

ASSIGNMENTS

WRITING ASSIGNMENT TWO PROMPT (DUE IN TWO WEEKS, 4/11, WHICH IS A WEEK AFTER SPRING BREAK)

4 pages, single-sided, double-spaced, 1-inch margins, times new roman font

Prompt: Write a reflection on your experience attending a public hearing or meeting around urban planning issues. If your reflection, use the following questions to guide your paper (not all questions have to be addressed):

How did you learn about this public meeting and do you think it was well advertised?

How was finding/attending the meeting and was it hosted at a location that was accessible to the public?

Describe the types of people in attendance at the meeting. Would you say that it reflects the demographics of the surrounding community?

What formalities did you notice about the meeting? (sign-in, agenda, introductions, etc.)?

What were the topics of discussion and what was the discussion like?

Are there any topics that related to what we've learned so far in the class?

If you were in charge of running the meeting, how would you have done things differently?

FIRST & LAST QUESTION

WORTH 0.5%
OF TOTAL GRADE

ON THE OTHER SIDE OF YOUR PIECE OF
PAPER, WRITE YOUR RESPONSE AND
LEAVE IT UP FRONT.

**WRITE A SHORT (2-4 SENTENCES) REFLECTION ON WHAT YOU
LEARNED FROM OUR GUEST PRESENTER, ALISON SPINDLER?**

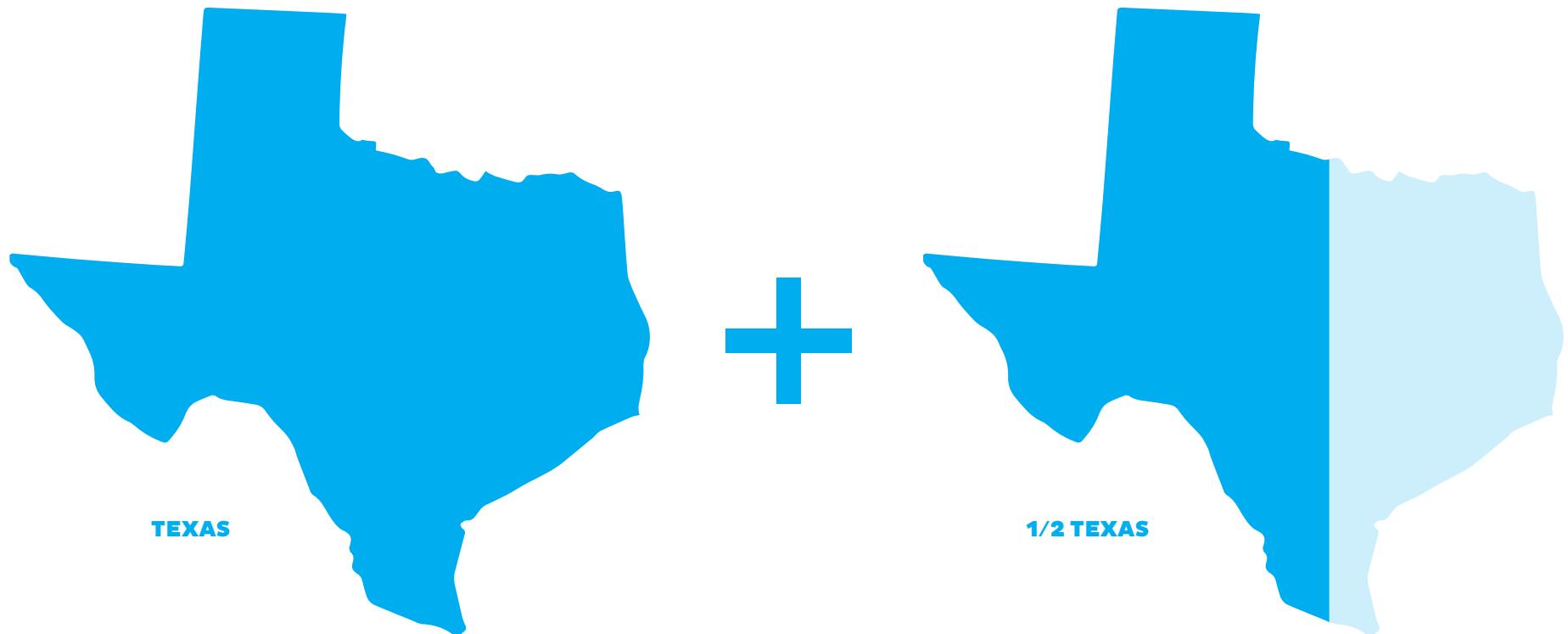
HERE TODAY

- 1 GROWTH MANAGEMENT:
AN INTRODUCTION**
- 2 GROWTH MANAGEMENT
TRENDS IN CALIFORNIA**
- 3 THE SHIFT TO
SMART GROWTH**
- 4 EMERGING SMART
GROWTH STRATEGIES**
- 5 CLASS
PRESENTATION**

