PURPOSE AND GOALS

The purpose of this course is to explore ideas underlying land use policy and planning, primarily in the United States, both from a theoretical and applied perspective. Whereas other courses provide techniques for the practice of land use planning, this course tries to consider why and when land use interventions are appropriate. The course is intended primarily for graduate students in Urban and Regional Planning, but is also open to graduate students with appropriate background and interests from Landscape Architecture, Geography, Law, and relevant social sciences. The course assumes that all students have some basic knowledge of local land use planning process and tools.

The course objectives are to understand the:

1. Values and ideas that underlie the practice of land use planning. We will look at the range of philosophies, values, and interest groups in land use policy and planning in the U.S. Land use planning has various purposes, and each has its proponents. Public debates about land use planning typically echo the themes covered in this course.

2. Variety of approaches to land use policy and planning. We will explore a range of strategies, theories, administrative structures, regulatory and non-regulatory approaches, geographic scope, and jurisdictional scope of land use policy programs. Exposure to the wide array of possibilities should help you to be more creative in devising solutions to land use dilemmas. Later in the semester, we will consider varieties of ways to think about property rights and land tenure, with some international examples.

3. Applications of land use policies. Many of the readings will examine the results of land use policies and evaluate how well the policies accomplish their intended aims.

Land use policy is a broad field, and can be explored from a number of disciplinary perspectives. This course does not promise to be a comprehensive exploration of all aspects of land use policy. Rather, its purposes are to stimulate thought and provide you with additional intellectual tools to make you a more thoughtful and creative professional planner. It will also help you to understand the evolution and meaning of terms such as “urban sprawl” and “smart growth,” as well as conceptions of property rights.

ORGANIZATION AND APPROACH

The course is designed as a seminar. This means that we are all going to learn and discuss the material together. The instructor will not lecture. Students are expected to do most of the talking. The instructor's role is to provide some context for the topic and then to intervene when necessary, to prompt discussion, to referee, or to bring discussion back to the theme of the day.

The course consists primarily of readings and discussion. Expect to read an average of approximately 150 pages per week. You will be expected to complete all the assigned readings, turn in brief answers to weekly reading questions, and participate in discussions.
COURSE REQUIREMENTS

Student contributions consist of the following:

Weekly reading comments (30 percent of grade)

For each reading you will provide brief answers of one or two sentences to the following:

- What is the author’s main point, in your opinion?
- What did you like and/or not like about the paper?

In addition, most weeks the instructor will distribute a few additional study questions. You should answer these briefly (a few sentences, at most).

For full credit, please post your weekly answers prior to 8:00 pm Sunday night.

Participation in class discussions (30 percent of grade)

The most important part of this course is your participation. You need to complete the assigned readings and come prepared to offer your opinions, praises, critiques, confusion, excitement, disinterest. To begin the discussion for each reading, the instructor will randomly call on one or two students to discuss their answers to the questions. This initial “ice-breaker” should then stimulate open discussion. Please don’t agree with the first speaker’s comments!

Current events (10 percent of grade)

For most class sessions, a student will be assigned to bring a current news item related to the topic. “Current” is defined as having occurred within the past year. Try to find news that provides an update regarding the policy under discussion or that presents a controversy or difficult issue with respect to the topic of the day. Please distribute the link to students by the day before class.

Integrative essays (30 percent of grade)

At logical intervals during the semester, the instructor will distribute a question or theme that will help you to integrate the topics of the previous few weeks. You will have approximately one week to write a brief essay of about two to four pages.

