

DEPARTMENT OF CITY AND REGIONAL PLANNING

University of North Carolina at Chapel Hill 27599-3140

PLAN 740: Land Use and Environmental Policy      Fall 2007  
Professor Philip Berke                                      M, W: 3:30-4:45  
Office: New East 204                                         New East 301  
Office Hours: tba

Course Objectives

This course provides an intensive graduate-level introduction to land use and environmental policy. The overarching goal is to develop a working knowledge of how policies and institutions influence land use and environmental outcomes. The course can stand alone as an introduction to land use and environmental policy. For students who wish to specialize in this subject, it also provides a means of identifying aspects of land use and environmental planning to be explored in greater depth in more specialized courses in planning and environmental management.

Course objectives include:

- 1) To identify values of key stakeholders in the land use and environmental policy-making process;
- 2) To apply an introductory field method that uses natural and built environment design principles to analyze the quality of community land use and development;
- 3) To evaluate the quality of key components of local comprehensive plans and implementation programs which are aimed at guiding community land use and environmental decisions; and
- 4) To identify different types of intergovernmental frameworks and evaluate their effectiveness in implementing land use and environmental policies.

Course Format

This course will meet for two sessions per week. Class sessions will be lectures with extensive class discussion and oral presentations by students. It is expected that students will come to each class prepared to participate actively in discussions.

Course Requirements

Requirements include:	% of Course Grade
1) community design exercise:	25%
2) plan quality evaluation exercise:	20%
3) evaluation of state land use program:	25%
4) evaluation of national environmental policy:	25%
5) class participation:	5%

Course Materials

Readings for this course are listed under the documents of Blackboard. A hard copy is available at the **Chapin Library, New East.**

**Reading List**  
(\*Indicates required reading)

**Session 1: Introduction** Aug. 22

**Part I. Land Use Values**

*Objectives:*

- 1) *To identify underlying values of different stakeholders in the land use and environmental planning process;*
- 2) *To evaluate how these values shape positions of different stakeholders in response to environmental, economic, and social justice issues associated with community land use and development policy decisions.*

**Session 2: Sustainable Development Values** Aug. 27

\*Berke, Philip, Timothy Beatley, and Bruce Stiftel, "ch. 8: Environmental Policy," in The Practice of State and Local Government Planning, ed. Frank So, et al., Washington, D.C.: International City Managers Association Press, 2000, pp. 179-195.

\*Campbell, Scott, "Green Cities, Growing Cities, Just Cities?: Urban Planning and the Contradictions of Sustainable Development," Journal of the American Planning Association, 62, 3, 1996, pp. 296-312.

\*Leopold, Aldo "The Land Ethic," in A Sand County Almanac, Oxford, England: Oxford University Press, 1949, pp. 237-263.

\*Case Study: Coker Development Project in Raleigh (2 newspaper articles, plus Planner's Casebook article, Spring 2002 by Daniel Howe).

**Session 3: Political Economy/Market Values** Aug. 29

\*Rudel, Thomas, "ch. 4: A Rural Community," pp. 52-71; "ch. 5: A Rural-Urban Fringe Community," pp. 72-91, "ch. 6: Urban Communities," pp. 92-117, in Situations and Strategies in American Land Use Planning, New York: Cambridge University Press, 1989.

**Session 4: Equity Values** Sept. 5

\*Massey, Douglas and Nancy Denton, "ch. 2: The Construction of the Ghetto," pp. 17-59, "ch. 4: The Continuing Causes of Segregation," pp. 83-114, in American Apartheid: Segregation and the Making of the Underclass, Cambridge, Mass.: Harvard University Press, 1993 (*skim*; good review of segregation patterns in 19<sup>th</sup> century and up to 1980).

\*Peacock, Walter. "ch. 10: Ethnicity and Segregation: Post Hurricane Relocation," in Hurricane Andrew: Ethnicity, Gender and the Sociology of Disasters, Miami: International Hurricane Center, 2000, pp. 191-205.

