

## GEO/ENT 502 Urban Planning

**Welcome to Entrepreneurship/Geography 502: Urban Planning.** My name is Dr. Keith Debbage and I am a Professor of Urban Development in the Department of Geography. Below you will see a wonderful picture of the National Mall in Washington D.C. Notice the large green spaces in the center of the picture and the U.S. Capitol Building in the foreground. In the distance, you can see the Washington Monument and across the Potomac River lies the state of Virginia and the more entrepreneurial opportunities of the Arlington/Rosslyn high-rise skyscraper district. Pennsylvania Avenue is the major diagonal thoroughfare that connects the Capitol to the White House to the right center of this picture.

How did Washington D.C. develop this geometric layout and why is the heart of the capital city not dominated by high-rise skyscrapers like New York City? Answer at the bottom of the page.



Regarding my own geography, you can find me in Room 229 of the Graham Building at UNCG or you can contact me at:

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Feel free to check out my website at <http://www.uncg.edu/~kgdebbag> . If you click on the "Teaching/Mentoring" section ([http://www.uncg.edu/~kgdebbag/index\\_files/Teaching.htm](http://www.uncg.edu/~kgdebbag/index_files/Teaching.htm) ) of the website and scroll down, you can see the different projects, contracted reports, publications, dissertation, theses and internships I have worked on in tandem with various Geography students.

ENT/GEO 501 is open to all undergraduate and graduate students regardless of major and students should view this course as a basic introduction to the field of urban planning and urban entrepreneurship. The primary focus of this course is analyzing the role of law and urban planning techniques as a major factor in the way humans use their resources and design their patterns of settlement. Law is viewed as a "morphogenetic agent" in the shaping of the human environment. The course reviews the evolution of public controls over land use in the United States focusing on contemporary planning techniques and entrepreneurship issues at the local level. Particular attention will be paid to the way in which traditional and innovative land use controls (e.g., zoning, PUDs, and TDR) have been used to channel the forces of development into more resilient and entrepreneurial spatial forms. Students should view this course as a class that will teach the 'bread and butter' techniques of urban city planning with the goal of acquiring a comprehensive background knowledge of the field. Many urban geography students have gone on to successfully compete for jobs in city planning, transportation planning, urban economics, historic preservation, urban design, downtown development, etc. For example, most of the employees in the [Archdale Planning Department](#) are former geography students at UNC-Greensboro and we have students working in Greensboro, Burlington, Winston-Salem, High Point, the U.S. Census Bureau and many other places. [The North Carolina American Planning Association](#) provides an updated list of current jobs and internships in the field.

**Required Textbook:** Platt R.H. 2014 *Land Use and Society: Geography, Law, and Public Policy* Third Edition Island Press: Washington D.C. (PLUS several Canvas readings). Please note that it is very important regarding class readings that you purchase the required textbook as soon as possible from the University Bookstore or an online supplier. Additional readings are accessible by simply clicking "Files" in UNCG Canvas.

**Supplementary Reading:**

Feld, B. 2012 *Start-Up Communities: Building an Entrepreneurial Ecosystem in Your City* Wiley: Hoboken

**Prerequisites/Corequisites:** None

**For Whom Planned:** Upper-level Undergraduate or Graduate Students majoring in Geography, Entrepreneurship, Public Administration/Political Science, Landscape Architecture, Environmental Studies or related disciplines.

**Student Learning Outcomes:** All students enrolled in GEO/ENT 502 will upon successful completion of the course be able to:

*Describe* the general history of urbanization and its associated economic and demographic processes

*Distinguish* the contemporary social, economic, and environmental dimensions of urban city systems and urban entrepreneurship

*Recognize* the prevalent contemporary urban planning/entrepreneurship theories and techniques, and their applications, and shortcomings in city settings

*Apply* their understanding of urban issues to the development and critical analysis of programs and policies appropriate to addressing contemporary social and economic problems

*Identify* opportunities for sustainable urban planning and urban entrepreneurship

*Differentiate* how the city planning ecosystem of land-use regulations, institutions, actors and policies can both constrain and cultivate local startups and an innovation-driven economy

Additionally, **graduate students** enrolled in GEO/ENT 502 will upon successful completion of the course be able to:

*Demonstrate* elevated written and oral competencies in the analysis of urban planning issues and urban entrepreneurship opportunities

*Distinguish* the successful features of various innovative and sustainable urban planning/urban entrepreneurship schemes and effectively compare them with more conventional schemes

**Teaching Methods and Assignments for Achieving Learning Outcomes:** GEO/ENT 502 will utilize lectures, in-class discussions, in-class activities, and case studies.