READINGS

Where possible, readings are available directly from the internet or UIUC library, via the url hyperlink in the syllabus. Readings without a url link will be available via hyperlinks on Illinois Compass, in pdf format.
# 2014 Schedule, UP 546

<table>
<thead>
<tr>
<th>Monday</th>
<th>Wednesday</th>
<th>Thursday</th>
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<tbody>
<tr>
<td>1-20</td>
<td>Land use and American social values</td>
<td>Assign current events</td>
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<tr>
<td>1-27</td>
<td>Land Use and Legal Values: Property rights</td>
<td>Land use and economic values; Tax Policies and Land Use Policies</td>
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<td>2-3</td>
<td>--No class---</td>
<td>Environmental values</td>
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<td>2-10</td>
<td>Local growth, politics, and planning</td>
<td>Land Use, Race, and Ethnicity</td>
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<td>2-17</td>
<td>Federal lands and federal power</td>
<td>The “Quiet Revolution”, 1970s</td>
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<td>2-24</td>
<td>Urban Sprawl</td>
<td>Urban Sprawl, contd.</td>
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<tr>
<td>3-3</td>
<td>State planning and local growth management</td>
<td>State growth management in the 1990s</td>
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<tr>
<td>3-10</td>
<td>“Smart Growth”, post 2000</td>
<td>State Growth Management Updates—Maryland, Florida</td>
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<td>3-17</td>
<td>Updates, contd.</td>
<td>Regional Planning in the 21st Century</td>
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<td>3-24</td>
<td>---Spring Break---</td>
<td>---Spring Break---</td>
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<tr>
<td>3-31</td>
<td>Ecosystem and Watershed Planning</td>
<td>Land Preservation Techniques</td>
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<td>4-7</td>
<td>Reaction: Property Rights Movement</td>
<td>What is Agenda 21? (in-class investigation) NIMBY and LULUs</td>
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<td>4-14</td>
<td>Land Use Planning and Climate Change</td>
<td>Shrinking Cities</td>
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<td>4-21</td>
<td>Shrinking Cities, contd.</td>
<td>Alternative Property Rights Systems Indigenous People</td>
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<td>4-28</td>
<td>--No class---</td>
<td>Comparative Zoning Systems—Europe vs. US Changing Values?</td>
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<td>5-5</td>
<td>TBD</td>
<td>Wrap up</td>
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<tr>
<td>TBD</td>
<td>TBD May 15</td>
<td>TBD May 15</td>
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Exam time: 7:00-10:00 pm Thursday, May 15
READING ASSIGNMENTS

PART I: VALUES

Land Use and American Social Values


Land Use and Legal Values: Property Rights


   Introduction (pp. vii-xxi)
   Chapter 1 – Correcting the Half-Truths (pp. 1-28)
   Chapter 4 – Property’s Functions and the Right to Develop (pp. 84-104).

Land Use and Economic Values: Tax Policies and Land Use Policies

   Part I -- General Concepts (pp. 5-27)


   Chapter 5—Helen Ladd, Tax Policies to Promote Economic Development, pp. 116-130

http://jpl.sagepub.com/content/26/1/35.full.pdf+html

Land Use and Environmental Values

   pp. 13-18 (Marsh)
   pp. 58-64 (Pinchot)
   pp. 79-93 (Bates, Hays, Nash)

**Local Growth, Politics, and Planning**

Chapter 3 -- The City as a Growth Machine, pp. 50-98

**Land Use, Race, and Ethnicity**


**PART II: 40 YEARS OF AMERICAN LAND POLICY**

**Federal Lands and Federal Power**

Chapter 12 -- Congress and Land Use, pp. 393-418, 433-445

Chapter 2 – The Nation Tackles Pollution, pp. 25-51.

**The “Quiet Revolution”, 1970s**


Chapter 7 -- Issues in Implementing State Land Use Controls, pp. 211-247
Urban Sprawl

Defining Sprawl


Chapter 1 -- Defining Sprawl (pp. 5-8)

Sprawl and Planning


http://www.tandfonline.com/doi/pdf/10.1080/01944369708975727


http://www.tandfonline.com/doi/pdf/10.1080/01944369708975728


http://irx.sagepub.com/content/28/2/146.full.pdf+html

State planning and local growth management

Mid 70s and 1980s—Regional and Local Growth Management


State Growth Management in the 1990s


http://www.tandfonline.com/doi/pdf/10.1080/01944369208975827


http://www.tandfonline.com/doi/pdf/10.1080/01944369208975828

“Smart Growth”, post 2000


Website of the Smart Growth Network, http://www.smar
growth.org/about/default.asp

