Title: Introduction to Land Use, Growth Management and Environmental Planning (UrbDP 598F/450, 3 credits)

Class: Tuesdays and Thursdays, 5:00-6:20 pm
Gould 102

Quarter: Autumn, 2015

Instructor: Chang-Hee Christine Bae, Ph. D., Associate Professor

OFFICE HOURS & COMMUNICATION

Hours: Tuesday 1:30-2:30 pm, or by appointment
Office: Gould Hall 410C
e-mail: cbae@uw.edu
Fax: 206-685-9597

CLASS WEBSITES

Catalyst: https://catalyst.uw.edu/workspace/cbae/51671/382557
Assignments: https://catalyst.uw.edu/collectit/dropbox/summary/cbae/36565

gmforum*: http://courses.washington.edu/gmforum
*Discontinued class website because of lack of funding.

PURPOSE

This course deals with the overview of the linkages among land use, growth management and environmental impacts. Many cities and only a few states in the United States have adopted a variety of growth management measures and land use controls to attempt to maximize the social welfare benefits, including environmental benefits, from slower growth. In the field of urban growth management, there are many controversial views, e.g. urban economists vs. environmentalists and urban planners, centrists vs. decentralists, the urban-rural dichotomy, etc.

The focus of this course will be given to contemporary land use issues, especially sprawl, smart growth, sustainable development, the Washington State Growth Management Act, New Urbanism, Transit-Oriented Development, Green Growth. The prime purpose of the
course is to understand and to evaluate this experience, and to offer guidance on best-practice techniques of growth management. Because this course is an introductory course, we will focus more on the issues than the details. Students are encouraged (although it is not obligatory) to use Washington’s Growth Management Act as a case study for the term paper.

**OBJECTIVES**

1. To understand the implications of “sprawl.”
2. To develop a typology of growth management techniques.
3. To conceptualize the links between land use regulations and environmental, transportation and other social benefits.
4. To evaluate some of the controversies in the field relating to New Urbanism, Smart Growth, Transit-Oriented Developments (TODs), pedestrian pockets, energy conservation, urban growth boundaries, etc.
5. To assess the relative effectiveness of alternative growth management instruments.
6. To evaluate the relative success of the Washington GMA.

**COURSE ASSIGNMENTS**

1. Midterm Paper (35%; 1,500 words, main text)
   Please choose one of the following topics;
   - Definitions and implications of sprawl ["pros and cons of sprawl"], or
   - “Is New Urbanism a solution to sprawl?” Essay partially based on field trip
   - “Remaking of a suburban city” Essay partially based on field trip

2. Term Paper (55%; 2,500 words, main text): Case study of the Washington State Growth Management Act or a topic of your choice (please see below)
   - Topic: 5%
   - Presentation: 15%
   - Paper: 35%
   A team of two students can work together.

   Potential topics: Regional Growth Centers, Transit Oriented Development/Communities, Central Link Light Rail, Seattle Street Car, South Lake Union-LEED ND, Issaquah Highlands: Zero Energy Neighborhood, Sammamish River Trail, Wetland Banking (Paine Field Airport), Green buildings, Application of Transfer of Development Rights, Critical Area Ordinance, Sustainable Development-Smart Growth-Green Growth, Growth Management and Travel Behavior, etc.

3. Class participation including class website/e-mail discussion (10%)
# COURSE SCHEDULE

## Part I. Sprawl and Its Dimensions

<table>
<thead>
<tr>
<th>Session</th>
<th>Topics and Readings</th>
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<tbody>
<tr>
<td>1-Oct</td>
<td>1. Introduction</td>
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</table>
| 6-Oct   | 2. Debate on Sprawl and the Alternatives to Sprawl  
Sprawl is good: Gordon and Richardson  
Sprawl is bad: Ewing  
Sources of Sprawl: Bullard, Randolph  
Levittown: Gans |
| 8-Oct   | 3. Centrists vs. Decentrists  
Centrists: Le Corbusier  
Decentrists: Howard, Wright, Breheny |
| 10-Oct  | 4. Field trip: Remaking of Suburban Cities (9:30am - 12:30 pm)  
Redmond, Kirkland TC  
Suburban densification, non-motorization, TODs, community character  
Sammamish River Restoration  
Depart Gould Loading Zone at 8:30 am |

## Part II. New Approaches to the Built Environment: Alternative Urban Forms

<table>
<thead>
<tr>
<th>Session</th>
<th>Topics and Readings</th>
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<tbody>
<tr>
<td>13-Oct</td>
<td>5. New Urbanism and TOD: Theory</td>
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</table>
| 15-Oct  | 6. New Urbanism and TOD: Examples and Discussion  
Orenco Station (Portland, OR); Kentland, MD; Issaquah Highlands, WA |
| 17-Oct  | 7. Field trip: Downtown Issaquah and Issaquah Highlands (8:30 am - 1:30 pm)  
Issaquah Highlands http://www.issaquahhighlands.com/  
Depart Gould Loading Zone at 8:30 am |
| 24-Oct  | Assignment 1: Midterm Paper Due  
https://catalyst.uw.edu/collectit/dropbox/summary/cbae/36565 |

