NR 377: Land Use Policy and Economics
Instructor: Austin Troy
atroy@uvm.edu
Instructor’s Office: Farrell Hall 110 (Trinity Campus)
656-8336 or 656-8868
Website: www.uvm.edu/~atroy/landuse

Requirements (subject to change)
- Attendance and participation in class discussions and online discussion threads: 25%
- “My metro” exercise: 10%
- Midterm essay question (details later): 20%
- Lead one class discussion and post discussion topics online before class: 5%
- Attend and write a brief report on local commission meeting of your choice (click here to link to the Burlington Planning and Zoning page, which includes meeting times and agendas for several commissions): 5%
- Final Paper (details later): 35%
- Posting news articles on planning to the Blackboard bulletin board: optional but fun!

Assignments
- **Attendance**: you’re expected to actively participate in discussions, talk about the readings, and ask questions. Your attendance grade also includes participation in in-class activities or minor preparation of materials for those activities
- **My Metro**: You will choose a metropolitan area to focus on for your final project. The “my metro” assignments will be where you do preparatory work for your final project. There will probably be 3-4 short assignments under My Metro, all posted to Blackboard. I will announce the dates of all assignments within the first 2 weeks of class. The first assignment will be to choose your metro area and will be due 1/30 (details online)
- **Midterm**: This is an essay midterm that focuses on the material from the first five weeks of class. Tentatively planned as an open book take-home.
- **Lead class discussion**: Students will sign up to lead the discussion portion of one class. Since there are more students than classes, students can pair up if needed for some weeks. Discussion leaders are expected to post questions about the readings at least a day before the class. They can also post ancillary materials and devise in-class activities related to the reading theme, like role-playing games, visual exercises, etc.
- **Attend commission meeting**: Attend a committee or commission meeting that relates to the topics of the class. Preference is for a planning commission meeting, but other commissions are OK if they deal with land use issues. You should write up a 1-2 page summary of what happened in the meeting.
- **Final paper**: a research paper about your chosen metro area, with a theme to be decided later. Full details will be online by the time of the midterm.

Attendance Policy
Attendance is mandatory. If you have to miss a class for a valid reason, please email the instructor as far in advance as possible. No more than two classes can be missed.
**Readings:**

All other readings are available as PDFs on [Blackboard](https://blackboard.example.com) or free on the web.

