Description

State government has always been the primary source of the legal authorities used for the public management of private land use and development. Most states have traditionally delegated many of those authorities to their local governments. Since the 1970s, however, growing concerns about suburban sprawl have increasingly prompted states either to take some of those authorities back or to demand more and better management by their local governments. This course explores the successes and failures of state-level attempts to reform local land use planning and development management efforts.

Content / Method

In this course we first review the history of sprawl, focusing especially on the contours of conventional state-local development management practice and the various critiques that are widely leveled against it. We then survey and critically assess the different kinds of state-local institutional reforms that have been promoted and adopted in response to those critiques, including the array of development management tools that are now commonly advocated. The course also addresses special topics on methods for evaluating state-local development management programs, housing, urban redevelopment, and rural area conservation. It concludes by reviewing the popular backlash that these reforms themselves have yielded and contemplating the prospects of future reform efforts.

Course Requirements

This course will be conducted as a graduate seminar with a strong emphasis on in-class participation. The readings for this course will be extensive and students will be expected to come prepared to participate actively in class discussions.
Grading

Grading for the course will be based on the following (subject to modification):

- Course participation: 10%
- 2 short papers: 40% (20% each)
- Final project
  - Report: 40%
  - Presentation: 10%

There will be no midterm or final exam for this course.

Readings

We will read all of the following texts, which are available at the North Campus Book Store:


Additional readings will be posted on ctools.
## Semester Overview

### The Land Use Debate

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Jan. (Th)</td>
<td>Course introduction and overview</td>
</tr>
<tr>
<td>8 Jan. (T)</td>
<td>Video: <em>End of Suburbia</em></td>
</tr>
<tr>
<td>10 Jan. (Th)</td>
<td>Contrasting Visions of Development – Suburbia</td>
</tr>
<tr>
<td>15 Jan. (T)</td>
<td>Contrasting Visions of Development – Sprawl</td>
</tr>
<tr>
<td>17 Jan. (Th)</td>
<td>Video: <em>Escape from Suburbia</em></td>
</tr>
<tr>
<td>22 Jan. (T)</td>
<td>Contrasting Solutions</td>
</tr>
<tr>
<td>24 Jan. (Th)</td>
<td>More Solutions</td>
</tr>
</tbody>
</table>

### Starting Propositions: Institutions, Localism and Land

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>29 Jan. (T)</td>
<td>Planning and Development Management in the U.S.</td>
</tr>
<tr>
<td>31 Jan. (Th)</td>
<td>(continued)</td>
</tr>
<tr>
<td>5 Feb. (T)</td>
<td>Localism</td>
</tr>
<tr>
<td>7 Feb. (Th)</td>
<td>Contrasting Visions of Land</td>
</tr>
<tr>
<td>12 Feb. (T)</td>
<td>Property Rights, Localism, and the U.S. Constitution</td>
</tr>
<tr>
<td>14 Feb. (Th)</td>
<td>Video: <em>Store Wars</em></td>
</tr>
<tr>
<td>19 Feb. (T)</td>
<td>History of Land (Growth) Management</td>
</tr>
<tr>
<td>21 Feb. (Th)</td>
<td>Overview of State-Local Land Management Systems and Regional Planning</td>
</tr>
</tbody>
</table>

*Paper 1 due in class*

### Winter Break

#### Contemporary Approaches to Managing Community Growth

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Mar. (T)</td>
<td>Tools for Managing Growth</td>
</tr>
<tr>
<td>6 Mar. (Th)</td>
<td>(continued)</td>
</tr>
<tr>
<td>13 Mar. (Th)</td>
<td>Managing for the Natural Environment</td>
</tr>
<tr>
<td>18 Mar. (T)</td>
<td>Managing for the Urban Environment</td>
</tr>
<tr>
<td>20 Mar. (Th)</td>
<td>Special Topic: Affordable Housing</td>
</tr>
<tr>
<td>25 Mar. (T)</td>
<td>Special Topic: Natural Hazards Mitigation</td>
</tr>
<tr>
<td>27 Mar. (Th)</td>
<td>Special Topic: Rural Area Planning</td>
</tr>
</tbody>
</table>

