

UP 6260
Land Use Policy and Planning
Winter 2021
Thursdays 5:30-8:00pm, online

Carolyn Loh
cgloh@wayne.edu

Office Hours:
Tuesday, 2-3pm on zoom,
and by appointment

Learning Outcomes:

Upon completion of this course students will be expected to have developed:

- A thorough understanding of the theoretical and practical motivations for land use planning and regulation
- A solid grounding in all aspects of the land use planning and regulatory process, from planning to zoning to implementation
- An exposure to practicing land use professionals and the kinds of issues they encounter
- An awareness of the equity, environmental, and economic implications of various land use policies

Prerequisites:

You must have taken UP 6650, Planning and Development Law, in order to take this course. I strongly recommend that you take UP 6700, Intro to Geographic Information Systems, beforehand as well.

Course Materials

Berke, Philip, et al. Urban Land Use Planning, 5th ed. Urbana-Champaign: University of Illinois Press. 2006.

Other readings will be available on Canvas.

Course Requirements:

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| Midterm Roundtable Exam | 15% |
| Homework Assignments | 20% |
| Land Use Plan (includes existing conditions) | 50% |
| Attendance and Participation | 15% |

Land Use Plan

This semester, each student will create a future land use plan for a Detroit neighborhood, incorporating existing conditions and population forecasts. We will be working on this project throughout the semester.

Communications

I will do my best to answer emails by the next “business day.” Office hours are an even better way to get questions answered!

Disability

If you have a documented disability that requires accommodations, you will need to register with Student Disability Services for coordination of your academic accommodations. The Student Disability Services (SDS) office is located at 1600 David Adamany Undergraduate Library in the Student Academic Success Services department. SDS telephone number is 313-577-1851 or 313-577-3365 (TTY). Once you have your accommodations in place, I will be glad to meet with you privately during my office hours to discuss your special needs. Accommodations cannot be retroactively applied so please make arrangements as soon as possible.

Course Policies

Plagiarism from the internet, another student, or any other source will result in, at minimum, an F on the assignment. Depending on the severity of the situation, you may receive an F for the entire course. If you are an Urban Planning student, a note will be placed in your departmental file. If you are not an Urban Planning student, your department chair or program director will be notified. Please come talk to me, no questions asked, if you are unsure how to correctly use and cite sources.

Deadlines for all assignments are the beginning of the class period unless otherwise stated. Late assignments will be marked down 10%, then an additional 10% for every 24 hours after the assignment was due. This can quickly turn a decent grade into a terrible one. If you think you might have trouble getting your assignment in on time, talk to me in advance

COURSE OUTLINE

| Date | Topic | Readings | Assignments |
|-------------|---|--|-------------------------------|
| January 14 | Course introduction Land use theories | Platt, Ch. 1-2 (C) Campbell, “Green Cities, Growing Cities, Just Cities” (on Canvas) | |
| January 21 | What justifies planning? Goals and values of land use planning | Hopkins, Ch. 1 & 2 (C) Berke et al. Ch. 1-3 Michigan Planning Enabling Act (C) | |
| January 28 | The planning process and the role of the planner Guest lecture: Rod Arroyo, Principal, Giffels Webster | Berke, Ch. 10 Loh (2012). “Four Potential Disconnects in the Local Planning Process.” <i>Journal of Planning Education and Research</i> 32(1), 33-47. (C) | |
| February 4 | What is a land use plan? Part 1: Existing conditions | Berke, Ch. 5-7 City of Troy Master Plan (C) | In-class exercise |
| February 11 | What is a land use plan? Part 2: Future land use Plan evaluation | Berke, Ch. 11-14 Bunnell & Jepson (2011). “The Effect of Mandated Planning on Plan Quality.” <i>Journal of the American Planning Association</i> 77, 4. Berke & Godschalk (2009). “Searching for the Good Plan : A Meta-Analysis of Plan Quality Studies.” <i>Journal of Planning Literature</i> 23, 3. | Land use project introduction |
| February 18 | Lab: population forecasts, buildout analysis and fiscal analysis | Berke Ch. 9 Campoli & Maclean (C) | Plan evaluation homework due |
| February 25 | Advanced scenario planning | Explore http://envisionutah.org/ and http://smartgrowth.umd.edu/realitycheckplus.html Chakraborty et al. (2011). “Robust Plans and Contingent Plans.” <i>Journal of the American Planning Association</i> 77(3), 251-266. (C) | In-class exercise Lab due |
| March 4 | Why do we regulate land use? What justifies regulation? How do regulations modify property rights? | Hopkins, Ch. 6 (C) Platt Ch. 7 & 8 (C) | |
| March 11 | | Midterm Roundtable | |
| March 18 | | SPRING BREAK | |

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| March 25 | Zoning and form-based codes | Levine Ch. 3 (C) Kelly and Becker 9-11 (C) Zoning at 85 (C) | Existing conditions analysis due |
| April 1 | Growth management, smart growth, and regional planning | Ewing, et al., "Is Los Angeles-Style Sprawl Desirable?" (C) Pendall—"Chain of Exclusion" (C) Kelly and Becker, Ch. 12 (C) Linkous (2016). "Transfer of Development Rights in Theory and Practice." <i>Land Use Policy</i> 51, 162-171. (C) LEED neighborhood development | |
| April 8 | Inclusionary zoning, incentives, PUDs, mixed use | Downs, Anthony. "Break Down Those Barriers." <i>Planning</i> (October 2005): 20-23. Porter, Douglas R. "Inclusionary Zoning." <i>Urban Land</i> 63, no. 1 (January 2004): 27-31. Berkowitz, Ellen. "Toward a New Discourse on Mixed-Use Development." <i>Urban Land</i> 65, no. 1 (January 2006): 99-101. Mukhija, Vinit, Lara Regus, Sara Slovin, and Ashok Das. "Can Inclusionary Zoning be an Effective and Efficient Housing Policy? Evidence from Los Angeles and Orange Counties." <i>Journal of Urban Affairs</i> 32, no. 2 (2010): 229-252 Schuetz, Jenny, Rachel Meltzer, and Vicki Been. "31 Flavors of Inclusionary Zoning: Comparing Policies from San Francisco, Washington, DC, and Suburban Boston." <i>Journal of the American Planning Association</i> 75, no. 4 (Autumn 2009): 441-456 Optional: Loh, Carolyn and Rose Kim. 2020. "Are We Planning for Equity?" <i>Journal of the American Planning Association</i> . Online first. | |
| April 15 | Land use planning/zoning in legacy cities Guest lecture: TBA | TBA | |
| April 22 | Site plan workshop Guest lecture: TBA | | |
| April 29 | Land use plan presentations | | Land use plan due |