Especially take note of the list of “Smart growth principles” (click on “Why Smart Growth?”)
PART III – SELECTED TOPICS
**Ecosystem and Watershed Planning**


[http://www.tandfonline.com/doi/pdf/10.1080/0964056042000216537](http://www.tandfonline.com/doi/pdf/10.1080/0964056042000216537)

[http://jpl.sagepub.com/content/26/4/405.full.pdf+html](http://jpl.sagepub.com/content/26/4/405.full.pdf+html)

**Land Preservation Techniques**

[http://jpl.sagepub.com/content/19/3/316.full.pdf+html](http://jpl.sagepub.com/content/19/3/316.full.pdf+html)

[http://www.tandfonline.com/doi/pdf/10.1080/09640560600849913](http://www.tandfonline.com/doi/pdf/10.1080/09640560600849913)


[http://www.tandfonline.com/doi/pdf/10.1080/01944369708975929](http://www.tandfonline.com/doi/pdf/10.1080/01944369708975929)


**Reaction: Property Rights Movement**

Chapter 10 – Backlash: Wise Use, Property Rights…, pp. 238-263.

[http://jpe.sagepub.com/content/29/2/157.full.pdf+html](http://jpe.sagepub.com/content/29/2/157.full.pdf+html)

[http://www.tandfonline.com/doi/pdf/10.1080/01944369708975929](http://www.tandfonline.com/doi/pdf/10.1080/01944369708975929)

**What is Agenda 21?**
Agenda 21, UN Department of Economic and Social Affairs, Division for Sustainable Development.
Read the Preamble (one page), and skim whatever else you want to look at.

Agenda 21 for Dummies (9:30 video)
http://www.youtube.com/watch?v=TzEEtOFLM
(If you want, you can read a response to this video at
http://www.planning.org/practicingplanner/2012/fall/researchfeature01.htm)

NIMBY and LULUs

http://jpl.sagepub.com/content/21/3/255.full.pdf+html

Inhaber, Herbert. 1992. "Of LULUs, NIMBYs, and NIMTOOs." The Public Interest. 107, Spring 1992, 52-64.
http://web.ebscohost.com/ehost/pdfviewer/pdfviewer?vid=3&sid=90498209.228c-4c37-9717-7e13c46569aee%40sessionmgr4004&hid=4201

Land Use Planning and Climate Change


http://ac.els-cdn.com/S0305900609000695/1-s2.0-S0305900609000695-main.pdf?_tid=b0c6adc6-7af5-11e3-802e-00000aab0f01&acdnat=1389468320_8e98b0a46ceee321b4b0f337e99f44a6

http://www.tandfonline.com/doi/pdf/10.1080/01944363.2010.502047

http://www.tandfonline.com/doi/pdf/10.1080/01944360802377973


http://www.tandfonline.com/doi/pdf/10.1080/01944363.2010.509703

Shrinking Cities (Land Banking, Foreclosures)

The Problem

http://ac.els-cdn.com/S0305900609000695/1-s2.0-S0305900609000695-main.pdf?_tid=b0c6adc6-7af5-11e3-802e-00000aab0f01&acdnat=1389468320_8e98b0a46ceee321b4b0f337e99f44a6
http://uar.sagepub.com/content/47/1/129.full.pdf+html

http://www.tandfonline.com/doi/pdf/10.1080/01944360903124316

Possible Solutions

http://www.tandfonline.com/doi/pdf/10.1080/01944360802354956


http://www.tandfonline.com/doi/pdf/10.1080/01944360608976737

Alternative Property Rights Systems


http://jpl.sagepub.com/content/22/3/229.full.pdf+html

Indigenous People

http://jpl.sagepub.com/content/23/2/136.full.pdf+html

Comparative Zoning Systems

http://jpl.sagepub.com/content/27/4/375.full.pdf+html

Changing Values?

http://www.tandfonline.com/doi/pdf/10.1080/01944361003646471

http://www.tandfonline.com/doi/pdf/10.1080/01944360902748206