*Paper 2 due in class*

### Reforming State-Local Land Management

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Apr. (T)</td>
<td>Evaluating State-Local Land Management</td>
</tr>
<tr>
<td>3 Apr. (Th)</td>
<td>(continued)</td>
</tr>
<tr>
<td>8 Apr. (T)</td>
<td>Hurdles and Backlash: Wise Use and Measure 37</td>
</tr>
<tr>
<td>10 Apr. (Th)</td>
<td>(continued)</td>
</tr>
<tr>
<td>15 Apr. (T)</td>
<td>Course wrap-up</td>
</tr>
</tbody>
</table>

*Wednesday April 23: GROUP REPORT **DUE** / Presentations: 10:30 – 12:30*
Reading and Paper Assignments

3 Jan. (Th): Course introduction and overview

The Land Use Debate Today: Sprawl

8 Jan. (T): Video: End of Suburbia

10 Jan. (Th): Contrasting Visions of Development – Suburbia
Read: Hayden (2003) Parts 1 and 2

Read: Bruegmann (2005) Parts 1 and 2

17 Jan. (Th): Video: Escape from Suburbia

22 Jan. (T): Contrasting Solutions
Bruegmann (2005) Part 3

24 Jan. (Th): More Solutions
Read: Nivola (1999)

Starting Propositions: Institutions, Localism, and Land

29 Jan. (T): Planning and Development Management in the U.S.
Read: Hargrove, in DesJardins (1999), pp. 337-347
Platt (2004) Chapters 3, 4, 8
Cullingworth and Caves (2003) TBA

31 Jan. (Th): (continued)
Read: MAP Policy Guides on Eminent Domain, Due Process, Regulatory Takings

5 Feb. (T): Localism
Read: Levine (2005) Chapters 5 and 9
Skim: Briffault (1990)

7 Feb. (Th): Contrasting Visions of Land
Read: Taylor, in VanDeVeer and Pierce (2003), pp. 201-214
Leopold (1949) – The Land Ethic
Callicott, in VanDeVeer and Pierce (2003), pp. 224-237
Freeman, in VanDeVeer and Pierce (2003), pp. 318-327
Locke (374-76) and Shrader-Frechette (377), in VanDeVeer and Pierce (2003)
12 Feb. (T):  **Property Rights, Localism, and the U.S. Constitution**
*Read:* Glendon (1991) Chapters 1 and 2
Sagoff, in VanDeVeer and Pierce (2003), 327-335
Mitchell (2007)
Norton (2008)

14 Feb. (Th):  **Video:** *Store Wars*

19 Feb. (T):  **History of Land (Growth) Management**
*Read:* Porter (2008) Chapter 1
Kelly (2004) Chapters 1 and 3
Bollens (1992)
Gale (1992)

21 Feb. (Th):  **Overview of State-Local Land Management Systems and Regional Planning**
*Read:* Burby and May (1997) Chapter 1
Weitz (1999) TBA
Other readings TBA

*Paper 1 due in class*

*Contemporary Approaches to Managing Community Growth*

4 Mar. (T):  **Tools for Managing Growth**
*Read:* Porter (2008) Chapters 2 – 3
Kelly (2004) Chapter 4

6 Mar. (Th):  **(continued)**

*Read:* Selected appellate briefs to be posted on ctools

13 Mar. (Th):  **Managing for the Natural Environment**
*Read:* Porter (2008) Chapter 4
Kelly (2004) Chapter 8

18 Mar. (T):  **Managing for the Urban Environment**
*Read:* Porter (2008) Chapters 5 and 6
Kelly (2004) Chapter 9
20 Mar. (Th): Special Topic: Affordable Housing  
Read: Porter (2008) Chapter 7  
Kelly (2004) Chapter 10  
Downs (2004) Chapters 1 and 7

25 Mar. (T): Special Topic: Natural Hazards Mitigation  
Read: Burby (1998) TBA

27 Mar. (Th): Special Topic: Rural Area Planning  
Read: Arendt (1994) TBA  
Daniels (1989) TBA  
MAP Draft Policy Guide  
Porter (2008) Chapter 8

Paper 2 due in class

Reforming State-Local Land Management

1 Apr. (T): Evaluating State-Local Land Management  
Read: Porter (2008) Chapter 9  
Burby and May (1997) Chapters 8 and 9  
Weitz (1999) TBA

3 Apr. (Th): (continued)  
Norton (2005b; 2005c)  
Brody et al. (2006)

8 Apr. (T): Hurdles and Backlash: Wise Use and Measure 37  
Read: Jacobs (1995; 1998; 1996)  
Kayden (2000)  
Other readings TBA

10 Apr. (Th): (continued)  
Read: TBA

15 Apr. (T): Course wrap-up

References