## Part II: Urban Design Principles and Their Application to Community Development Patterns

### Objectives:

- 1) To identify critical natural and built environment design principles that comprise that quality of neighborhood development patterns;
- 2) To apply a field evaluation methodology that uses natural and built environment design principles to analyze the quality three different types of neighborhood development patterns;
- 3) To determine the quality neighborhood development patterns from the perspective of different stakeholder groups.

### Session 5: Urban Design Principles Sept. 10

\*Lynch, Kevin "chs. 6-12: Part Three: A Theory of Good City Form," in A Theory of Good City, Cambridge, Mass.: MIT Press, pp.111-238.

Ewing, Reid, "ch. 3: Best Land Use Practices," in Best Development Practices, Chicago: American Planning Association Planners, 1996, pp. 17-52. (students interested in more detailed land use principles will find this reading useful-- many of Ewing's best practices fit within Lynch's conceptually broader principles).

ASSIGNMENT #1: Evaluation of Urban Form at the Neighborhood Level: DUE: Sept. 26  
Three sites: 1) Downtown Hillsborough (traditional); 2) Timberlyne (contemporary); and 3) Southern Village (neo-traditional).

### Session 6: Review of Neighborhood Field Evaluation Exercise Sept. 12

\*Review website of Congress of New Urbanism ([www.cnu.org/charter.html](http://www.cnu.org/charter.html)); be sure to review Charter of New Urbanism.

\*Duany, Andres and Emily Talen, "Transect Planning," Journal of the American Planning Association, Vol. 68, No. 3, 2002, pp. 245-267.

\*LEED (Leadership in Energy and Environmental Design) for Neighborhood Development Pilot Project Checklist. June 2007, U.S. Green Building Council. 2 pp.  
(for the full 161-page checklist see [www.usgbc.org/DisplayPage.aspx?CMSPageID=148#1](http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148#1))

### Session 7: Ecological Design Principles Sept. 17

\*Ewing, Reid, "ch. 5: Best Environmental Practices," in Best Development Practices, Chicago: American Planning Association Planners, 1996, pp. 95-132.

\*McHarg, Ian, "The Metropolitan Region," in Design with Nature, Princeton Press, 1969, pp. 153-162

\*Frank, L. S. Kavage, and B. Appleyard, "The Urban Form and the Climate Change Gamble," Planning, August/September, 2007, pp. 18-23.

## Part III. Why Do Planners Do What They Do?

### Objectives:

- 1) To identify and evaluate the intervention rationale for planner's role in guiding market decisions and creating more effective, efficient, and equitable patterns of land use.
- 2) To identify and evaluate limits of regulatory control on private decisions about land use.

### Session 8: Market Failure Rationale Sept. 19

\*Gordon, Peter and Harry Richardson, "Are Compact Cities a Desirable Planning Goal?," Journal of the American Planning Association, Vol. 63, no. 1, 1997, pp. 95-106.

\*Ewing, Reid, "Is Los Angeles Style Sprawl Desirable?," Journal of the American Planning Association, vol. 63,

no. 1, 1997, pp. 107-126.

\*2007. Review Roundtable: The Sprawl Debate Revisited, Journal of the American Planning Association Vol. 73, No. 2: 244-49. (skim for an update of the Gordon-Richardson & Ewing articles)

**Session 9: Legal Rationale** Sept. 24

\*Salisich, Peter and Timothy Trynieck. Ch. 1: Municipal Power to Regulate Land Use; Ch. 2: Land Use Regulation: A Legal Analysis & Practical Application of Land Use Law. 2003, Chicago: American Bar Association.

**Session 10: Team Evaluations of Neighborhood Forms** Sept. 26

Assignment #1 Due: Evaluation of Urban Forms

**Part IV: Local Growth Management Tools**

*Objectives:*

1) *To identify the primary tools (plans, regulations investments, and incentives) that local planners can use to intervene in guiding public and private land use and environmental decisions;*

2) *To identify the types of plans and key components that comprise the content and quality of plans, which serve as the key overarching, integrative tool that guides formulation of the planners' intervention strategies;*

3) *To evaluate the content and quality of comprehensive plans.*

**Session 11: History and Types of Land Use Plans [and Plan Quality Evaluation]** Oct. 1

\*Kaiser, Edward and David Godschalk, "Twentieth Century Land Use Planning: A Stalwart Family Tree," Journal of the American Planning Association, 61, 3. 1995, pp. 365-85.

