

University of Connecticut
Department of Geography
Urban and Regional Planning

Course Overview and Requirements

Adjunct Lecturer:
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Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty. Think big.

Daniel Burnham, Chicago architect. (1864-1912)

"For we must have the great things of the past to enjoy and study, but with that valuable experience and pleasure as guide and criterion, we must surely seek to live in the present and to try to create the new forms which are to be our legacy to the future."

- A. Everett "Chick" Austin, 1936, Hartford, CT

Urban and Regional Planning
Course Details and Contact Information

- Lecturer: Donald J. Poland, MS, AICP
- Classroom: CLAS 445
- Class Hours: Monday afternoon from 3:30 - 6:00PM
- E-mail: donald.poland@uconn.edu or don@donaldpoland.com
- Phone: 860-655-6897
- Office Hours: (Mondays 3:00 to 3:30 and by appointment)
- Lecture Notes: Black and White copies (four slides per page) of all PowerPoint presentations (in PDF file format) used in my lectures are available for download at my website:

www.donaldpoland.com

Urban and Regional Planning
Course Intent and Content

- This course is intended to be an introduction to the basic principles and practices that guide urban and regional planning in Connecticut and throughout the U.S.
- The course will provide students with a general understanding of the planning process as well as the responsibilities and functions of planning professionals.
- The course will also furnish students with information on topical areas of interest in planning, and the function of planning at different geographic scales.
- The course will also make students aware of planning in their communities and how they, as concerned citizens, can be part of the planning process.

Urban and Regional Planning

Course Goal

- The goal of the course is to provide students with the basic planning skills and a level of knowledge suitable for use in advanced-level planning course work.
- By the semester's end, you should have an general understanding of the course content sufficient to allow them to participate on planning boards and commissions in their home communities.
- Have a general understanding of planning and the process of planning.
- Understand the basics about planning and land use authority in Connecticut.
- Appreciate how the good things about your town do not usually happen by accident.
- Understand how planning works in your town and its positive impacts.
- Know how you can make a difference in your town.

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General Class Format

- First Hour or so – Lecture and Discussion
- A Short Break – NOT time to leave
- Second Hour or so – Lecture and Discussion
- I'm more than capable and have no problem with lecturing—talking at you for the lecture period. However, I'm much more interesting when you participate and engage me in a general discussion on the topics
- Your participation is encouraged and expected. This means asking questions and engaging in discussions related to the topics and issues in the class lectures.



Urban and Regional Planning

Required Textbook

- The required textbook for the course is Planning in the USA: policies, issues, and processes by Barry Cullingworth and Roger W. Caves (3rd edition).
 - This text will be the basis for most of the course readings. Other readings may be required.



Urban and Regional Planning

Course Requirements

- The items below are what your course grade will be based on.
 - **Midterm Exam:** The exam will consist of multiple-choice, short answer, and essay questions. A grade of zero will be given for missing an exam without notification from the Office of Student Affairs. The exam will cover all lecture and reading materials.
 - **Planning Document Survey:** In this project students will review a number of planning documents and answer a series of questions related to those documents.
 - **Book Report:** You are required to read one of the books listed below and write a 5 to 8 page report on the book.
 - **Quizzes:** Two "pop" quizzes will be given over the course of the semester.
 - **Final Presentation:** For this project you will select an article from the Hartford Courant Place section in the Sunday Commentary Section. You will write a (short) one to two page essay explaining article that will be submitted to me at the start of the exam period.
 - **Class Participation:** Your presence and participation in class are important and are key elements of the learning process. They show that: a) you are involved in the class, b) whether or not you understand the material, and c) that you know enough to ask good questions or to contribute to the discussion.

Urban and Regional Planning

Evaluation - Grading

GRADING SCALE & DISTRIBUTION

Grading this course will be based on the following 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%

Graded materials will be weighted according to the following system.

- Mid Term Exam: 20% = _____ Final Presentation: 15% = _____
- Planning Documents: 20% = _____ Participation: 10% = _____
- Book Report: 20% = _____ Quizzes: 15% = _____

- TOTAL: 100% = _____

Urban and Regional Planning

Course Policies

- **Attendance:** Obviously, students are expected to attend all lectures. Any absence beyond two will result in 5% loss in your participation grade for each occurrence. Also, missing class is not an excuse for not handing in an assignment. Notify me by e-mail when you expect to be absent. Attending class is the most painless way to insure you are exposed to all the necessary information in this course. Remember, you can't participate if you do not attend the class.
- **Academic Misconduct:** Any acts of academic misconduct (including cheating on exams, copying someone else's assignment, plagiarism or providing inaccurate information about absences in class) will be handled according to UCONN official policy. You may receive an "F" on an assignment or for a class grade if engaged in cheating or plagiarizing.
- **Withdrawal Policy:** A student may withdraw from this course without penalty anytime before January 31, 2011. Any time after this the student will receive a "W" if they file for a withdrawal.
- **Disability Statement:** Please contact me privately to discuss your specific needs if you believe you need course accommodations based on the impact of a disability, medical condition, or if you have emergency medical information to share.