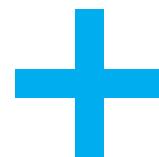
GROWTH MANAGEMENT: AN INTRODUCTION



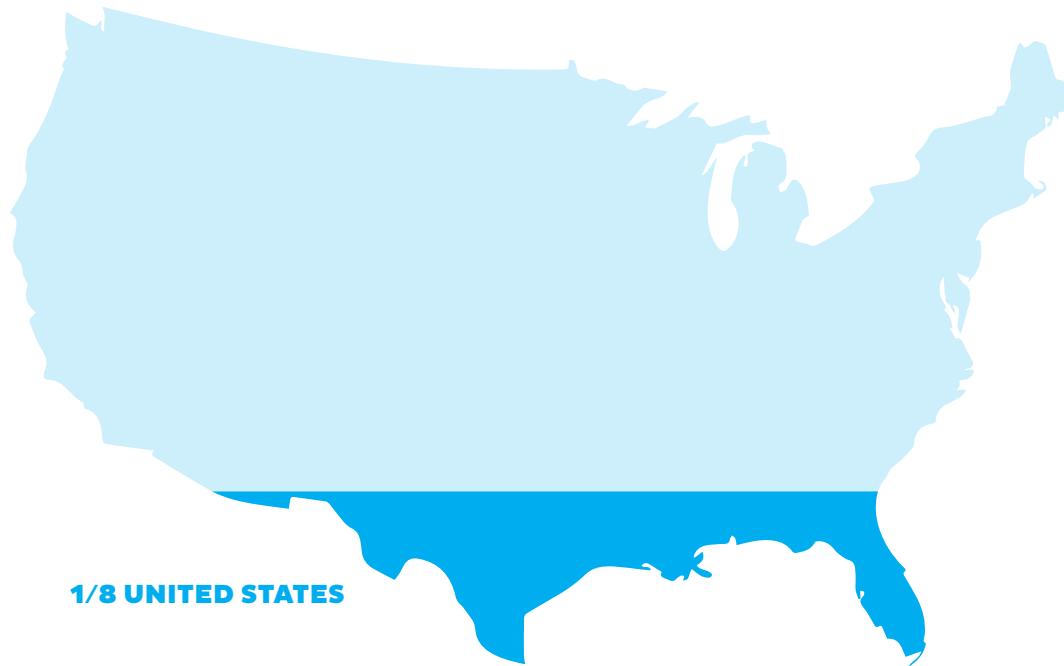
GROWTH MANAGEMENT: AN INTRODUCTION



GROWTH MANAGEMENT: AN INTRODUCTION

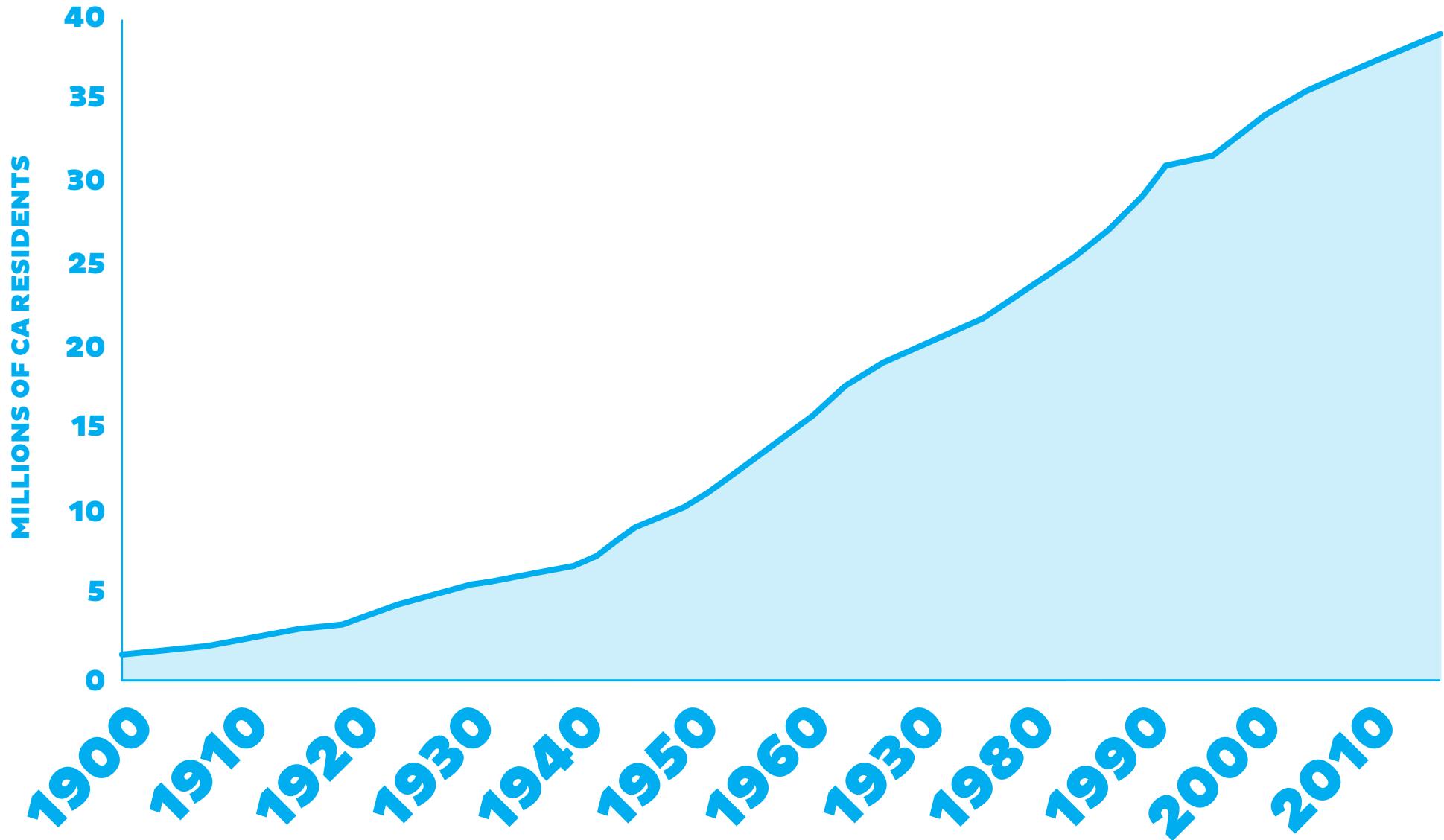


GROWTH MANAGEMENT: AN INTRODUCTION



1/8 UNITED STATES

GROWTH MANAGEMENT: AN INTRODUCTION



GROWTH MANAGEMENT: AN INTRODUCTION



state population
predicted to increase to

59
MILLION BY
2050

CURRENT CA POPULATION IS 39 MILLION

GROWTH MANAGEMENT: AN INTRODUCTION

pre-1950s



While some new development did occur within the urban core (much in the form of public housing projects and urban renewal efforts), a lot of new development was moving outwards, usually following streetcar lines.



GROWTH MANAGEMENT: AN INTRODUCTION

1950s - 60s



Many environmentalist groups became active in opposing environmentally damaging development such as suburban sprawl and freeways.



GROWTH MANAGEMENT: AN INTRODUCTION

1970s - 80s



Cities—especially wealthy suburbs—adopted numerous “**growth management**” techniques that were focused primarily on the timing and sequencing of development.



GROWTH MANAGEMENT: AN INTRODUCTION

early-mid 90s



**Development began to slow down, particularly in cities.
However, low density, single family neighborhood development still occurred).**

GROWTH MANAGEMENT: AN INTRODUCTION

early-mid 90s



During the late 1990s,
the term “smart growth”
became popular.



GROWTH MANAGEMENT: AN INTRODUCTION

2000s



**Some local gvnts have adopted
“sustainable development” policies that
build on smart growth concepts,
especially those that de-emphasize
reliance on the automobile.**



GROWTH MANAGEMENT: AN INTRODUCTION

TODAY



Growth management lives on,
mainly in wealthy coastal cities and in
historically disinvested communities
that are dealing with issues of
gentrification and displacement.

GROWTH MANAGEMENT: AN INTRODUCTION



Growth Management

A set of techniques used by the government to ensure that as the population grows, services available to meet their demands.



GROWTH MANAGEMENT: AN INTRODUCTION



Growth Management

A set of techniques used by the government to ensure that as the population grows, services available to meet their demands.

Concerned mostly with the overall pace of growth, especially the number of new housing units.



GROWTH MANAGEMENT: AN INTRODUCTION



Growth Management

These growth management techniques utilize traditional land use planning strategies, such as zoning, to inform the “use”, “form”, “timing”, and “sequencing” of new development within a community.

Especially residential development!



GROWTH MANAGEMENT: AN INTRODUCTION

**Ramapo, a suburban town,
was experiencing a development boom,
particularly in low-density,
single-family development.**



Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

**Ramapo, a suburban town,
was experiencing a development boom,
particularly in low-density,
single-family development.**