\*Berke, Philip, Dave Godschalk, Edward Kaiser with Daniel Rodriguez. Ch. 3: Criteria for Evaluating Plan Quality. Urban Land Use Planning, 2006, Chicago: University of Illinois Press: 69-83.

\*ASSIGNMENT #2: Plan evaluation: Due Oct. 22

**Session 12: Plan Making and Planning Information Systems** Oct. 3

\*Klosterman, Richard, "Ch. 1: Planning Support Systems: A New Perspective on Computer-aided Planning," in Richard Brail and Richard Klosterman, Eds., Planning Support Systems, Redlands, CA: ESRI Press, 2001, pp. 1-24,

\*Landis, John, "Ch. 7: CUF, CUF II, and CUBRA: A Family of Spatially Explicit Urban Growth and Land Use Policy Simulation Models," in Richard Brail and Richard Klosterman, Eds., Planning Support Systems, Redlands, CA: ESRI Press, 2001, pp. 157-200.

\*Case study: Portland Metro, Buildable Lands Analysis, 1996 [skim] ON RESERVE

**Session 13: Development Management and Plan Implementation** Oct. 8

\*Ducker, Richard and David Owens, "Smart Growth Tool Box for Local Governments," Popular Government, 66, 1, 2000, pp. 29-41.

\*Porter, Douglas, "ch. 2: Growth Management Approaches and Techniques," in Managing Growth in America's Communities, Washington, D.C.: Island Press, 1997, pp. 22-53

Daniels, Tom. When City and Country Collide: Managing Growth in the Metropolitan Fringe, Washington, D.C.: Island Press, 1999 (*optional*, detailed review of the major techniques for managing growth). ON RESERVE

Porter, Douglas, "ch.. 3-7," in Managing Growth in America's Communities, Washington, D.C.: Island Press, 1997 (*optional*, detailed review of the major techniques for managing growth). ON RESERVE

**Session 14: Annexation: A Case of Race, Class, and Environmental Injustice** Oct. 10

\*Annexation law in NC, 2006, 1 p.

\*Johnson, James and others. "Racial Apartheid in a Small North Carolina Town," Journal of Black Political Economy, 2006, forthcoming.

\*Review West End Revitalization Association website: <http://www.wera-nc.org/>

**Session 15: Conservation Easement Case Study** Oct. 15

\*Stokes, Samuel, A Elizabeth Watson, and Shelly Mastran. Ch. 5: Voluntary Techniques for Protecting Property," in Saving America's Countryside: A Guide to Rural Conservation, 2<sup>nd</sup> Edition, Baltimore: Johns Hopkins University Press, 1997, pp. 224-231.

\*Case Scenario for Application of a Conservation Easement, plus map of Jones Conservation Easement Design

**Session 16: Guest Speaker, Town of Chapel Hill Planner** Oct. 17

\*(readings TBA)

**Session 17: Evaluations of the Quality of Comprehensive Plans** Oct. 22

ASSIGNMENT #2 Due: Evaluation of Comprehensive Plans

**Part V. State and Regional Growth Management Programs**

*Objectives:*

- 1) To identify key issues, underlying conditions, goals and policies of different state growth management programs;*
- 2) To identify different types of intergovernmental implementation frameworks used by states to carry out growth management programs;*
- 3) To identify implementation roles and responsibilities of state and regions under various state growth management programs;*
- 4) To evaluate the effectiveness of state growth management programs in addressing issues and achieving goals.*

**Session 18: An Institutional Framework for Evaluating State (and regional) Programs** Oct. 24

\*Berke, Philip, "Reducing Natural Hazard Risks through State Growth Management," Journal of the American Planning Association, 64, 1, 1998, pp. 76-87.