**Examination and Grading:**

First Exam	30%
Second Exam	40%
Supreme Court Report	30%

**Attendance:** Regular class attendance is a responsibility and a privilege of university education. Students should recognize the advantages of regular class attendance which is fundamental to the orderly acquisition of knowledge. I do not give points or deduct points for attendance or non-attendance because regularly attending students invariably achieve superior grades relative to less frequently attending students.

**Undergraduate/Graduate Roles and Responsibilities:** Graduate students are expected to analyze all five Supreme Court cases as part of the Supreme Court Report but undergraduate students must analyze only three of the five cases. For more details on the project, click on "Assignments" in UNCG Canvas.

Aug. 24: Introduction: Interaction of Geography, Law, Urban Entrepreneurship and Planning, the General Land-Law Model, and the Presumption of Validity

**READINGS:** Introduction, p.1-9, Chapter 2: The Interaction of Geography and Law, p.41-64

Aug 31: Early Land Use Controls: English Municipalities, Common Law Doctrine, Act for Rebuilding London and the Emergence of Entrepreneurial Markets

**READINGS:** Chapter 3: Historic Roots of American Land Use Institutions, p.67-93

Sept. 7: Urban Reforms of the 19th Century: Regulation, Redevelopment, and Relocation

Sept. 14: Private Ownership and Urban Entrepreneurship I: Rights and Duties of Real Property Ownership, and Contractual Arrangements (Fee Simple, Life Estates, Leaseholds, Easements, Covenants, and Options)

**READINGS:** Chapter 6: Property Rights: The Owner as Planner, p.151-172

Sept. 21: Private Ownership and Urban Entrepreneurship II, Acquisition and Disposition (Involuntary Forfeit and Eminent Domain), Legal Boundary Descriptions, and Annexation

Sept. 28: Precursors to Zoning and Entrepreneurial Opportunity: City Beautiful, Garden City, Skyscrapers, Nuisance and Height Regulations, and the Progressive Movement

**READINGS:** Chapter 4; Building a Metropolitan Nation: 1900-1940, p.95-118

Oct. 5: Origins of Zoning: What is the Public Interest? New York City Zoning, 1916 and *Euclid v. Ambler Realty*, 1926

**READINGS:** Chapter 9: Land Use and the Courts, p.213-235

Oct. 12: **MID-TERM EXAM**

Oct. 19: Zoning Techniques: Zoning Map and Zoning Ordinance, Legislative Framework and Implementation (Rezoning, Variances, Conditional Use Permits, Non-Conforming Uses)

**READINGS:** Canvas Reading: Zoning, p.251-278, and Chapter 8: Zoning, Regionalism, and Smart Growth, p.260-290

Oct. 26: Zoning Techniques and Urban Entrepreneurship: Permitted Use Regulations (Cumulative and Non-Cumulative Zoning, Residential Uses, Commercial Uses, Industrial Uses, Agricultural Uses)

Nov. 2: Zoning Techniques and Urban Entrepreneurship: Special Uses (Airport Zoning, Porn Zoning, Sign and Billboard Regulations, Historic Districts) and Density Controls (MLS, DU per acre and FAR)

Nov. 9: Zoning Techniques and Urban Entrepreneurship: Other Traditional Land Use Controls: Land Use Plan, Subdivision Regulations, PUDs and Cluster Zoning

#### **TAKINGS REPORT DUE**

Nov. 16: Innovative Land Use Controls: Bonus Zoning, Inclusionary Zoning, TDR, Exactions or Impact Fees, and Innovation Districts

Nov. 30: **FINAL EXAM**

*Much of the geometry of Washington D.C is attributable to two of the most famous city planning schemes in American history – the 1791 L'Enfant Plan followed by the City Beautiful-influenced 1901 McMillan Commission Plan seen below. Both placed a heavy emphasis on developing a 'grand avenue' that became the National Mall. The Capitol Building is to the right in this plan while on the left you can see the Reflecting Pool and the Lincoln Memorial. Pennsylvania Avenue connects the Capitol to the White House. Directly south of the White House is the Washington Monument followed by the Jefferson Memorial and the Tidal Pond. Additionally, a 1889 Congressional Bill restricted building heights to 90 – 130 feet to enhance the views of the Capitol Building and the Washington Monument so we have no high-rise buildings in D.C. The Congressional Bill did not affect development in Virginia which is why so many skyscrapers have been developed across the Potomac River. It is in this way that urban law can profoundly shape the geography of cities in very dramatic ways - a major theme of GEO 502.*



THE McMILLAN PLAN : 1901 - THE MALL

