

Graduate Program in Urban Planning  
The University of Kansas

**UBPL 766 - Urban Design Implementation**

Spring, 2009  
308 Marvin Hall  
11:00-12:15 p.m., Tuesday and Thursday

Jim Mayo  
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Office Hours, 9:00-12:00, M & W  
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**Introduction and Objectives**

To familiarize the student with administrative and financial tactics to implement urban design controls and projects.

**Requirements and Grading**

- (1) Class participation (10%) - The students exhibited knowledge of assigned readings is essential to the success of this graduate course. The ability to manipulate conceptual frameworks in addition to the familiarity with the readings is considered essential. Student in-class review of articles is considered here. Any absence from the class sessions constitutes a deduction from participation.
- (2) Reports (90%) - The student will be issued assignments which will be oriented to organizing and/or manipulating the readings with a defined problem.

**Policy on Late Assignments**

Due Dates - Reports are due at the beginning of the class when the report is due. Late work is automatically reduced a letter grade. After a week, work is reduced two letter grades, and after two weeks an F will be assigned.

**Academic Misconduct**

Students should be aware of the University rules regarding academic misconduct (which includes plagiarism). These may be found in Appendix X, "Policies Affecting Student Rights and Responsibilities," of the Timetable for the current semester.

**Students with Disabilities**

Any student who has a disability that prevents the fullest expression of abilities should contact me so that we can discuss class requirements.

**Required Textbooks**

Mandelker, D.R., A. Berucci, and W.R. Ewald. Street Graphics and the Law: PAS Report 527. Chicago: APA Press, 2004.

**Supplemental Readings**

Readings are available on a project server list and thru email from the instructor, except for readings in the require text, Street Graphics and the Law.

## **Assignment Due Dates**

<i>Assignment</i>	<i>Topic</i>	<i>% of Grade</i>	<i>Due Date</i>
1	Aesthetic & Zoning Controls	30%	March 12
2	Sign Controls and Circulation Controls	30%	April 14
3	Urban Development	30%	May 8

No paper can contain more than 10% quotes from refereed references in the body of the paper. All quotes must be footnoted. Any undocumented direct quotation above this 10% is considered plagiarism. A paper that contains plagiarism will automatically be given the grade of F.

## **SCHEDULE of REQUIRED READINGS**

**January 15 (Thursday) - \*\*Class Introduction\*\***

### **I. THE URBAN DESIGNER'S ROLE**

**January 20 (Tuesday)**

- A. Lang, J. "Implementing Urban Design in America: Project Types and Methodological Implications," Journal of Urban Design 1(1, 1996), 7-22.
- B. Jacobs, A. and D. Appleyard. "Toward an Urban Design Manifesto," JAPA 53(1, 1987), 112-120.

### **II. LEGAL AESTHETICS**

**January 22 (Thursday)**

- A. Lai, R.T. "Ch. 4: Spinning The Zoning Web (abbreviated)," Law in Urban Design and Planning (New York: Van Nostrand Reinhold, 1988), 80-94.
- B. Lai, R.T. "Ch. 9: The Basis for Design Regulation," Law in Urban Design and Planning (New York: Van Nostrand Reinhold, 1988), 241-278.

**January 27 (Tuesday)**

- C. Costonis, John J. "Ch.1: Aesthetics in the Museum and in the Courthouse," Icons and Aliens (Urbana: University of Illinois Press, 1989), 1-19.
- D. Costonis, John J. "Ch.3: Icons and Aliens," Icons and Aliens (Urbana: University of Illinois Press, 1989), 45-70.

**January 29 (Thursday)**

- E. Costonis, John J. "Ch.4: Aesthetics and Process Values," Icons and Aliens (Urbana: University of Illinois Press, 1989), 71-110.
- F. Lai, R.T. "Can the Process of Architectural Design Review Withstand Constitutional Scrutiny?" in B.C. Sheer and W.F.E. Preiser Design Review (Chapman & Hall, 1994), 31-41.

### III. ZONING

#### February 3 (Tuesday)

- A. Meck, S., P. Wack, and M. J. Zimet. "Ch. 14: Zoning and Subdivision Regulations," The Practice of Local Government (Washington, D.C.: ICMA, 2000), 343-374.
- B. Bressi, T. "Throwing the Book at Zoning Violators," Planning 54(12, 1988), 4-6, 8.

