

# Geography 441: Community and Regional Planning

## Fall Semester

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### INTENTIONS OF THE COURSE

The course is intended as an advanced coverage of the theory and application of community and regional planning. The goal of the course is to make you conversant in modern planning and with how that planning works in Connecticut and in your town.

### COURSE MATERIALS

The textbook for the course is The Practice of Local Government Planning (3<sup>rd</sup> Edition) by Hoch, Dalton & So. It is required. This means that you absolutely have to have the text, not that you absolutely have to buy it. In addition to the textbook there will be other reading materials. These will be online, in handout form, in the Geography 441 mailbox (outside my door), or available from local libraries. Try to avoid older editions of the textbook as they are REALLY out of date.

### BACKGROUND MATERIALS

This course assumes that you have already completed undergraduate course-work in planning. At a minimum it assumes that you have completed Geography 241: Introduction to Planning. If you have not completed that course (or if it has been a long time) you may need to refer to additional background materials.

### COURSE REQUIREMENTS

Participation-Participation is a composite of attendance and actual participation in classroom discussions. As this class will be in seminar format, participation is an important part of the course. A seminar where nobody talks is simply a group of people sitting around a table looking at one another. The participation is a valuable part of the class and of the course grade. With only one class a week, attendance is of critical importance. If you are not here, it will be difficult for you to participate in class discussions and activities.

Review Questions Notebook-The review questions are weekly writing activities tied to the class readings. In them you will respond to review questions dealing with the readings and how they relate to the planning that goes on in your home town. The grades for these assignments will be based on your ability to make connections between the planning theory and the planning reality. The grades will also be based on your ability to communicate those connections in an effective manner. The questions should be completed in rough draft form for submission **prior** to the start of class. Bring an extra copy to class for your use. A final draft should be completed after class and placed in your Review Questions Notebook. The completed notebook is due for submission on 12/13.

Final Exam-The final exam will be in two parts. The first part will be a take-home essay exam that will be distributed at the last class session. The second part of the final will be an in-class multiple choice exam. For the multiple choice section, we will use a sample of the AICP certification exam. This will allow me to assess your understanding of the course curriculum which is patterned after the requirements of the exam. It will also give you the opportunity to measure your theoretical knowledge against the professionals in the field. Given that the AICP exam assumes a masters degree and 2-4 years of professional experience, the multiple choice section of the exam will be curved. The essay component will not. Failing to complete either the essay or multiple choice sections will result in a failing grade in the course.

## GRADING POLICIES

Grades for the course will be based on the following grading scale.

A	93-100%	B	83-86.9%	C	73-76.9%	D	63-66.9%
A-	90-92.9%	B-	80-82.9%	C-	70-72.9%	D-	60-62.9%
B+	87-89.9%	C+	77-79.9%	D+	67-69.9%	F	Less than 60%

## GRADE DISTRIBUTION

The grades for the course will be determined as follows.

Review Questions Notebook	= 100 points (total)
Final Exam	= 100 points
Participation	= 50 points

If you ever have questions concerning your performance in the class please check with me at your earliest convenience.

## GRADUATE STUDENTS IN THE COURSE

Graduate students enrolled in the course will be graded according to the scale above. However, the grading standards used for the graduate students will be significantly more demanding than those used for the undergraduates in the course.

## TENTATIVE CLASS SCHEDULE

The class schedule is below. There may be minor fluctuations in the schedule depending on the rate at which we move through the material and on school closures. In the event of a cancellation, students should come to the next class session prepared to work on the material for the cancelled session AND for the class that week. The readings are REQUIRED and should be completed PRIOR to class. The review questions associated with each set of readings should be considered as you read through the materials. You should come to class with a rough draft of your answers. You will then edit the draft after class and place the edited version in your Review Questions Notebook.

9/11 Course Introduction-Why Planning?

9/18 The Connecticut and Town 'X' Context

Readings: Green Book Chapters 1-3

<http://www.opm.state.ct.us/igp/cdplan/cdplan2.htm>

Your town's POD

Review Questions: What are your town and your state really trying to accomplish through planning?

9/25 Planning and the Law

Readings: Post-1970 Case Summaries in the AICP Study Manual

(plus the Hadacheck, Euclid, and Berman cases pre-1970)

Review Questions: Why is our legal system a double-edged sword?