**Between the 1960s and 70s,
Ramapo's population
more than doubled.**



Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

**This precedent-setting
growth management plan,
was comprised of
the following elements:**

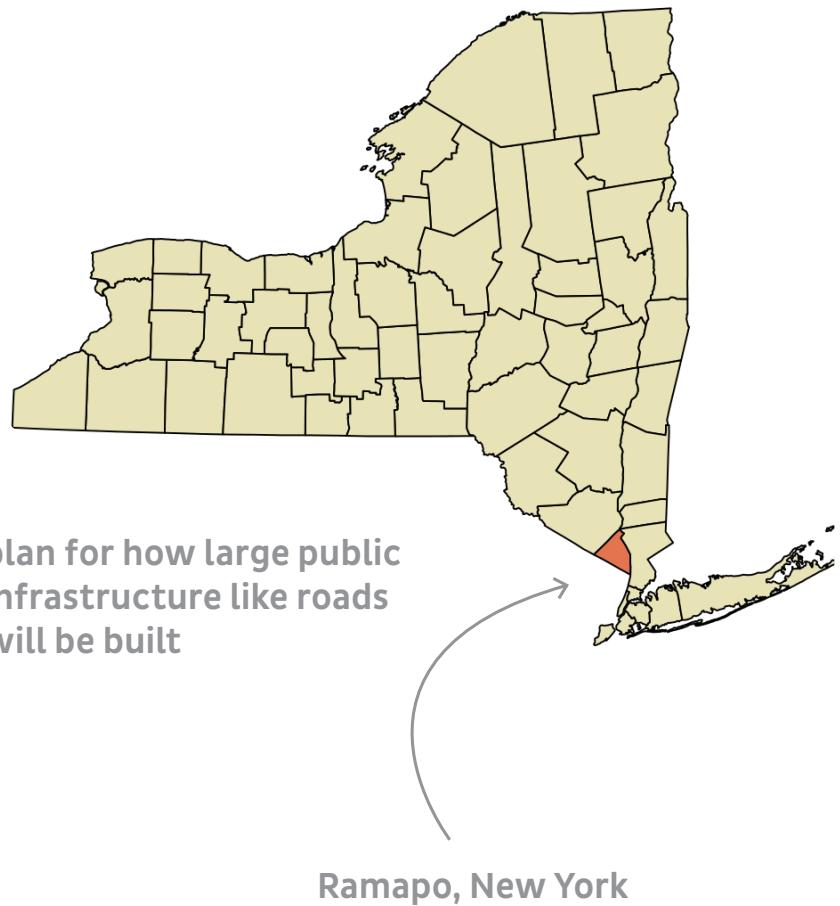


Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

This precedent-setting growth management plan, was comprised of the following elements:

- Timing and sequencing
- Linkage between timing/sequencing and the capital improvement plan
- Integration of planning, zoning, and the capital improvement plan
- Lower taxes for some undeveloped land



GROWTH MANAGEMENT: AN INTRODUCTION

Timing and Sequencing

All development in Ramapo was set on a timing and sequencing schedule that forced some landowners to wait up to 18 years to develop their property.

City used a point system to determine which housing got developed first.



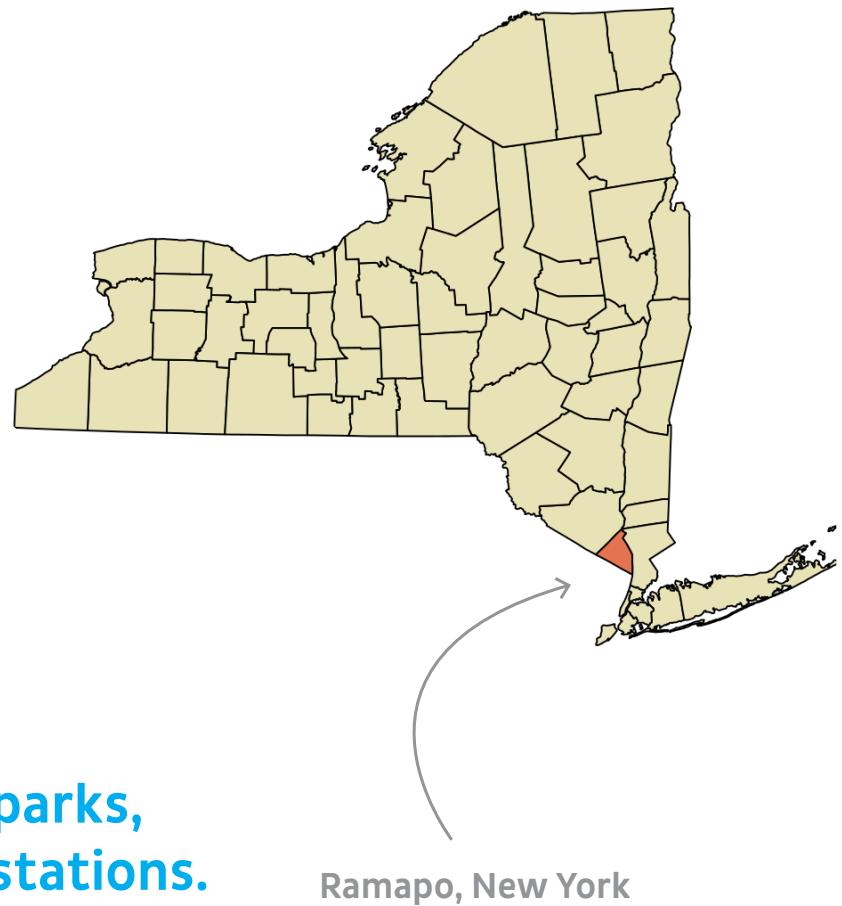
Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

Linkage between timing/sequencing and the capital improvement plan

The linkage was built into the point system so that developments providing sewer systems, rather than septic tanks, received higher scores.

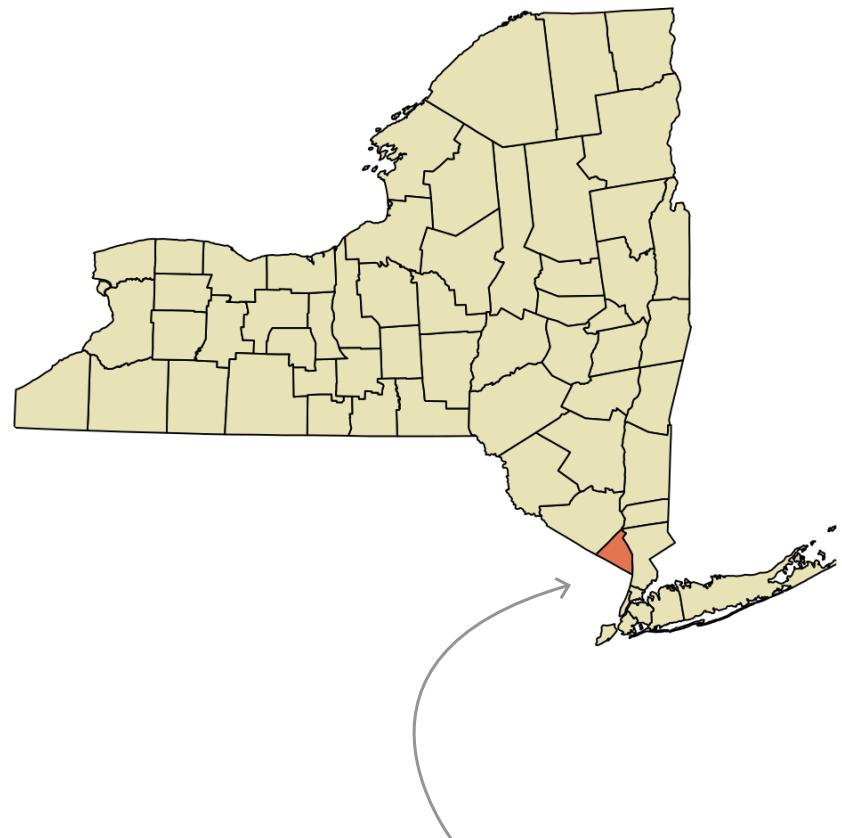
Similarly, more points were awarded to developments in close proximity to parks, arterial roads with sidewalks, and fire stations.



GROWTH MANAGEMENT: AN INTRODUCTION

Integration of planning, zoning, and the capital improvement plan

The zoning and the capital improvement plan was aligned with the growth-management concepts contained in the plan.



Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

Lower taxes for some undeveloped land

The Ramapo plan allowed the purchase of development rights from owners of undeveloped land, a practice that has since become popular among environmentalists.

Most important, landowners who had sold their development rights would be taxed at a much lower rate than those who had not.



Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

In 1972, the New York Court of Appeals, upheld the legitimacy of this growth management plan in the case “Golden v. Planning Board of Town of Ramapo, 283 N.E. 2d 291”.



Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

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The City of Ramapo was able to withstand this constitutional challenge largely because of its 18-year time limit.

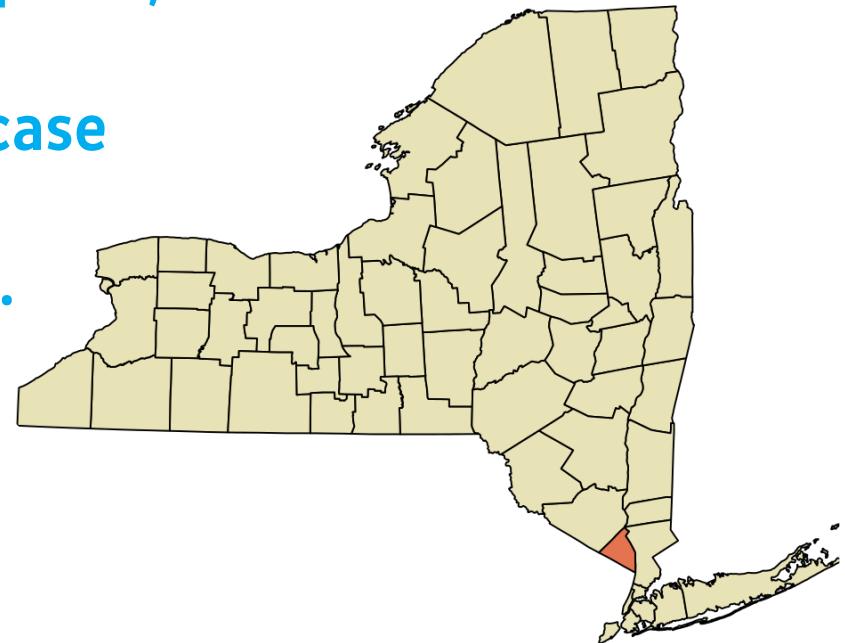


Ramapo, New York

GROWTH MANAGEMENT: AN INTRODUCTION

In 1972, the New York Court of Appeals, upheld the legitimacy of this growth management plan in the case “Golden v. Planning Board of Town of Ramapo, 283 N.E. 2d 291”.

The City of Ramapo was able to withstand this constitutional challenge largely because of its 18-year time limit.



Ramapo’s argument: The growth-management plan did not shut off a landowner’s development possibilities forever, but rather permitted the “reasonable use” of a landowner’s property within a “reasonable period of time.”

GROWTH MANAGEMENT: AN INTRODUCTION

**Around the same time in CA (early 70s),
a city called Petaluma in Sonoma County
(40 miles from San Francisco)
experienced housing boom,
where housing production
had tripled.**



GROWTH MANAGEMENT: AN INTRODUCTION

**Around the same time in CA (early 70s),
a city called Petaluma in Sonoma County
(40 miles from San Francisco)
experienced housing boom,
where housing production
had tripled.**

**Resulted in double-session schools,
an overloaded sewer system,
and political pressure to restrict growth.**



GROWTH MANAGEMENT: AN INTRODUCTION

The City responded by imposing the first growth management restrictions in California history: a cap of 500 housing units per year and an allocation system that awarded those units to builders who met criteria for both aesthetics and public services.



GROWTH MANAGEMENT: AN INTRODUCTION

In 1975,
the Ninth US Circuit Court of Appeals
upheld Petaluma's growth restrictions
as a proper exercise of police power
(Construction Industry Association,
Sonoma County v. City of Petaluma,
522 F.2d 897).



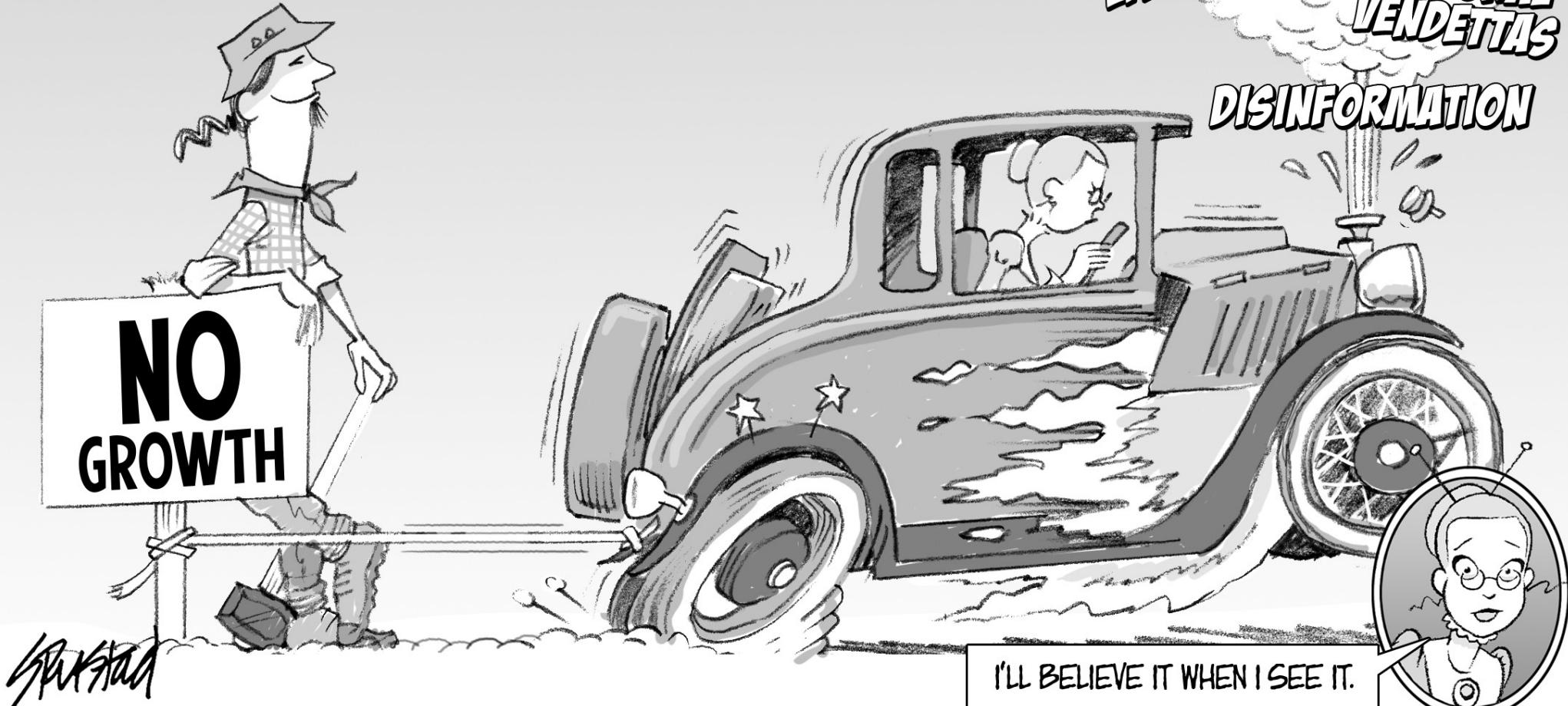
GROWTH MANAGEMENT: AN INTRODUCTION

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522 F.2d 897).**

**After the City of Petaluma's
win in court, more than 60 CA
cities adopted some version of
the Petaluma plan in order to
slow and/or manage growth.**



NEWS ITEM: THE PETALUMA CITY COUNCIL RECENTLY ANNOUNCED A NEW FOCUS ON GROWING REVENUES.