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Course Schedule – Subject to change

- Week 1 (1/24): Introduction and Overview. Urbanization and Planning
 - Required Reading – Chapters 1 and 2
- Week 2 (1/31): Planning, Planners, and Plans
 - Required Reading – Chapter 3 and 7
- Week 3 (2/7): Government, The Law, and Land Use
 - Required Reading – Chapter 4 and Chapter 5
- Week 4 (2/14): Land Use and Regulations
 - Required Reading – Chapter 6 and Chapter 8
- Week 5 (2/21): Land Use and Regulations Continued
 - Required Reading – Chapter 6 and Chapter 8
- Week 6 (2/28): **Midterm Exam**
- Week 7 (3/7): **Spring Break**
- Week 8 (3/14): The Central City and Suburbanization
 - Required Reading – Chapter 9 and Chapter 10

Urban and Regional Planning

Course Schedule – Subject to change

- Week 9 (3/21): The Central City and Suburbanization
 - Required Reading – Chapter 9 and Chapter 10
- Week 10 (3/28): Housing, Housing Markets, and Neighborhood Regeneration
 - Required Reading – Chapter 8
- Week 11 (4/4): Housing, Housing Markets, and Neighborhood Regeneration
 - Required Reading – Chapter 8 (**Book Report Due**)
- Week 12 (4/11): Economic Development, Planning for Commercial Development
 - Required Reading – Chapter 8 and Chapter 15
- Week 13 (4/18): Aesthetics, Design, and New Urbanism
 - Required Reading – Chapter 11 and Chapter 12 (**Planning Document Project**)
- Week 14 (4/25): Emergency and Disaster Planning
 - Required Reading – Chapter 16 and Chapter 17
- Week 15 (5/2): Final Exam

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Book Report – Due April 4, 2010

- Pick one of the following book to read and write a 5 to 8 page book report.
 - Baxandall, Rosalyn and Elizabeth Ewen. *Picture Windows: How the Suburbs Happened*. New York: Basic Books, 2000.
 - Bruegmann, Robert. *Sprawl: A Compact History*. Chicago: University of Chicago Press, 2005.
 - Fishman, R. *Bourgeois Utopias: The Rise and Fall of Suburbia*. 1987. New York: Basic Books.
 - Hall, P. *Cities of Tomorrow: An Intellectual History of Urban Planning and Design in the Twentieth Century*, 2002 Revised Edition, Oxford: Blackwell.
 - Jacobs, Jane, *The Death and Life of the Great American City*, 1961. Random House, Inc., New York.
 - Jackson, K. *Crabgrass Frontier. The Suburbanization of the United States*, Oxford University Press. New York. 1985.
- This report is intended to be casual—by that I mean there is no prescribed format for the report and I want to hear about your thoughts, reactions, and ideas related to the book.

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Planning Document Survey – Due April 18, 2010

- For this project you will be required to review a number of planning documents, complete a number of tasks, and answer a number tasks. To complete this project you must select a specific town that you will utilize for this project and confirm that town with me.
- To select a town...
- The following is a list of planning documents (related to the town you pick) that you will review as for this project:
 1. Zoning Regulations
 2. Subdivision Regulations
 3. The Plan of Conservation and Development
 4. The Regional Plan of Conservation and Development
 5. The State Plan of Conservation and Development

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Planning Document Survey – Due April 18, 2010

- You will answer the following questions related to each of these documents:
 1. Zoning Regulations
 - Are accessory apartments allowed in residential zoning districts? If so, what type of permit is required?
 - Are mixed-use developments (commercial and residential uses in the same development) allowed in any zoning districts?
 - What is the minimum lot size required in each residential zoning district? Does the minimum lot size include a buildable land or area calculation?
 2. Subdivision Regulations
 - Do the subdivision regulations allow for conservation (cluster or open-space) subdivisions? If so, what percent of the development must be preserved for open space?
 - What are the minimum street pavement widths required by type of street?

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Planning Document Survey – Due April 18, 2010

- You will answer the following questions related to each of these documents:
 1. The Local Plan of Conservation and Development
 - Identify and explain three important issues identified in The Plan.
 - Identify and explain one policy or strategy recommended in The Plan to address each of three issues you identified above.
 2. The Regional Plan of Conservation and Development
 - Identify and explain three important issues identified in The Plan.
 - Identify and explain one policy or strategy recommended in The Plan to address each of three issues you identified above.
 3. The State Plan of Conservation and Development
 - Identify and list the six Growth Management Principles identified in The Plan
 - Explain the following Map and Policy designations: Regional Centers, Growth Areas, Conservation Areas, and Rural Lands

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Planning Document Survey – Due April 18, 2010

- You will answer the following questions related to each of these documents:
 1. Commercial Development - Special Permit Application
 - For this portion of the assignment you are going to need to determine what is required to submit a complete application for a commercial use (lets say a large 100,000 retail store) that requires a special permit.
 - You will assume the role of planner working for a private developer and it is your job to determine what is required to submit the development application. You will assemble the required information and submit it to me. The information you submit to me will include:
 - The Special Permit Application form
 - A detailed list of the supportive documents that are required to be submitted with the application.
 - Supportive will and may include site development plans, traffic studies, drainage studies, planning reports, and so on.
 - The Zoning Regulations and/or Application form will specify what supportive materials are required.

Urban and Regional Planning

Place Article Final Exam Presentation – Final Exam Period

- **Place Article Final Exam Presentation**
- For this project you will select an article from the Hartford Courant Place section in the Sunday Commentary Section. You will write a (short) one to two page essay explaining article and your reaction to it. The essay will be submitted to me at the start of the exam period.
- You will then give a (short) 5-minute presentation of the article to the class.
- Fifty percent of your grade will be on based on your written essay and fifty percent on your presentation.