**Course Schedule (subject to change)**

<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Readings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/16</td>
<td>Introduction + Why do cities exist and what are public goods?</td>
<td></td>
</tr>
</tbody>
</table>
| 1/23 | Urban Economics Fundamentals | O’Sullivan, chapter 7-8 excerpts (land rents and land use in the monocentric city)  
Mills: A Thematic History of Urban Economics, pp. 7-18  
Julie Campoli lecture after class highly recommended |
| 1/30 | Urban decentralization | Mieszkowski and Mills, The Causes of Metropolitan Suburbanization  
Bruegmann, The Causes of Sprawl, from *Sprawl: A Compact History*  
Troy: pp. 244-253  
Pew Report Summary on Suburbs  
My Metro assignment 1 due: Decide on your metro with one backup candidate (details online) |
| 2/6  | The economics of zoning and land use controls | Fischel: ‘The Economics of Zoning Laws’ chapter 10-11  
Fischel, An Economic History of Zoning and a Cure for its Exclusionary Effects |
| 2/13 | Urban differentiation and synthesis on decentralization | Fischel The Economics of Zoning Laws chapter 14, 15  
O’Sullivan, chapter 13, pp 328-335  
Byun and Esparza: A revisionist model of suburbanization and sprawl: the role of political fragmentation, growth control, and spillovers |
| 2/20 | Transportation, energy and urban form | Troy: chapter 3-5  
Ewing and Cervero, Travel and the Built Environment (skim)  
Midterm handed out in class |
| 2/27 | Growth management as a response to sprawl or cause of sprawl? | Chinitz: Growth Management: Good for the Town, Bad for the Nation (short piece)  
Downs and Godschalk: Growth Management, Satan or Savior (short piece)  
Planetizen reading: O’Toole, Preserving the American Dream By Cost, not Coercion. |
| 3/6  | Spring break | |
| 3/13 | Introduction to local regulation and property rights | Fischel: The Economics of Zoning Laws, Chapters 2-3  
Lewyn: *Zoning without zoning* |
<table>
<thead>
<tr>
<th>Date</th>
<th>Topic</th>
<th>Readings</th>
</tr>
</thead>
</table>
| 3/20   | Local zoning and planning  
Guest speaker Burlington Planning Director David White | • Skim the Burlington Waterfront Plan  
• Skim over the Burlington Municipal Plan  
• Talen and Knaap. Legalizing Smart Growth  
• Lewyn: A Libertarian Smart Growth Agenda. [http://www.planetizen.com/node/19010](http://www.planetizen.com/node/19010) |
| 3/27   | Smart Growth: Urban Density and Infill  
Readings: | • Gordon and Richardson: are compact cities a desirable planning goal?  
• Fishman: The Fifth Migration  
• Troy: The Very Hungry City, Chapter 8  
• Urban Land Institute: Higher Density Development: Myths and Facts (this can be skimmed)  
• Also check out images at these cool websites: [http://www.urban-advantage.com/images.html](http://www.urban-advantage.com/images.html), [http://www.sflcv.org/density/](http://www.sflcv.org/density/) |
| 4/3    | Zoning walk  
Readings TBD |                                                                                                                                                                                                          |
| 4/10   | Regionalism, new regionalism, and soft regionalism  
Guest speaker: Charlie Baker, Chittenden County Regional Planning Commission Director  
Readings: | • Bollens: Fragments of regionalism: The limits of Southern California Governance  
• Tara Bryan and James Wolf: Soft Regionalism in Action: Examining Voluntary Regional Councils’ Structures, Processes and Programs  
• Harvard Law Review Note: Old Regionalism, New Regionalism and Envision Utah: Making Regionalism Work  
• Jimenez and Hendrick: Is government consolidation the answer? |
| 4/17   | State growth management case studies: Vermont and Oregon  
Guest speaker: Geoff Hand, land use and environmental attorney  
Readings: | • Murphy: Vermont’s Act 250 and the Problem of Sprawl I-IIIB  
• Shoemake: the Smalling of America, pp. 895-910  
• Troy: Very Hungry City Chapter 9, second part 253-268  
• Son and Knapp--Is Portland winning the war on sprawl?. This is just a short list  
• Short recent article on Oregon’s Measure 37: [From Farmland to Subdivision](http://www.latimes.com/news/local/la-me-tejon8-2008may08,0,25201.story)  
• Optional (for background on which states are doing growth management) Anthony: do state growth management regulations reduce sprawl |
| 4/24   | New Urbanism  
Tentative: visit to South Village new urbanist development in South Burlington, with developer David Scheur.  
Readings: | • DeWolf: Why New Urbanism Fails  
• Lund. Testing the claims of new urbanism (skim conclusions and results)  
• Skaburskis: New Urbanism and Sprawl: A Toronto Case Study |
| 5/1    | Farmland and open space preservation  
Readings: | • Nelson: Preserving Prime Farmland in the Face of Urbanization  
• Daniel: Integrated Working Landscape Protection: The Case of Lancaster County , PA  
• Fulton. The Reluctant Metropolis, chapter 7 (The Education of Maria Van der Kolk)  
• LA Times short article on Tejon Mountain Ranch Land swap: [http://www.latimes.com/news/local/la-me-tejon8-2008may08,0,25201.story](http://www.latimes.com/news/local/la-me-tejon8-2008may08,0,25201.story)  
• Denver Post Article: [Too Many Homes on the Range](http://www.latimes.com/news/local/la-me-tejon8-2008may08,0,25201.story) |