\*Godschalk, David, "Smart Growth Around the Nation," Popular Government, 66, 1, 2000, pp. 12-20.

\*Weitz, Jerry, "chs. 2," in Sprawl Busting: State Programs to Guide Growth, Chicago, Illinois: Planners Press, 1999, pp. 21-38.

ASSIGNMENT #3: Evaluation of a State Growth Management Program: Due November 12

**Session 19: Comparative Assessment of New Jersey and Wisconsin** Oct. 29

Each student will evaluate either the NJ or WI smart growth program based on the summary version of the Smart Growth Legislative Guidebook: Model Statutes for Planning and the Management of Change (see attachment to assignment #3). Be prepared to work in a small group (2 students for WI and two students for NJ). You are to follow instructions outlined in assignment #3: comparing, identifying strengths and weaknesses, and making recommendations.

Following are websites and specific links for each state:

\*NJ: <http://www.nj.gov/dca/osg/> The links “State Plan” and “Smart Growth” are particularly useful.

\*WI: <http://www.dnr.state.wi.us/org/es/science/landuse/smart/SGlaw.htm>

*Optional: Comprehensive readings on state growth management programs that are useful for state program evaluation assignment:*

American Planning Association, Modernizing State Planning Statutes: The Growing Smart Working Papers, v. 2, Chicago: Planning Advisory Service Report # 480/481, 1998. (see 9 chs. by Buchsbaum, DeGrove, Porter, Rohse, Stroud, Lincoln, Berry, Freilich, and Bohlen et al.) ON RESERVE

Burby, Raymond and Peter May with Philip Berke, Linda Dalton, Edward Kaiser, and Steve French. Making Governments Plan: State Experience in Managing Land Use, Baltimore: Johns Hopkins University Press, 1997. ON RESERVE

## **Session 20: Overview of Regional/Metropolitan Planning for Metro Areas Nov. 1**

\*Porter, Douglas, “Regional Growth Management,” in Managing Growth in America’s Communities, Washington, D.C.: Island Press, 1997, pp. 219-242.

Regional Case Studies Series (1997), by the Greater Triangle Regional Council  
SELECT TWO (4-5 pgs. each):

- \*Atlanta
- \*Minneapolis-St. Paul
- \*Portland
- \*San Diego

\*Lang, Robert and Arthur Nelson. The Rise of the Megapolitans. Planning, January 2007: 7-14.

*Optional: Additional readings on regional planning that may be useful for state growth management evaluation assignment:*

Rothblatt, Donald, “North American Metropolitan Planning: Canadian and US Perspectives,” Journal of the American Planning Association, Autumn 1994, pp. 501-50.

Wheeler, Stephen, “Planning for Metropolitan Sustainability,” Journal of Planning Education and Research, 20, 2, 2000, pp. 133-145.

Yaro, Robert and Tony Hiss of the Regional Plan Association, "Introduction, pp. 1-10; ch. 1: The Three E's, pp. 11-12; ch. 2: Toward Solutions, pp. 13-22; chs 6 Greensward Campaign; ch. 7 Centers Campaign; ch. 8 Mobility Campaign, ch. 9 Mobility Campaign, ch. 10 Governance Campaign (Note: Issues and Recommendations section are in chs. 6-10)," in A Region at Risk: The Third Regional Plan for the New York-New Jersey--Connecticut Metropolitan Area, Island Press, Washington, D.C., 1996.

*Portland Metro-suggested readings:*

Special issue of Housing Policy Debate:

Lang, Robert and Steven Hornburg, “Planning Portland Style: Pitfalls and Possibilities,” Housing Policy Debate, 8, 1, 1997, pp. 1-10.

Abbot, Carl, “The Portland Region: Where City and Suburbs Talk to Each Other-and Often Agree,” Housing Policy Debate, 8, 1, 1997, pp. 11-51.

Richmond, Henry, “Comment,” Housing Policy Debate, 8, 1, 1997, pp. 53-64.

Fischel, William, Comment,” Housing Policy Debate, 8, 1, 1997, pp. 65-73.

