

DEPARTMENT OF CITY AND REGIONAL PLANNING

University of North Carolina at Chapel Hill 27599-3140

**Plan 310(22) Central City Revitalization
Spring 2006**

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This course looks at how central cities have fared over the last twenty years and the factors that have led to their growth or decline. It goes on to consider how the economic, social and physical conditions of central cities can be improved through large scale urban planning efforts. During the course students will analyze the success or failure of central city revitalization efforts in the U.S. and other countries and learn how to develop revitalization strategies.

Course Goals:

To explore the economic and social forces that are impacting the fortunes of central cities in the US;

To review the history of efforts to revitalize central cities and the lessons learned;

To review political economy and sociological theory on urban revitalization;

To understand the process involved in urban revitalization planning;

To critically assess the role of revitalization elements such as sports facilities and conference centers; and

To become familiar with various tools for implementing urban revitalization strategies.

Course Outline and Readings:

I. Current Trends and Forces

Jan. 11 Course overview

Jan. 16 Martin Luther King Day – NO CLASS

Jan. 18 Rappaport, Jordan. 2003. U.S. Urban Decline and Growth. *Economic Review* (Third Quarter) pp. 15-44.

Breen, Ann and Dick Rigsby. 2004. Intown Living: A Different American Dream. Westport Conn.: Praeger. (Chapters 1 and 2, pp. 1-40)

For additional reading on this topic see:

Alan and Benjamin Forman. 2002. Living on the Edge: Decentralization within cities in the 1990s. Washington D.C. The Brookings Institution, pp. 1-18

- Jan. 23 Sasson, Saskia. 2002. Cities in the World Economy. In S. Fainstein and S. Campbell (eds.). Readings in Urban Theory (Second Edition), Malden, MA; Blackwell Publishers, pp. 32-56.

Breen , Ann and Dick Rigby. 2004. Intown Living. (Chapter 11 and 12, pp. 215-238) Also, see this book for case studies of revitalization efforts in several cities.

For additional reading on this topic see:

U.S. HUD. 2000. State of Cities: Megaforces Shaping the future of the Nation's cities. Washington, D.C. pp. i-xix.

- Jan. 26 Grogan , Paul and Tony Proscio. 2000. Comeback Cities: A Blueprint for Urban Neighborhood Revival. Bolder, Colorado: Westview Press (Chapters 2 and 3, pp 30-61)

For additional reading on this topic see:

Nelson, Arthur et al. 2004. Urban Containment and Central City Revitalization. *Journal of the American Planning Association* 70 (4): 411-425.

II. History of Urban Revitalization

- Jan. 30 Abbott, Carl.1996. Five Strategies for Downtown : Policy Discourse and Planning since 1943. In Sies, Mary and Christopher Silver (eds.) Planning the Twentieth-Century American City. Baltimore: The Johns Hopkins University Press, pp; 404-427.

Birch, Eugenie. 2002. Having a longer view on downtown living. *Journal of the American Planning Association* 68:1, pp 5-21.

- Feb. 1 Gotham, Kevin 2001. Urban development, past and present. In Kevin Gotham (ed.) Critical Perspectives on Urban Redevelopment. JIA press: Oxford, England. pp 1-31.

Robertson. Kent. 1997. Downtown retail revitalization: A review of the American development strategies. *Planning Perspectives* 12: 383-401

III. Theoretical Perspectives

Feb. 6 Logan, John and Harvey Molotch. 2002. The city as a growth machine. In S. Fainstein and S. Campbell. Readings in Urban Theory (Second Edition), Malden, MA; Blackwell Publishers, pp.199-238.

Squires, Gregory. 2002. Partnership and the pursuit of the private city. In S. Fainstein and S. Campbell. Readings in Urban Theory (Second Edition), Malden, MA; Blackwell Publishers, pp.239-259.

Feb. 8 Stone, Clarence. 2001. The Atlanta Experience Re-Examined: The link between Agenda and Regime Change. *International Journal of Urban and Regional Research* 25 (1): 20-34.

Clark, Terry et al. 2002. Amenities drive urban growth. *Journal of Urban Affairs* 24:5: 493-516.

For additional reading see:

Hannigan, John. 1998. Fantasy City: Pleasure and Profit in the Postmodern Metropolis. New York: Routledge (Chapter 5, pp. 81-100).

Feb. 13 Florida, Richard. 2002. The Rise of the Creative Class. New York: Basic Books (Chapters 12, 13, 16, pp. 215-248 and 283-314).

For additional reading see:

Frieden, Bernard and Lynne Sagalyn. 1989. Downtown, Inc: How America Rebuilds Cities. Cambridge, MA: MIT Press (Chapter 11, pp. 215-238).

Feb.15 Gibson, Timothy. 2004. Securing the Spectacular City: The Politics of Revitalization and Homelessness in Downtown Seattle. New York: Lexington Books (Chapter 6 pp. 153-189).

Turner, Robyne. 2002. The Politics of Design and Development in the Postmodern Downtown. *Journal of Urban Affairs* 24:5, pp. 533-548.

IV. Revitalization Planning

Feb. 20 Leinberger, Christopher. 2005. Turning Around Downtown. Twelve Steps to Revitalization. Washington D.C.: Brookings Institution.

Feb. 22 Leazes, Francis and Mark Motte. 2004. Providence, the Renaissance City: Boston: Northeastern University Press. (Chapter 4: Renaissance Planning, Partnerships and People, pp. 51-76).

