gov/dep/highlands/>

Highlands Coalition: <http://www.njhighlandscoalition.org/>

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

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

New Jersey Pinelands Commission: <http://www.state.nj.us/pinelands/>

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

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

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

Week 6 March 10 State Smart Growth Programs

Assignment No. 2: Make a brief (four-minute maximum) oral presentation on a new, emerging, or reinvigorated state smart growth program, analyzing its key features, accomplishments, and weaknesses. Please choose the state program in consultation with the instructor to avoid duplication. For a head start on choosing and researching a state, see Ed Bolen et al., Smart Growth: State By State, University of California, Hastings College of the Law, Public Law Research Institute, Spring 2001: http://www.uchastings.edu/site_files/SmartGrowth-StateByState_spring2001.pdf, and the Salkin reading below for this week.

Flint. *This Land*. Chapter 4, "The Smart Growth Revolution," and Chapter 8 (partial), "Pitched Battles," pp. 81-103 and 172-186.

Godschalk, David R. "Smart Growth Efforts around the Nation." *Popular Government*. Fall 2000. pp.12-20. <http://www.sog.unc.edu/pubs/electronicversions/pg/pgfal00/article2.pdf>

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>

Salkin, Patricia E. "Symposium: Squaring the Circle on Sprawl: What More Can We Do? Progress Toward Sustainable Land Use in States." *Widener Law Journal*. 16 *Widener L.J.* 787 (2007).

DeGrove, John. *Planning, Policy, and Politics: Smart Growth and the States*. Cambridge, MA: Lincoln Institute of Land Policy, 2005, Chapter 1, "Introduction," Chapter 2, "Oregon," and Chapter 9, "Conclusion," pp. 1-42, and 321-329.

O'Toole, Randal. "Debunking Portland: The City That Doesn't Work." Cato Institute, Policy Analysis No. 596, July 9, 2007. http://www.cato.org/pub_display.php?pub_id=8463

Lewyn, Michael. "Debunking Cato: Why Portland Works Better Than the Analysis of Its Chief Neo-Libertarian Critic." Congress for the New Urbanism, A CNU Fact Sheet, n.d., <http://www.cnu.org/sites/files/DebunkingCato.pdf>

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

Frece, John W. "Twenty Lessons from Maryland's Smart Growth Initiative." *Vermont Journal of Environmental Law*. Vol. 6, 2004-2005; <http://www.vjel.org/articles/articles/Frece11FIN.htm>

Web sites of selected state smart growth agencies and advocacy organizations:

New Jersey State Planning Commission and Office Smart Growth: <http://www.nj.gov/dca/osg/>

New Jersey Future: <http://www.njfuture.org/>

Oregon Department of Land Conservation and Development: <http://www.lcd.state.or.us/>

1000 Friends of Oregon: <http://www.friends.org/>

Florida Department of Community Affairs: <http://www.dca.state.fl.us/fdcp/dcp/>

1000 Friends of Florida: <http://www.1000friendsofflorida.org/>

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 13, 5 pm by e-mail to: dkinsey@princeton.edu

Spring Recess

Week 7 March 24 Land Conservation and Farmland Preservation

Guest Speaker: Linda Meade, Executive Director, D& R Greenway Land Trust, Princeton, NJ

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

Brewer, Richard. *Conservancy: The Land Trust Movement in America*. Hanover: University Press of New England, 2003, Chapter 3, "Why Save Land," Chapter 5, "Choosing Land to Save," Chapter 6, "Stewardship," Chapter 7, "How to Save Land," pp. 57-77, 97-162.

Daniels, Tom and Deborah Bowers. *Holding Our Ground: Protecting America's Farms and Farmland*. Washington, D.C.: Island Press, 1997, Chapter 6, "State Farmland Protection Programs" and Chapter 13, "Creating a Farmland Protection Package," pp. 87-103, 235-249.

D&R Greenway Land Trust. Princeton, NJ web site: <http://drgreenway.org/>; follow the link to "About Us" and read "History & Mission" and "Preservation Map," then follow the link to "Preserving Land" and read "Why protect land," "Options and Techniques," and "Case Studies"

Daniels, Tom. "Land Preservation in New York, New Jersey, and Pennsylvania: Strategy, Funding, and Cooperation are Key." Keith Goldfield, ed., *The Race for Space: The Politics and Economics of State Open Space Programs*. Princeton, N.J.: Princeton University, Policy Research Institute for the Region, 2006, pp. 9-24 <http://www.princeton.edu/prior/publicatons/docs/space.pdf>

Week 8 March 31 Exclusionary Land Use Policies, *Mount Laurel*, and Inclusionary Housing Programs

Assignment No. 4: Submit a one-page outline of your proposed term paper by email to the class by Monday, March 30th at 9 pm for a brief discussion in class.