10/2 Planning Analysis

Readings: Green Book Chapters 4-6

<http://www.opm.state.ct.us/database.htm>

<http://www.census.gov/census2000/states/ct.html>

Quantitative Methods Handout

Review Questions:

What is the nature of the analytical methods used by planners? What are the inputs and outputs? What is the intention of their application? Conceptualize planning questions and determine appropriate approaches to data classification and analysis. Take the planning process and look at each step of that process. What questions

would you need to answer in order to complete that step? What kinds of data analysis tools would be useful in order to help answer those questions?

#### 10/9 Development Planning

Readings: Green book chapter 7  
<http://www.pps.org/>  
<http://www.mainstreet.org/>  
<http://www.walkable.org/>  
<http://www.greatstreets.org/>

Review Questions: What are the assumptions of development planning? Are there different viewpoints on this? If so, what are they and who represents them? Are the web sites indicative of a paradigm shift in what development planning is?

#### 10/16 Transportation Planning

Readings: Green book chapter 9  
Town transportation planning documents  
Additional web sites and/or handouts TBD based on student feedback  
<http://www.ct.gov/dot/site/default.asp>

Review Questions: Is there a single transportation planning? How is transportation evolving? How is it going to be different based on issues of location and setting?

#### 10/23 'Community' Development and Housing

Readings: Green book chapters 10-11  
Town community development and housing documents  
Additional web sites and/or handouts TBD based on student feedback  
<http://www.opm.state.ct.us/igp/POLDEV/nrzguide.HTM>

Review Questions: What are we really developing in community development? How do we judge what is a success and failure? How does the nature of housing-related planning make it unappealing to most Connecticut towns?

#### 10/30 Economic Development

Readings: Green book chapters 12-13  
Town economic development documents  
[http://www.ct.gov/ecd/site/default.asp?ecdNav\\_GID=](http://www.ct.gov/ecd/site/default.asp?ecdNav_GID=)  
<http://www.cceda.state.ct.us/>  
<http://www.bluebacksquare.com/>

Review Questions: How is the application of economic development different from urban design? How do the two relate to one another? Is economic development really just an excuse for building neat stuff?

#### 11/6 Zoning

Readings: Green Book chapter 14  
Community Zoning Study  
<http://www.cga.ct.gov/2005/pub/Chap124.htm>  
<http://www.cazeo.org/Default.htm>  
<http://www.opm.state.ct.us/igp/pz/pzbook.htm>

Review Questions: Do you 'know' zoning? If after going through this your answer better darn well be a resounding 'yes'.

11/13 Budgeting and Finance

Readings: Green Book chapter 16  
Additional web sites and/or handouts TBD based on student feedback  
<http://www.opm.state.ct.us/igp/services/sgat.HTM>  
<http://www.opm.state.ct.us/igp/MUNFINSR/fi95str2.HTM>

Review Questions: What are the 'rules' of community budgeting and finance? What is a planner's role in enforcing those rules? Where do problems arise and why?

11/20 Regional Planning

Readings: State Green Book Excerpts  
CT RPA and COG web pages  
<http://www.rpa.org/>  
<http://www.envisionutah.org/>

Review Questions: What kind of animal is regional planning? How is it different from local planning? How are they the same? What are their respective benefits/liabilities? Do we really 'do' regional planning?

11/27 Field Trip

12/4 Smart Growth/Growth Management

Readings: Green Book chapter 15  
Individual Readings in Growth Management from HI, MD, OR, VT, WA  
<http://www.smartgrowth.org/library/articles.asp?art=2099&res=1024>  
<http://www.vtsprawl.org/>  
<http://www.sprawl-busters.com/>

Review Questions: What are the societal concerns related to growth management? What are the politics of growth management? How does growth management impact community development? How does it relate to issues of open space preservation? How does it relate to issues of sustainability?

12/11 Politics and Consensus Building

Readings: Green Book Chapters 17-18  
Ethics Handouts

Cities without Suburbs (Rusk)-As lecture material only

Review Questions: Things to Consider: How does one build consensus in planning? How does one lose that consensus? What is the role of politics in planning? How is public participation an element of consensus building? Discuss the forms of public participation utilized in your town and in your neighboring communities. Discuss the ethics scenarios

REVIEW QUESTIONS NOTEBOOK DUE ON 12/13

12/18 FINAL EXAM