

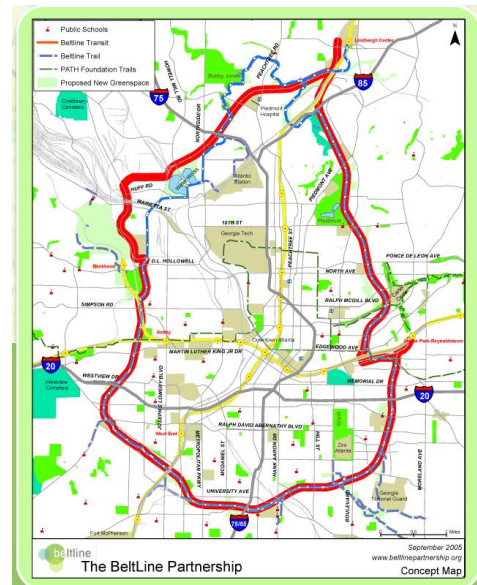
Land Conservation

Spring 2010

CP 4105 Undergraduate
CP 6105 Graduate
Tuesday & Thursday 9:30-11:00

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Office hours: Tuesday & Thursday 1:00-2:00



Proposed Atlanta Beltline

Course description

Every year the development industry transforms over 2.2 million acres of land from open space into highways, roads, parking lots, offices, factories, apartments, and houses. Although we gain the infrastructure and buildings we need to support our modern lifestyle, we also lose irreplaceable natural and cultural resources.

This course addresses the fundamental questions of (1) **why we should**, and (2) **how we can** protect land from development. It includes specific areas of interest such as the conservation of

- **farmland,**
- **forests,**
- **wildlife habitats,**
- **wetlands,**
- **river corridors,**
- **scenic vistas,**
- **rural landscapes,**
- **cultural landscapes,**
- **battlefields,**
- **greenways,**
- **recreational open space,**
- **and public parks.**

The first section of the course addresses the “Why” of land conservation. We begin with an overview of the history of land and land use in America, including the relationship between population growth and the demand for land. We then discuss the basic question of why conserve land and present the four fundamental reasons to preserve land: (1) produce economic benefits, (2) promote human health, (3) preserve cultural and aesthetic resources, and (4) protect areas of environmental importance. We will also consider the interrelationship between land conservation and global warming.

Next we focus upon the major barriers to land conservation including cultural, economic, and legal barriers. Major topics in this section include the takings clause of the fifth amendment to the U.S. Constitution, and an inside understanding of the economics of the land development process.

The remainder of the course is devoted to the “How” of land preservation. It considers a full array of regulatory, planning, public policy, and private-sector techniques available for the conservation of land. These include three main approaches: acquisition of land (with full or partial ownership), regulation of land (primarily at the federal and local levels) and planning for conservation.

Teaching methods

Students will learn through a combination of readings, course lectures, guest speakers, papers, exams, and class discussions. There are several recommended books and three required textbooks:

Author: Platt, Rutherford
Title: Land Use and Society
Publisher: Island Press
Edition: 2004
ISBN: 1-55963-685-8

Author: McQueen, Mike
Title: Land Conservation Financing
Publisher: Island Press
Edition: 2003
ISBN: 1-55963-481-2

Author: Benedict, Mark A. and Edward T. McMahon
Title: Green Infrastructure: Linking Landscapes and Communities
Publisher: Island Press
Edition: 2006
ISBN-10: 1559635584

Grading

The Georgia Tech Honor Code is in effect throughout this course. You should review this code and make sure you understand your responsibilities. If you have any questions, please contact the instructor. The student's final grade will be determined by these components, with an extra course project required for graduate students.

Component	Undergraduate	Graduate
Midterm exam:	20 percent	15 percent
Final exam:	20 percent	15 percent
First course project:	25 percent	20 percent
Second course project:	25 percent	20 percent
Third course project:		20 percent
Class participation:	10 percent	10 percent

The **midterm and final exams** will be 1 ½ hour exams with similar structures. Each will consist of two sections: short answer and essay. Short answer questions will usually

require a single phrase or sentence for an answer. They will be drawn from the assigned readings, lectures, guest presentations, and field trips. The essay portion of each exam will consist of questions drawn from a list of six to eight questions that the instructor will distribute approximately one week before the exams.