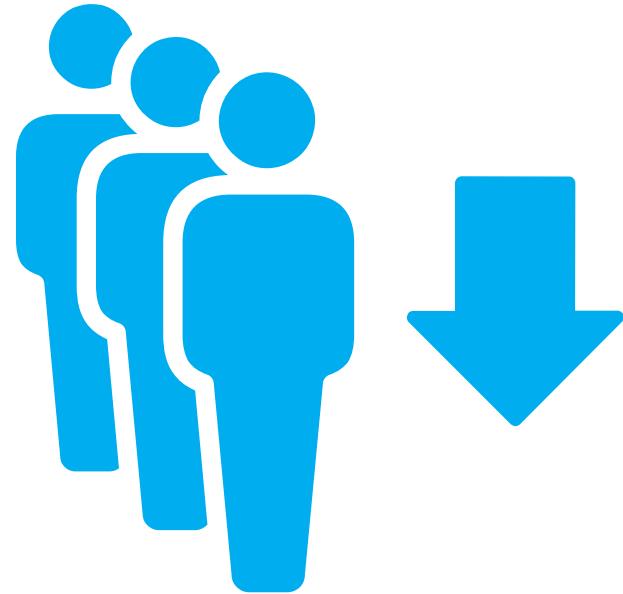


GROWTH MANAGEMENT TRENDS IN CA



Housing & Population Caps

Population growth caps (limits) establish a population limit or restrict the level of population growth for a given time period.



GROWTH MANAGEMENT TRENDS IN CA



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GROWTH MANAGEMENT TRENDS IN CA



Housing & Population Caps

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Housing permit limitations (caps) restrict the total number of residential building permits in a given time period.

Both types of caps were popular in the 1970s & 80s but they have spread to few additional communities since the late 80s.



GROWTH MANAGEMENT TRENDS IN CA



Commercial & Industrial Caps

Caps the overall square footage of commercial & industrial development.

The tool most often used to restrict nonresidential growth is the floor-area ratio (FAR), which effectively prohibits the construction of tall buildings, like office buildings.

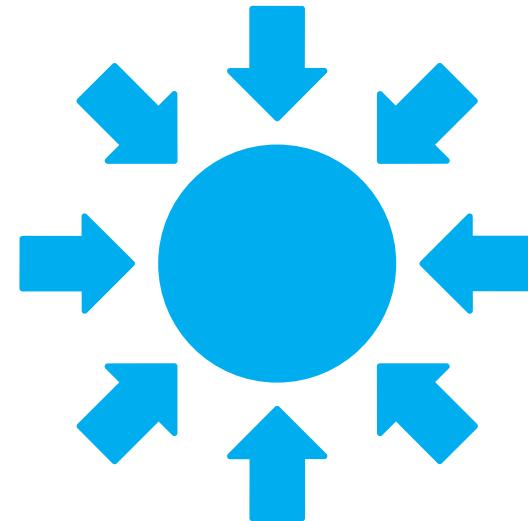


GROWTH MANAGEMENT TRENDS IN CA



Urban Growth Boundary

A strategy to focus any new development within a specific geographical area (or boundary) through regulatory restrictions and/or limitations on infrastructure expansion (growth).

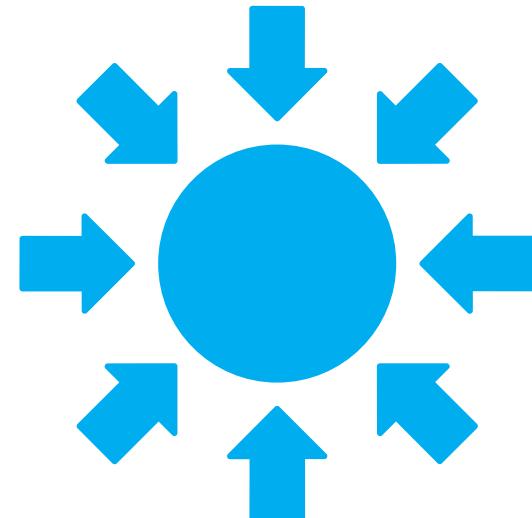


GROWTH MANAGEMENT TRENDS IN CA



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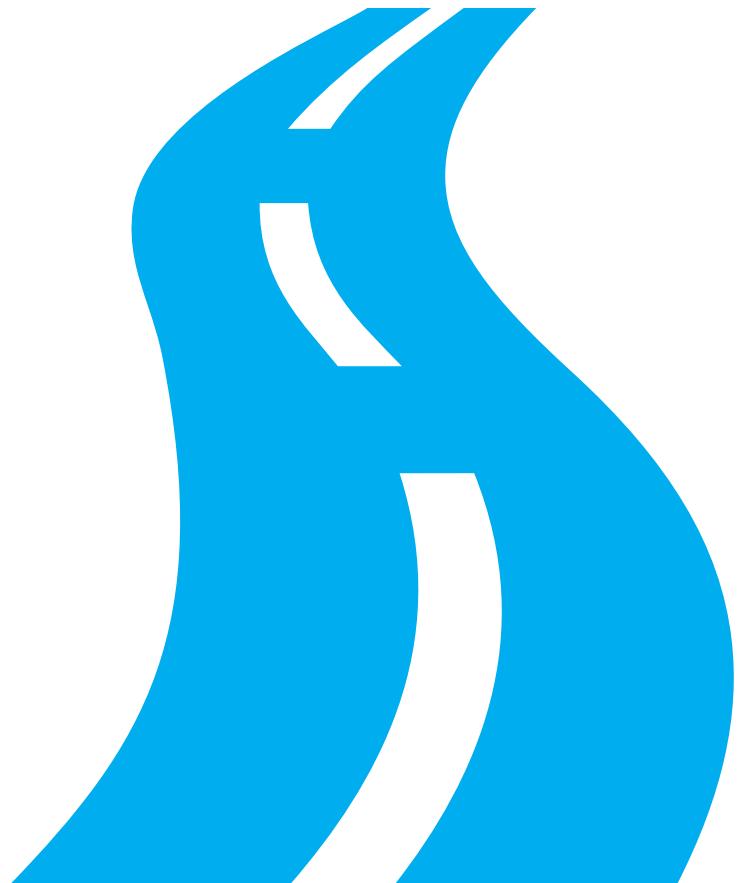
UGBs have become closely identified with the Smart Growth movement of the 1990s and have been popularized by cities after the ruling of *DeVita v. County of Napa*, (1995) 9 Cal. 4th 763, which stated that voters could create UGBs at the ballot & prohibits amendments without subsequent voter approval.

GROWTH MANAGEMENT TRENDS IN CA



Infrastructure Caps

A strategy that prohibits the construction of new development unless the public infrastructure (roads, sidewalks, water, etc.) is in place to support it.



GROWTH MANAGEMENT TRENDS IN CA



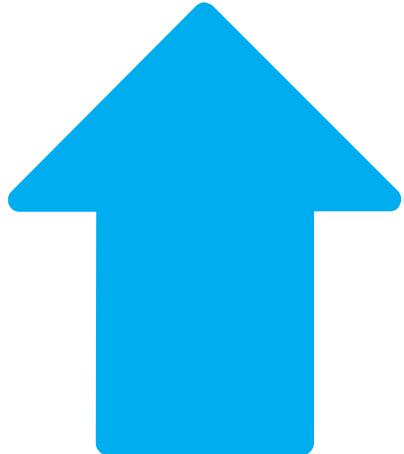
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A strategy that prohibits the construction of new development unless the public infrastructure (roads, sidewalks, water, etc.) is in place to support it.

Usually, infrastructure adequacy is measured by predicting the impact on “levels of service”, or specific standards for all public infrastructure, including roads (congestion levels), schools (capacity & crowding), parks (acres per person), and police and fire services (response times).