In-class exercise: design a state-wide inclusionary housing program

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.

Mallach, Allan. "Concentration and Opportunity: Undoing the Exclusion of Affordable Housing." Chapter 7. *A Decent Home: Planning, Building and Preserving Affordable Housing*. Chicago: Planners Press and U. of Chicago Press. 2009 (forthcoming).

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

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.

Porter, Douglas R. *Inclusionary Zoning for Affordable Housing*. Washington, D.C.: ULI-the Urban land Institute, 2004, pp. 1-47 (skim other case studies, pp.48-109).

Pendall, Rolf, Robert Puentes, and Jonathan Martin. "From Traditional to Reformed: A Review of the Land Use Regulations in the Nation's 50 Largest Metropolitan Areas." Research Brief. The Brookings Institution, August 2006. http://www.brook.edu/metro/pubs/20060802_Pendall.pdf

Kinsey, David N. "Smart Growth, Housing Needs, and the Future of the Mount Laurel Doctrine." Timothy N. Castano and Dale Sattin, eds. *Mount Laurel II at 25: The Unfinished Agenda of Fair Share Housing*. Princeton, N.J.: Princeton University, Policy Research Institute for the Region, 2008, pp. 45-69. <http://www.princeton.edu/prior/publicatons/docs/mt.-laurel-complete-final.pdf>

Week 9 April 7 Big City Planning

Assignment No. 5: Philadelphia Mayor Nutter pledged planning and zoning reform in his successful 2007 mayoral campaign. Minimal planning, an outdated comprehensive plan, an outmoded zoning code, proliferating helter-skelter and over-scaled residential and commercial skyscrapers, a labyrinthine development review process, insufficient design review, neglected neighborhood planning, abuse of "councilmanic prerogative" on zoning decisions in city council member districts, and other planning issues all prompted newly-elected Mayor Nutter to propose in 2008 restoring the prominence and influence of the Philadelphia City Planning Commission. Your assignment is to prepare for an in-class roundtable discussion on the future of city planning and the Philadelphia City Planning Commission, by first selecting a role (such as Mayor Nutter, the chair of the Planning Commission, the executive director of the Planning Commission, a member of the Design Advocacy Group, the President of the William Penn Foundation, a representative of the civic advocacy group The Committee of Seventy, the Inquirer's architecture critic Inga Saffron, members of City Council, developers, real estate-construction lobbyist, neighborhood activists, etc.), in consultation with the instructor, and submitting to the class, by email by Monday, April 8, 9 pm, a two-page maximum, double-spaced memo with your position, from your role's perspective, on what should be the future mission and role of the Philadelphia City Planning Commission.

Jacobs, Allan B. *Making City Planning Work*. Chicago: American Planning Association, 1980, Chapter 2, "City Planning in the Context of Local Government," Chapter 6, "Making City Planning Work," and Chapter 12, "Looking Back," pp. 23-51, 129-157, and 303-317.

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.

Agnotti, Tom. *New York for Sale: Community Planning Confronts Global Real Estate*. Cambridge: the MIT Press, 2008. Chapter 8, "Progressive Directions for Community Planners," pp. 225-246.

Gilroy, Leonard C. and Tory Gattis. "A City Without a Plan: Houston should be wary of the perils of planning." *Houston Chronicle*, December 31, 2006. http://www.reason.org/commentaries/gilroy_20061231.shtml

Nutter, Mayor Michael. "Speech to the Philadelphia City Planning Commission." June 17, 2008. <http://www.phila.gov/mayor/PDFs/SPEECH%20TO%20THE%20PHILADELPHIA%20CITY%20PLANNING%20COMMISSION.pdf>; and/or read Thomas J. Walsh, "Nutter empowers planning commission" and watch the video of Mayor Nutter's speech, at: <http://www.planphilly.com/node/3334>

Philadelphia City Planning Commission. Web site; <http://www.philaplanning.org/index.html>

Saidel, Jonathan A. et al. *Philadelphia: A New Urban Direction*. 2nd ed. Philadelphia: Saint Joseph's University Press, 2005, pp. 260-261.