For the **first course project** each student will write a 5-8 page (1,500 to 2,400 word) paper focusing on a particular type of land, such as wetlands, greenways, battlefields, etc. The purpose of this paper is to provide interested citizens in Georgia with the basic information and means to begin working toward preserving particular pieces of property. Each paper should address these fundamental questions:

Why preserve this type of land?

What is the definition (or definitions) of this land?

Where are these lands located?

How are these lands most often preserved?

In addition, each paper should contain a brief annotated bibliography of books and articles, and an annotated list of the five to ten most important links to relevant Web materials.

The **second course project** will be a similar paper (of 1,500 to 2,400 words), but this time focusing upon one particular conservation technique such as purchase of conservation easements, transferable development rights, conservation subdivisions, etc. The exact form of this paper will differ depending on the particular technique, but the paper should include a brief annotated bibliography of books and articles, and an annotated list of the five to ten most important links to relevant Web materials.

The **third course project** (for graduate students only) will be a paper of 1,500 to 2,400 words focusing on conservation of a single parcel of land located in either Fulton or DeKalb counties. The paper may either (1) describe the history of an already-conserved parcel, or (2) evaluate the feasibility of preserving a not-yet-conserved parcel. This paper should be more than an individual case study; it must also relate the specifics of the single parcel to the larger issues addressed throughout the course.

Due dates for all materials are listed on the attached course schedule.

All written and electronic work must be turned in on time. Work submitted late will receive reduced credit of 10 percent per day or portion of day it is late, except in truly extraordinary circumstances as determined by the course instructor. Late work must be turned in directly to the instructor, or to the City and Regional Planning administrative assistant at the front desk, who will note the day and time the work is received.

Please make an appointment with me during the first week of school if

- you feel you need course adaptations or accommodations due to a disability,
- you have any emergency medical information that I should know, or
- you need special arrangements in the event the building must be evacuated.

Course schedule (version 1)

Classes	Topics	Readings and Assignment Due Dates
Week 1: January 12 - January 14	Frameworks for land conservation	Online readings
Week 2: January 19 - January 21	Why should we conserve land	Platt chapters 1,2,3,4
Week 3: January 26 - January 28	Barriers to land conservation	Platt chapters 5,6,7,10
Week 4: February 2 - February 4	Thinking like a developer	Online readings
Week 5: February 9 - February 11	Conservation tools: acquisition	McQueen chapters 1,2,3
Week 6: February 16 - February 18	Conservation tools: partial acquisition	McQueen chapters 4,5,6
Week 7: February 23 - February 25	Conservation tools: federal regulation	**** First paper due February 18 **** Online readings, Platt chapter 12
Week 8: March 2 - March 4	Field trip/guest speaker and midterm exam	**** Midterm exam: March 4 ****
Week 9: March 9 - March 11	Conservation tools: federal regulation continued	Online readings, Platt chapter 12
Week 10: March 16 - March 18	Conservation tools: local regulation by traditional planning	Platt chapters 8,9
Week 11: March 23 - March 25	Conservation tools: local regulation by traditional planning continued	Online readings
Week 12: March 30 - April 1	Smart growth, new urbanism, and sustainable development	Online readings
Week 13: April 6 - April 8	Zoning innovations, TDRs, and conservation subdivisions	Online readings **** Second paper due April 8 ****
Week 14: April 13 - April 15	Planning for conservation: GIS and conservation data	Benedict chapters 1-4
Week 15: April 20 - April 22	Green infrastructure and greenprinting	Benedict chapters 5-9
Week 16: April 27 - April 29	Greenspace planning	Online readings **** Final exam: May 6 (Thu) 8:00 am - 10:50 am **** **** Third paper due at final exam ****