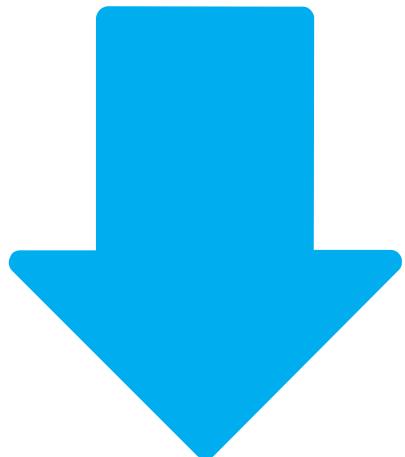
GROWTH MANAGEMENT TRENDS IN CA



Upzoning

When developers seek a variance that allows extra height and units to be added to a property's zoning allowance.

GROWTH MANAGEMENT TRENDS IN CA



Downzoning

When the local government rezones an area of land to limit height and units to no more than a property's zoning allowance.

GROWTH MANAGEMENT TRENDS IN CA

General Controls

Other approaches to managing growth in CA communities, including:



Growth Management Element: A general plan element that may contain a wide range of tools, including long-term restriction on the amount of housing and nonresidential space, along with some kind of infrastructure finance and monitoring plan.



Tiered Growth Management Plan: A plan that specifies areas where development is encouraged and/or discouraged—and backs up these designations with financial incentives.

GROWTH MANAGEMENT TRENDS IN CA

Tied Approach to Growth Management

| | If developing in... | Then... |
|-------------------|----------------------------------|--|
| Encourage | Urbanized area | All fees waived |
| | Planned urbanizing area (suburb) | Landowner/Developer must help finance necessary infrastructure |
| Discourage | Future urbanizing area (rural) | Landowner/Developer pays full cost of necessary infrastructure |

THE SHIFT TO SMART GROWTH



Smarth Growth

A set of techniques that seek to create “centered” neighborhoods and districts that are diverse in their activities and have a walkable scale, and which can serve as nodes in a regional or subregional transit system.



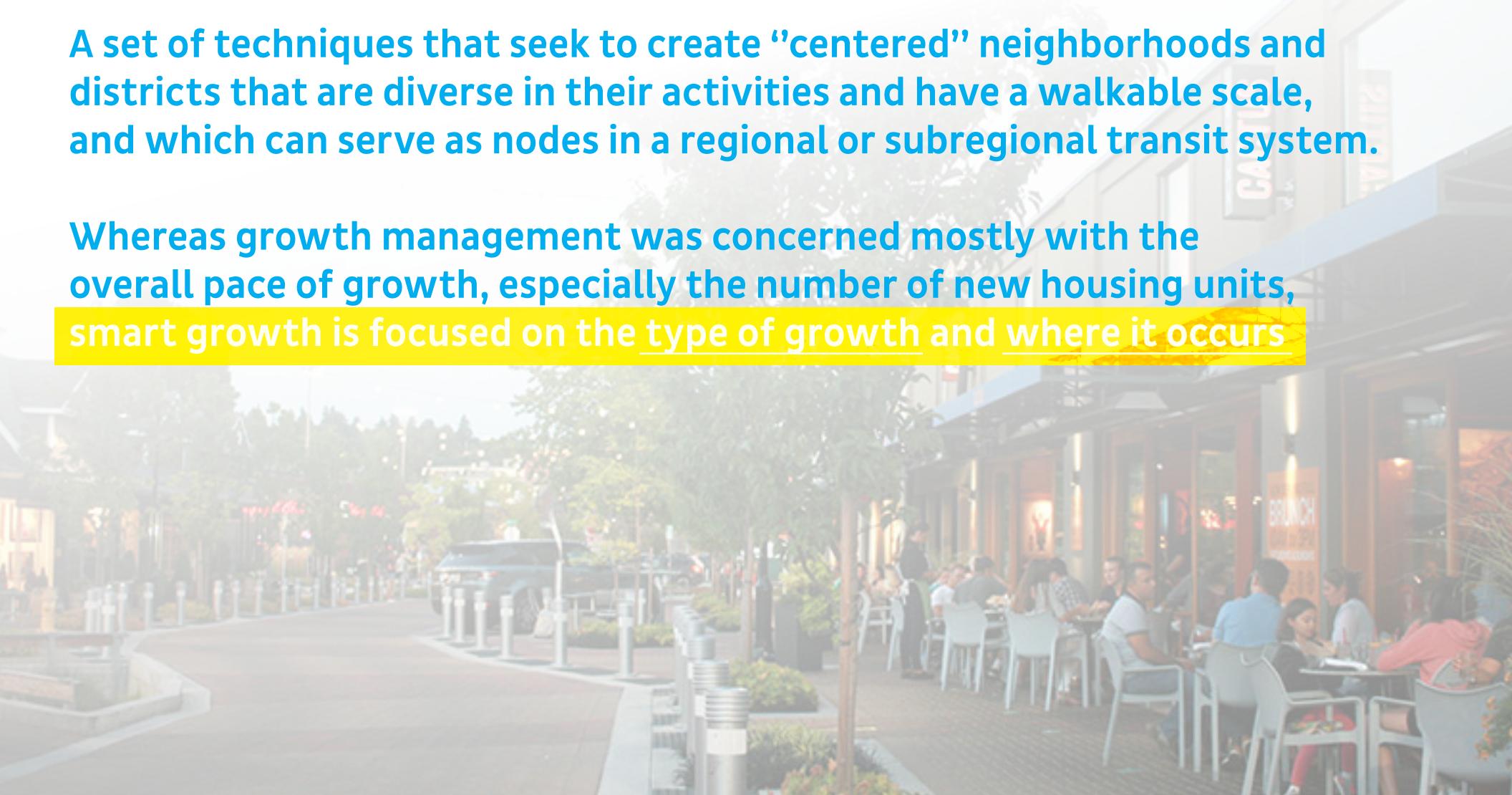
THE SHIFT TO SMART GROWTH



Smarth Growth

A set of techniques that seek to create “centered” neighborhoods and districts that are diverse in their activities and have a walkable scale, and which can serve as nodes in a regional or subregional transit system.

Whereas growth management was concerned mostly with the overall pace of growth, especially the number of new housing units, smart growth is focused on the type of growth and where it occurs



THE SHIFT TO SMART GROWTH



Smarth Growth

This is a big difference from traditional growth management, which accepts the traditional suburban form as a given and gives little consideration to alternate forms of housing development.

A blurred background image of a modern urban street scene. On the right, there's a long, modern building with large glass windows and doors, some with blue canopies. People are sitting at outdoor tables on the sidewalk. A sign for "GOURMET" is visible on one of the buildings. The street is lined with trees and has a paved walkway.

THE SHIFT TO SMART GROWTH



Smarth Growth

This is a big difference from traditional growth management, which accepts the traditional suburban form as a given and gives little consideration to alternate forms of housing development.

Whereas growth management often seeks to restrict the outward geographical expansion of new development, smart growth does not usually restrict the overall amount of development.





TEN PRINCIPLES OF SMART GROWTH

Create a range of housing opportunities and choices.



TEN PRINCIPLES OF SMART GROWTH

Create walkable neighborhoods.