Delaware Valley Regional Planning Commission. *Promoting Civic Design Excellence in Philadelphia*. November 2007. Chapter 4, "Challenges and Opportunities", pp. 35-54.

<http://www.dvrpc.org/asp/pubs/reports/07049.pdf> (note: huge 33 MB file)

Saffron, Inga. "The Way It Works at the Planning Commission." Skyline Online, June 16, 2006.
<http://changingskyline.blogspot.com/2006/06/way-it-works-at-planning-commission.html>

Hughes, Mark Allen. "Twilight Zoning." *Philadelphia Daily-News*. March 27, 2006.
<http://www.mahughes.org/showarticles.cfm?artid=215>

DeHuff, Jenny. "Councilmanic Prerogative: Is It Abuse Of Power Or Fair Government Practice?" *The Bulletin*. November 19, 2008.

Saffron, Inga. "Changing Skyline | Zoning board thumbs its nose at laws" *The Philadelphia Inquirer*.
January 12, 2007.

http://www.philly.com/inquirer/columnists/inga_saffron/20070112_inq_magazine_SKY.html

Blanchard, Matt. "Zoning can shape the city." Great Expectations: Citizen Voices on Philadelphia's
Future. October 7, 2007. <http://www.greatexpectationsnow.com/content/zoning-can-shape-city>

Gates, Kellie Patrick. "Straight talk from Inga Saffron." Plan Philly. <http://www.planphilly.com/node/3170>

Walsh, Thomas J. "Big agenda, tough issues for PCPC." PlanPhilly. January 20, 2009.
<http://www.planphilly.com/node/6664>

Birch, Eugenie. "The Philadelphia Story-Updated: Public Policies to Encourage Downtown Living." Active
Living Research, p. A-2; http://www.activelivingresearch.org/files/Birch_Planning%20Magazine.pdf

Philadelphia Zoning Code Commission. Web site. <http://www.zoningmatters.org/home>

PlanPhilly. Web site. <http://www.planphilly.com/>

Design Advocacy Group. Web site. <http://www.designadvocacy.org/>

Building Industry Association of Philadelphia. Web site. <http://www.biaofphiladelphia.com/>

Week 10 April 14 New Urbanism

Field trip: Washington Town Center, Robbinsville, New Jersey
Host and Speaker: Thomas F. Troy, Senior Vice President, Sharbell Development Corporation;
primary developer of a partially completed New Urbanist community on a
1,250 acres site, with 1,000 housing units and 450,000 square feet of non-
residential development

Readings:

Flint. *This Land*. Chapter 4, "New Paradigm: New Urbanism," pp. 61-80.

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, Mercer County, N.J. *Township Code, § 142-19 TC Town Center District* (Town
Center Zoning and Design Regulations), 1997.

Belson, Ken. "In Success of 'Smart Growth,' Town Feels Strain." *New York Times*, April 12, 2007.
http://www.nytimes.com/2007/04/09/nyregion/09smart.html?_r=1&adxnnl=1&oref=slogin&ref=nyregion&pagewanted=all&adxnnlx=1176153004-9Ri6xbdkSWaGBBRD//2sug

Langdon, Philip. "Economic turmoil alters development landscape." *New Urban News*. October-November 2008, pp. 1 and 5-6.

Capuzzo, Jill P. "A Town Divided Over a Fence." *New York Times*. November 4, 2006
<http://www.nytimes.com/2006/11/04/nyregion/nyregionspecial2/05Rfences.html>

Rich, Lisa. "Calling Town Center Home: Small-town feel with a big city tax bite." *The Times*, October 16, 2006, pp. A1 and A5.

Rich, Lisa. "Developer finds solution to Washington Township standoff." *The Times*, March 28, 2007.

Fried, David. "Op-Ed: Without property-tax reform, smart growth is dumb." *The Times*, February 3, 2007, p. A9.

Rich, Lisa. "Developer finds solution to Washington Township standoff." *The Times*, March 28, 2007, p. A16.

Tracy, Ryan. "Kushner parcel is sold to Township." *The Times*. October 9, 2007, p. A3.

New Jersey Future. "Future Facts: Washington Township and Smart Growth." April 17, 2007.
<http://www.njfuture.org/index.cfm?fuseaction=user.item&ThisItem=757&ContentCat=3&ContentSubCat1=27&ContentSubCat2=14>

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

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

Washington Town Center web site and slide show.
<http://www.sharbell.com/html/washingtontowncenter.html> and
http://www.sharbell.com/flashfiles/slideshow_01.html

Week 11 April 21 The Climate Change-Land Use Connection

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

Ewing, Reid et al. *Growing Cooler: The Evidence on Urban Development and Climate Change*. Washington, D.C.: ULI-the Urban Land Institute, 2008, Chapters 1-3 and Chapters 9-10, pp. 1-54 and 129-156.