## Part III. Planning Efforts to Manage Land Use and Growth

<table>
<thead>
<tr>
<th>Session</th>
<th>Topics and Readings</th>
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</table>
Planning Goals, Urban Growth Areas, Citizen participation, Comprehensive Plan, Concurrency  
Planning Goals:  
Definitions:  
Comprehensive Planning in WA  
| 29-Oct  | 9. Seattle: Center City Strategy  
Gary Johnson, Project Manager  
Department of Planning and Development, City of Seattle |
<table>
<thead>
<tr>
<th>Date</th>
<th>Day</th>
<th>Topic</th>
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<tbody>
<tr>
<td>1-Nov</td>
<td>SUN</td>
<td>Termpaper Topic Due (OK to submit a tentative topic)</td>
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<tr>
<td>3-Nov</td>
<td>T</td>
<td>10. Transfer of Development Rights: The Case of King County</td>
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<td></td>
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<td>Darren Greve, TDR Program Manager, King County</td>
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<td>5-Nov</td>
<td>TH</td>
<td>11. Land Use and Disaster Management</td>
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<td>Bob Freitag, Institute for Hazard Mitigation Planning and Research, UW</td>
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<td><a href="http://urbdp.be.washington.edu/people/faculty/affiliate/profiles/freitag.html">http://urbdp.be.washington.edu/people/faculty/affiliate/profiles/freitag.html</a></td>
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<tr>
<td>10-Nov</td>
<td>SUN</td>
<td>Final Presentation Schedule</td>
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<td>Ben Bakkenta, Program Manager, Growth Management Planning, Puget Sound Regional Council (PSRC)</td>
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<td>12-Nov</td>
<td>TH</td>
<td>13. Affordable Housing</td>
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<td>Al Levine, Runstad Center for Real Estate Studies</td>
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<td><a href="http://realestate.washington.edu/about/people/faculty/al-levine/">http://realestate.washington.edu/about/people/faculty/al-levine/</a></td>
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<td>17-Nov</td>
<td>T</td>
<td>14. Transportation Challenges: Travel Behavior, Market Incentives, Green Transportation</td>
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<td><a href="http://www.seattle.gov/transportation/bikemaster.htm">http://www.seattle.gov/transportation/bikemaster.htm</a></td>
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<td>19-Nov</td>
<td>TH</td>
<td>15. Transportation Challenges: Parking</td>
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<td><a href="http://www.sightline.org/research_item/who-pays-for-parking/">http://www.sightline.org/research_item/who-pays-for-parking/</a></td>
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<tr>
<td>24-Nov</td>
<td>T</td>
<td>16. Shoreline Management; Salmon Endangered Species Act</td>
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<tr>
<td>26-Nov</td>
<td>TH</td>
<td>Thanksgiving</td>
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<tr>
<td>1-Dec</td>
<td>T</td>
<td>17. Perils in Growth Management: UGBs, Takings and Property Righters</td>
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<td>Dolan v. City of Tigard, Kelo v. New London</td>
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<td>Measure 37 and 49 (OR, 2004 and 2007), I-933 (WA, 2006)</td>
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Part IV. Presentations and Closing

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<tr>
<th>Date</th>
<th>Day</th>
<th>Topic</th>
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<tbody>
<tr>
<td>3-Dec</td>
<td>TH</td>
<td>18. Presentations I</td>
</tr>
<tr>
<td>8-Dec</td>
<td>T</td>
<td>19. Presentations II and Closing</td>
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<tr>
<td>14-Dec</td>
<td>MON</td>
<td>Term Paper Due (Grade Due on 12/22)</td>
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**READINGS**

The required readings and lecture presentations for the class are primarily to be found in the electronic readers of recent published papers available on the class website below.

*Please clink the hyperlink to read/download the article.

Readings:


This will be supplemented by other important papers on reserve in the CBE library. In addition, there has been a wealth of books published in this field recently. I recommend the following books that are available at the CBE Library (Gould 3rd Fl).
Books on Sprawl and American City


Books on New Urbanism


Books on Farmlands Protection


**Books on Managing Growth**


**Books on Land Use**


In addition, students who have never taken an urban planning course might like to consult the following:


**WEBSITES**

Class Website, Catalyst [https://catalyst.uw.edu/workspace/cbca/46968/gmforum](http://www.washington.edu/gmforum)


Washington State Department of Commerce, Growth Management Services [http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Pages/default.aspx](http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Pages/default.aspx)


Smart Growth America [http://www.smartgrowthamerica.org/](http://www.smartgrowthamerica.org/)

Congress for the New Urbanism [http://www.cnu.org](http://www.cnu.org)
American Farmland Trust  http://www.farmland.org
Fannie Mae Foundation  http://www.fanniemae.com/portal/index.html
National Homebuilders Association  http://www.nahb.com
National Association of Realtors, Real Estate Research and Statistics  http://www.realtor.org/research-and-statistics
Center on Urban and Metropolitan Policy, The Brookings Institution  http://www.brook.edu/es/urban/urban.htm
Brookings Institution, Metropolitan Research Program  http://www.brookings.edu/about/programs/metro
Lincoln Institute of Land Policy  http://www.lincolninst.edu/
Smart Growth Network  http://www.smartgrowth.org