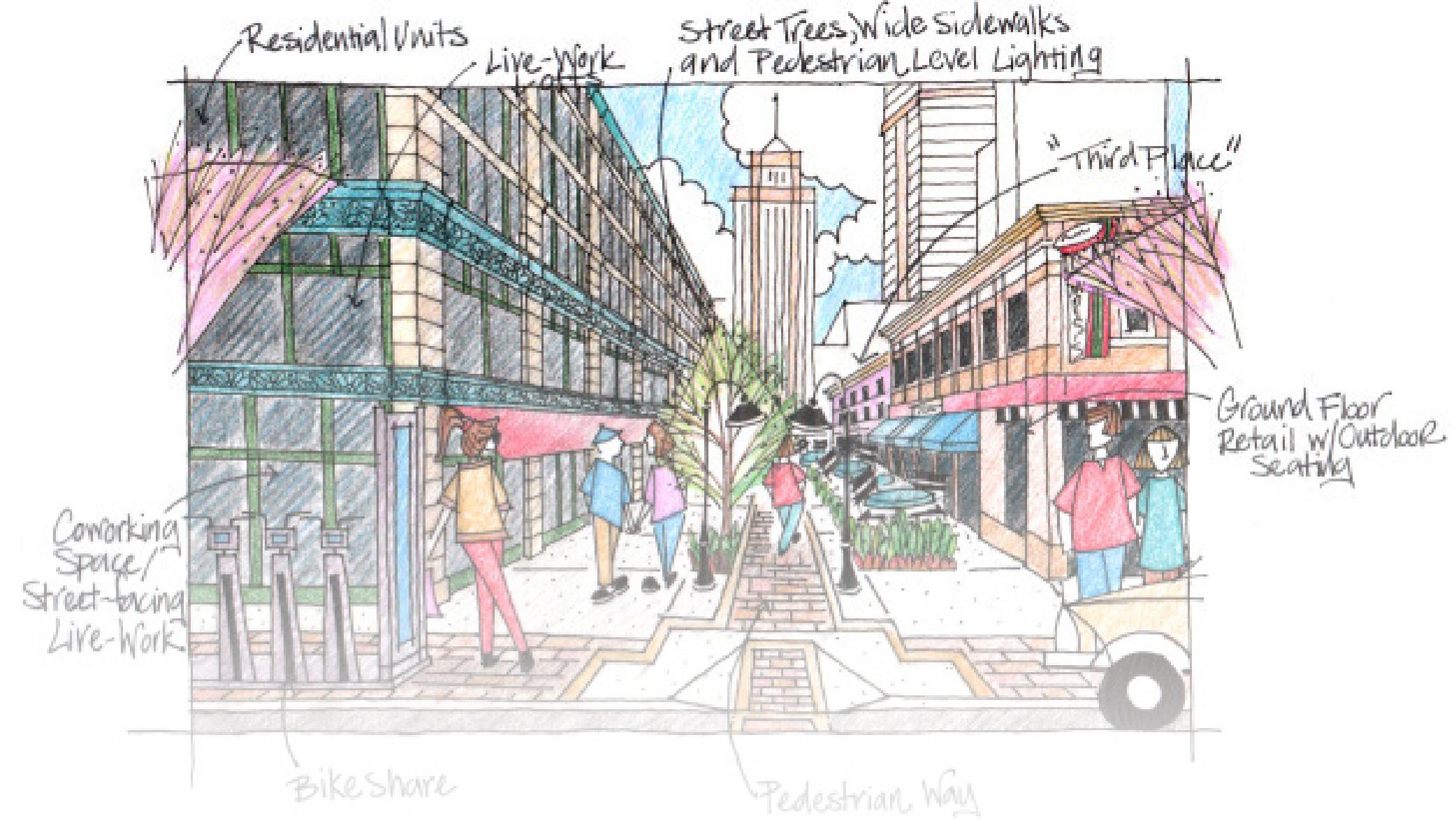
TEN PRINCIPLES OF SMART GROWTH

Encourage community
and stakeholder collaboration.



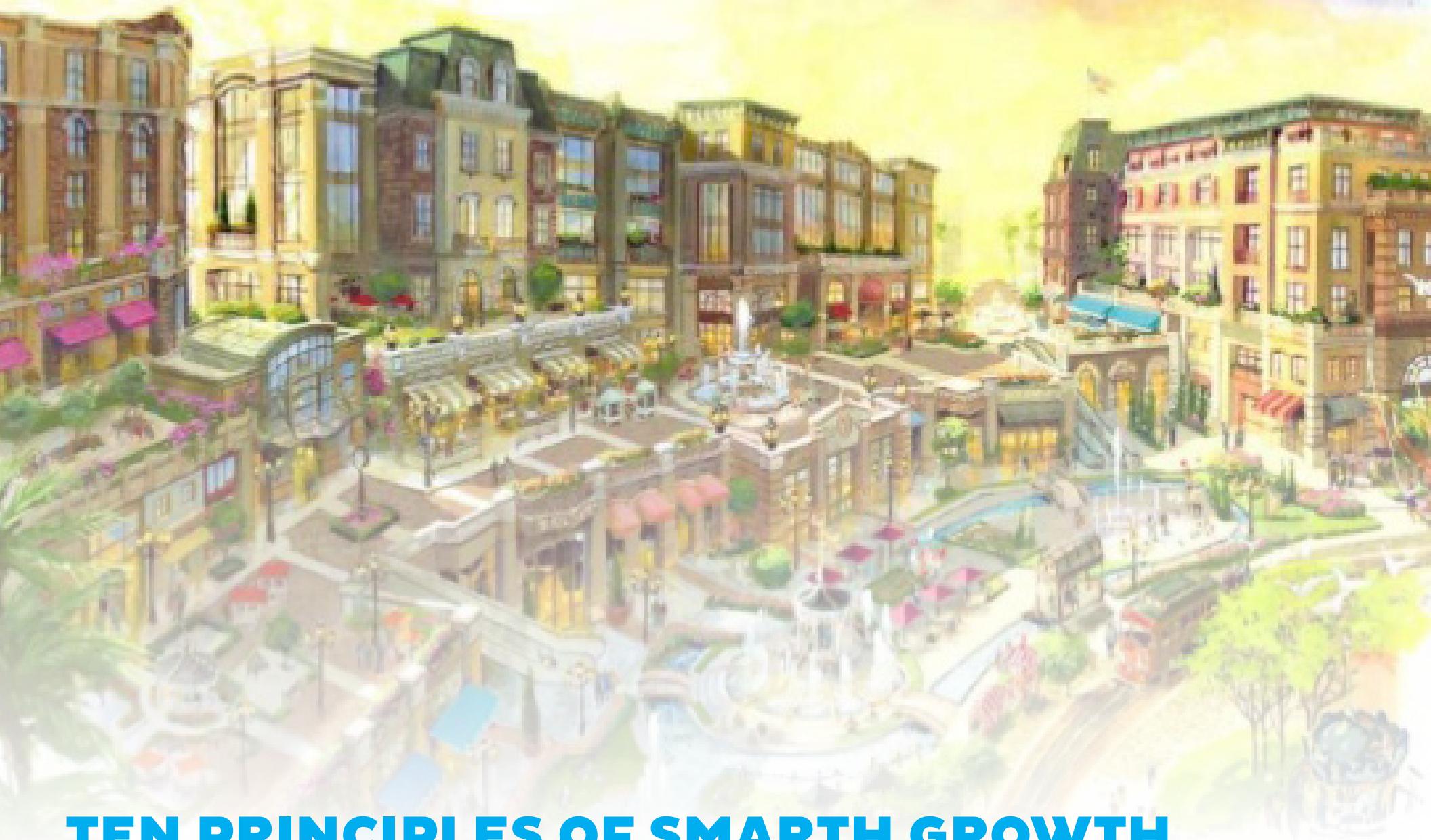
TEN PRINCIPLES OF SMART GROWTH

Foster distinctive, attractive communities
with a strong sense of place.