## **Session 21: Guest Speaker, Regional Planner Nov. 5**

\*TBA: readings for Triangle J Council of Governments (will be ON RESERVE)

## **Session 22: no class; work on state growth management program evaluation Nov. 7**

**Session 23: Team Evaluation of State Growth Management Programs** Nov. 12

ASSIGNMENT DUE #3: Evaluation of state growth management programs

**Part VI. Federal Land Use and Environmental Programs**

*Objectives:*

- 1) To identify key issues, underlying conditions, goals and policies of national land use and environmental programs;*
- 2) To identify different types of intergovernmental implementation frameworks used by the federal government to carry out land use and environmental programs;*
- 3) To identify implementation roles and responsibilities of federal, state and local governments under different federal programs;*
- 4) To evaluate the effectiveness of federal programs regarding goal achievement.*

**Session 24: US Environmental Policy: Transition and Transformations** Nov. 14

\*Mazmanian, Daniel and Michael Kraft, eds. "ch. 1: The Three Epochs of the Environmental Movement," pp. 3-41, "ch. 7: ISTEA and the New Era in Transportation Policy: Sustainable Communities from a Federal Initiative," pp. 217-246, in Toward Sustainable Communities: Transition and Transformations in Environmental Policy, Cambridge, Massachusetts: MIT Press, 1999.

**Session 25: Comparative Analysis of US and New Zealand Environmental Policy** Nov. 19

\*Andrews, Pete, "Property, Participation, and Pendulum Politics: The Case of the United States," Chapel Hill, NC: Environmental Policy Program, University of North Carolina, 1997, pp. 10-15 (Main Actors), 21-28 (Degree of Policy Integration).

\*May, Peter and others, "ch.3: Devolution and Cooperation: Resource Management in New Zealand," in Environmental Management and Governance: Intergovernmental Approaches to Hazards and Sustainability, London: Routledge Press, 1996, pp. 43-68.

ASSIGNMENT # 4: Evaluation of federal land use/environment policy: Due: Oral presentation, Dec. 3, written report, Dec. 5

**Session 26: Hazard Mitigation Strategy Building: Case Studies** Nov. 26

\*Riley, Ann, "National Flood Insurance Program," Restoring Streams in Cities, Washington, D.C.: Island Press, 1998, pp. 253-267.

\*Burby, Raymond and others. Unleashing the Power of Planning to Create Disaster-Resistant Communities, Journal of the American Planning Association, 1999, Vol. 65, No. 3, pp. 247-258, 1999.

\*Godschalk, David, Timothy Beatley, Philip Berke, David Brower, Edward Kaiser, Charles Bohl and R. Mathew Goebel, "ch. 1: Mitigating Natural Hazards: A National Challenge," pp. 3-25 in Natural Hazard Mitigation: Recasting Disaster Policy and Planning, Washington, D.C.: Island Press, 1999.

Federal Emergency Management Agency, National Flood Insurance Program Community Rating System: Example Plans, Washington, D.C.: same as author: Washington, D.C., 1999, pp. 1-30. (*optional*)  
[www.fema.gov/nfip/pub-510.pdf](http://www.fema.gov/nfip/pub-510.pdf)

Background Readings to aid in assignment #4:

\*Folder of 2000 Eastgate Mall Flood Disaster, Chapel Hill, NC ON RESERVE

**Session 27: In class mitigation and recovery strategy preparation** Nov. 28

\*NC Division of Emergency Management, Tools and Techniques for Mitigating the effects of Natural Hazards, Raleigh, North Carolina: (same as author), 1998. [www.ncem.org/mitigation/library/full\\_tools\\_and\\_tech.pdf](http://www.ncem.org/mitigation/library/full_tools_and_tech.pdf)  
ON RESERVE

**Session 28: Team Presentation: A Post-Disaster Mitigation & Recovery Strategy for Booker Creek Floodplain** Dec. 3

ASSIGNMENT #4 DUE: Presentation of evaluation of federal land use/environment policy

**Session 28: Wrap-up** Dec. 5

ASSIGNMENT #4 DUE: Written report of evaluation of federal land use/environmental policy