Garvin, Alexander. 2003. The American City: What Works, What Doesn't. New York: McGraw Hill (Chapters 1 and 2, pp. 1-30)

Feb. 27 Bunnell, Gene. 2002. Making Places Special. Chicago: The American Planning Association. (Chapter 8, pp. 508-531) Also, see for case studies of Chattanooga, Providence, Charleston, Duluth and San Diego.

Kemp, Roger. 2000. Main Street Renewal: A Handbook for Citizens and Public Officials. London: McFarland and Company. (Chapters 7 and 9, pp. 101-106 and 115 -121) Also see for case studies of revitalization of small town CBDs.

For further reading:

Hannigan, John. 1998. Fantasy City: Pleasure and Profit in the Postmodern Metropolis. New York: Routledge (Chapters 6 and 7, pp. 103-148)

Mar 1 Nunn, Samuel. 2001. Planning for Inner-City Retail Development: The case of Indianapolis. *Journal of the American Planning Association* 67:2:159-172

Kemp, Roger. 2000. Main Street Renewal: A Handbook for Citizens and Public Officials. London: McFarland and Company. (Chapter 19, 193-202)

For further reading:

Smith, Mike and Mike Beazley. 2000. Progressive regimes, partnerships and the involvement of local communities: A framework for evaluation. *Public Administration* 78:4: 855-878.

V. Elements of a physical revitalization strategy

Mar. 6 Sports facilities

Judd, Dennis. 2002. Promoting Tourism in U.S. Cities. In S. Fainstein and S. Campbell. *Readings in Urban Theory* (Second Edition), Malden, MA; Blackwell Publishers, 278-299.

Zeona, Austrian and Mark Rosentraub. 2002. Cities, Sports and Economic Change: A retrospective assessment. *Journal of Urban Affairs*. 24 (5): 549-564.

Mar. 8 Waterfront redevelopment

Jauheainen. J. 1995. Waterfront redevelopment and urban policy. *European Planning Studies* 3(1): 3-23.

Fisher et al. 2004. Remaking the Urban Waterfront. Washington DC: Urban Land Institute. (Chapter 2, pp. 22-45). Also, see for 13 case studies of waterfront redevelopment projects around the world

For further reading:

Fuller, Stephen, 1995. Planning for waterfront revitalization- The Alexandria esperince, Virginia the United States. In Craig-Smith, Stephen and Michael Fagence (eds.) Recreation and Tourism as a Catalyst for Urban Waterfront Redevelopment, Westport, Conn.: Praeger (pp37-52).

Mar. 13 & 15 **SPRING BREAK**

Mar 20 Retail Development

Frieden, Bernard and Lynne Sagalyn. 1989. Downtown Inc.: How America Rebuilds Cities. Cambridge, MA: MIT press (Chapter 6, pp 107-131)

Mar 22 Redeveloping Public Housing

Popkin, S. et al. 2004. *A Decade of Hope VI: Research Finding and Policy Challenges*, pp 1 -46

Naperstek, S. et al. 2000. *Hope VI: Community Building Makes a Difference*. U.S. HUD. Pp. 1-17 and 61-68.

Mar 27 Transit/Roads

Walker, G.W. et al. ND. Downtown Streets: Are We Strangling Ourselves on One-Way Networks? TRB Circular E-C019

Grantz, R. 1998. *Cities Back from the Edge*, Chap 5, pp. 113-137

- Mar 29 Ped/Bike planning
- Lennard S. and H. Lennard. 1995. *Livable Cities Observed*. Chapter 4, pp. 69-80.
- Garvin, A. 2003. *The American City: What Works and What Doesn't*. Chapter 7, pp 177-195.
- April 3 Public Open Space
- Lennard. S and H. Lennard. 1995. *Livable Cities Observed*. Chapter 2 and 3. pp. 25-66.
- Urban Land Institute. 1989. *Carrots and Sticks: New Zoning Downtown*. Chapter 8, pp. 129-152.

VI. Implementation Tools

- April 5 Brownfields
- Russ, T. *Redeveloping Brownfields*. Chapters 1 and 3, pp. 1-28 and 55-96.
- Bartish, C. and E. Collaton. 1997. *Brownfields: Cleaning and Reusing Contaminated Properties* pp.31-38 and 65-90.
- April 10 TIF and Eminent Domain
- Cypher, M. 2003. Eminent Domain: An Evaluation Based on Criteria Relating to Equity, Effectiveness and Efficiency. *Urban Affairs Review* 39:2, 254-268.
- Johnson, C and J. Man. 2001. *Tax Increment Financing and Economic Development: Uses, Structures and Impacts*. Chapters 1 and 2, pp. 1-29.
- April 12 BIDs
- Urban Land Institute. 2003. *Business Improvement Districts*. Chapters 1 and 3, pp. 1-15 and 39-56.
- Rogowsky, E. and J. Gross. 2000. Managing Development in New York City: The Case of Business Improvement Districts, In Wagner, F. et al (eds.) *Managing Capital Resources for Central City Revitalization*, pp. 81-115.

- April 17 Incentive Zoning
Urban Land Institute. 1989. *Carrots and Sticks: . . .* , Introduction and Chapter 1, pp. 8-38.
- April 19 Student presentations
- April 24 Student presentations
- April 26 Student presentations

Course Requirements:

Two short papers	30%
Class presentation	20%
Major term paper (Case study)	50%

Attendance Policy:

Much of the learning associated with this course will take place in in-class discussions and exercises. Thus, the instructor reserves the right to lower grades based on multiple unexcused absences or lack of participation in class discussions.

Incomplete Policy:

It is the policy of the Department of City and Regional Planning to grant incompletes only in the event of a medical or family emergency.