TEN PRINCIPLES OF SMART GROWTH

Make development decisions predictable, fair, and cost effective. (using things like dev. impact fees)



TEN PRINCIPLES OF SMART GROWTH

Mix land uses.



TEN PRINCIPLES OF SMART GROWTH

Preserve open space, farmland, natural beauty, and critical environmental areas.



TEN PRINCIPLES OF SMART GROWTH

Provide a variety of transportation choices.



TEN PRINCIPLES OF SMART GROWTH

Strengthen and direct development toward existing communities.



TEN PRINCIPLES OF SMART GROWTH

Take advantage of compact living design.

EMERGING SMART GROWTH STRATEGIES

The form-based code & urban growth boundaries are some of the regulatory mechanisms that smart growth-ers use. These smart growth strategies have worked to transform:

OLD DOWNTOWNS



Downtown Pasadena

EMERGING SMART GROWTH STRATEGIES

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OLD DOWNTOWNS

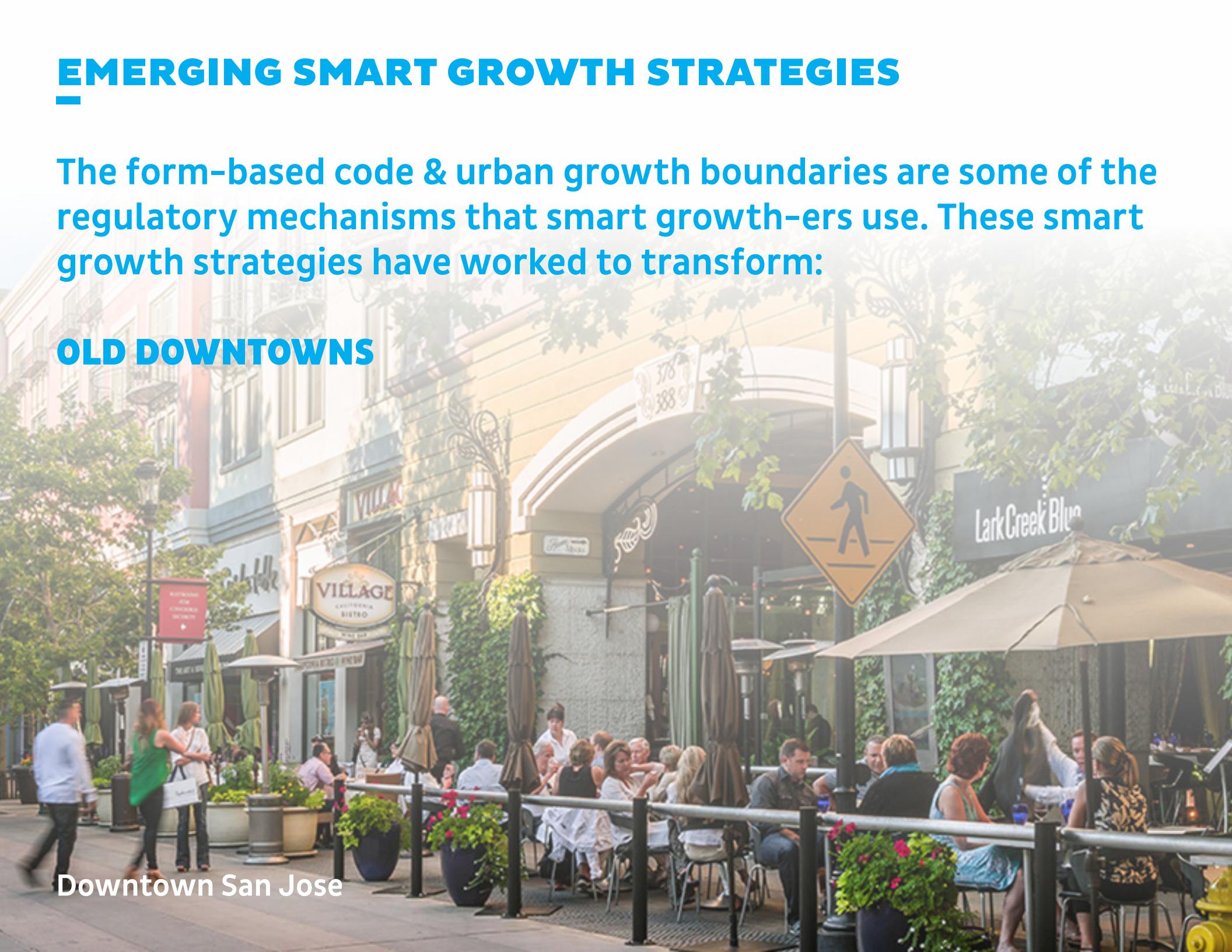


Downtown San Diego

EMERGING SMART GROWTH STRATEGIES

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OLD DOWNTOWNS

A vibrant outdoor dining scene in a downtown area, illustrating the transformation of old downtowns through smart growth strategies. The image shows a lively street with several restaurants. In the foreground, there's a restaurant with a sign that reads "VILLAGE CALIFORNIA BISTRO WINE BAR". Another sign for "Lark Creek Blue" is visible. Numerous people are seated at tables under large umbrellas, eating and socializing. A yellow pedestrian crossing sign is prominently displayed on a pole. The buildings are multi-story and appear to be older structures that have been renovated. There are green plants and trees along the sidewalk, adding to the urban greenery.

Downtown San Jose

EMERGING SMART GROWTH STRATEGIES

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OLD DOWNTOWNS



Downtown San Long Beach

EMERGING SMART GROWTH STRATEGIES

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TRANSIT STATIONS



Del Mar Station TOD, LA Metro Gold Line

EMERGING SMART GROWTH STRATEGIES

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TRANSIT STATIONS



Contra Costa Centre BART Station TOD

EMERGING SMART GROWTH STRATEGIES

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TRANSIT STATIONS



San Diego Metropolitan Transit System (MTS)

EMERGING SMART GROWTH STRATEGIES

The form-based code & urban growth boundaries are some of the regulatory mechanisms that smart growth-ers use. These smart growth strategies have worked to transform:

OLD MALLS

A photograph of a modern urban development. In the background are several multi-story apartment buildings with balconies and large windows. In the foreground, there is a paved plaza with several people sitting on metal benches. There are also some small plants and shrubs. The overall atmosphere is a mix of residential and commercial spaces.

The Village at San Antonio, Mountain View

EMERGING SMART GROWTH STRATEGIES

The form-based code & urban growth boundaries are some of the regulatory mechanisms that smart growth-ers use. These smart growth strategies have worked to transform:

OLD MALLS



Paseo Colorado, Pasadena

EMERGING SMART GROWTH STRATEGIES

The form-based code & urban growth boundaries are some of the regulatory mechanisms that smart growth-ers use. These smart growth strategies have worked to transform:

COMMERCIAL STRIPS



Third Street Promenade, Santa Monica

EMERGING SMART GROWTH STRATEGIES

The form-based code & urban growth boundaries are some of the regulatory mechanisms that smart growth-ers use. These smart growth strategies have worked to transform:

POLICY



SB375 (2008) reduction of greenhouse gas through infill development, transit oriented development, and walkable, mixed use development.

ASSIGNMENTS

- 1 READ CHAPTER 14 & 15**
- 2 CONTINUE READING THE DEATH AND LIFE OF GREAT AMERICAN CITIES**
- 3 ATTEND YOUR PUBLIC HEARING**
- 4 WRITING ASSIGNMENT TWO
(DUE IN TWO WEEKS, 4/11)**