Wheeler, Stephen N. "State and Municipal Climate Change Plans." *Journal of the American Planning Association*. Vol. 74, No. 4, Autumn 2008, pp. 481-496.

New Jersey Future. "Climate Change & Land Use: Smart Growth Recommendations from New Jersey Future." October 2008.
<http://www.njfuture.org/Media/Docs/Climate%20Change%20for%20web%20site%20-%204%20pager.pdf>

Fulton, Bill. "SB 375 Is Now Law – But What Will It Do?" *California Planning & Development Report*. October 1, 2008. <http://www.cp-dr.com/node/2140>

Temple, James. "New land-use law's message: build near transit." *San Francisco Chronicle*. November 28, 2008. <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2008/11/27/MNON1491JM.DTL&tsp=1>

Staley, Stanley. "California to Restrict Driving With Latest Global Warming Plan." Commentary. Reason Foundation. August 26, 2008. http://www.reason.org/commentaries/staley_20080826.shtml

"Cut the Sprawl, Cut the Warming." Editorial. *The New York Times*. October 6, 2008
http://www.nytimes.com/2008/10/07/opinion/07tue2.html?_r=2&ei=5070&emc=eta1&oref=slogin

4:30 – 5:45 pm Informal discussion with Delaware Governor Ruth Ann Minner (2000-2008) on "Livable Delaware" smart growth initiative, <http://stateplanning.delaware.gov/livedel/>

Week 12 April 28 Land Use Policies for the Future

(may be rescheduled due to American Planning Association National Conference)

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

Flint. *This Land*: "Six Healthy Habits for Sensible Growth," pp. 246-260.

Nelson, Arthur C. "Leadership in a New Era." *Journal of the American Planning Association*. Vol. 72, No. 4, Autumn 2006, pp. 393-409.

Obama, Barack. "A Metropolitan Strategy for America's Future." Remarks before the U.S. Conference of Mayors, Miami, Florida, June 21, 2008.

http://www.prospect.org/csnc/blogs/ezraklein_archive?month=06&year=2008&base_name=metro_obama

Burchell, et al. *Sprawl Costs* Chapter 12, "Developing Policies in Response to Sprawl," pp. 146-172.

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

Assignment No. 7: Submit complete draft term paper by Tuesday, May 5, 5 pm to dkinsey@princeton.edu and submit the final term paper by Tuesday, May 12, 5 pm to dkinsey@princeton.edu

Term Paper Requirements and Schedule

The term paper analyzes a land use topic, selected in consultation with the instructor, for a specific client or audience, real or hypothetical, with analyses, findings, and recommendations. Its maximum length is 10-15 pages (double-spaced, including references, tables, maps, appendices, and endnotes and/or works consulted, which may be single-spaced). The proposed topic will be presented orally in class for discussion 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 for discussion. 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.

February 17 (Week 3)	Oral presentation in class of proposed term paper topic
March 30, 9 pm (Week 8)	Draft term paper outline due (by email to the class)
March 31 (Week 8)	Discussion in class of submitted term paper outlines
April 21 & April 28 (Weeks 11 & 12)	Oral presentations of term paper initial findings and recommendations
May 5, 5 pm	Complete "draft" term paper due (by email to dkinsey@princeton.edu); papers may be submitted earlier
May 8, 5 pm	Instructor returns draft papers with comments
May 12, 5 pm	Final term paper due ("Dean's Date, i.e., end of Reading Period) (by email to dkinsey@princeton.edu)

Some web sites on Land Use and Smart Growth Issues:

American Planning Association: <http://www.planning.org/>
The Brookings Institution, Metropolitan Policy Program: <http://www.brook.edu/metro>
Planning and Development Network: <http://www.planetizen.com/>
Smart Growth Network Web Site: <http://www.smartgrowth.org/>
Smart Growth America: <http://www.smartgrowthamerica.org/>
Urban Land Institute: <http://www.uli.org/>
US EPA Smart Growth: <http://www.epa.gov/smartgrowth/index.htm>
Reason Foundation: <http://reason.org/growth/>
National Center for Smart Growth Research and Education: <http://www.smartgrowth.umd.edu/>