#### February 5 (Thursday)

- C. Getzels, J. and M. Jaffe. "The Bonus System," Zoning Bonuses in Central Cities, PAS Rpt. 410 (Chicago: APA, 1988), 1-15.
- D. Lasser, T.J. "Limits of Incentive Zoning," Urban Land 49(5, 1990), 12-15.

#### February 10 (Tuesday)

- E. Getzels, J. and M. Jaffe. "Calibration of the Zoning Bonus," Zoning Bonuses in Central Cities, PAS Rpt. 410 (Chicago: APA, 1988), 16-26.
- F. Lasser, T.J. "Ch. 5: Zoning as a Shaper of Building Design," Carrots and Sticks (Washington, D.C.: ULI, 1989), 77-86.
- G. Hutton, David H. "Zoning a la Carte," Planning 72(1, 2006): 30-31.

#### February 12 (Thursday)

- H. Lasser, T.J. "Ch. 6: Environmental Impact of Tall Buildings," Carrots and Sticks (Washington, D.C.: ULI, 1989), 87-98.
- I. Duerkson, C. J. and R. M. Goebel. "Ch3: View Protection," Aesthetics, Community Character and the Law, PAS Rpt. 489-490 (Chicago: APA, 1999), 39-63.
- J. Katz, P. "Form First." Planning 70(10, 2004), 16-21.

#### February 17 (Tuesday)

- K. Johnston, R. A. and M.E. Madison. "From Landscapes to Landmarks: A Review of Current Practices in the Transfer of Development Rights," JAPA 63(3, 1997), 365-378.
- L. Olshansky, Robert B. Planning for Hillside Development, PAS Rpt. 466 (Chicago: APA, 1996), 1-19.
- M. Kline, Kelly and Jim Schutz. "Getting in on the Ground Floor," Planning 67(8, 2001), 14-17.

#### February 19 (Thursday)

- N. Schutz, J. and K. Kline. "Getting to the Bottom of Mixed Use," Planning 70(1, 2004), 16-21.
- O. Porter, D. "Business-Oriented Neighborhoods: Their Time Has Come," Planning 70(1, 2004), 30-33.
- P. Yonkin, D.N. "A Delicate Balance," Planning 69 (4, 2003), 28-31.

**February 24 (Tuesday)**

*Film: "The Green Apple," Design E<sup>2</sup>: The Economics of Being Environmentally Conscious*

*Film: "China: from Red to Green," Design E<sup>2</sup>: The Economics of Being Environmentally Conscious*

**IV. SIGN CONTROL**

**February 26 (Thursday)**

- A. Duerkson, C. J. and R. M. Goebel. "Ch. 5: Billboards, Signs, and Newsboxes," Aesthetics, Community Character and the Law, PAS Rpt. 489-490 (Chicago: APA, 1999), 87-108.
- B. Mandelker, Bertucci, and Ewald, "Ch. 1: Street Graphics Revised," Street Graphics and the Law, 1-6.

**March 3 (Tuesday)**

- C. Mandelker, Bertucci, and Ewald, "Ch. 2: United States Best Practice Standards," Street Graphics and the Law, 7-26.
- D. Mandelker, Bertucci, and Ewald, "Ch. 3: The Street Graphics Concept," Street Graphics and the Law, 27-32.
- E. Mandelker, Bertucci, and Ewald, "Ch. 4: The Street Graphics System and Its Principles," Street Graphics and the Law, 33-38.
- F. Mandelker, Bertucci, and Ewald, "Ch. 5: How Street Graphics Are Displayed," Street Graphics and the Law, 39-46.

**March 5 (Thursday)**

- G. Mandelker, Bertucci, and Ewald, "Ch. 6: Street Graphics Model Ordinances," Street Graphics and the Law, 47-75.
- H. Mandelker, Bertucci, and Ewald, "Ch. 7: Regulating Street Graphics: The Legal Issues," Street Graphics and the Law, 77-88.
- I. Mandelker, Bertucci, and Ewald, "Ch. 8: Strategy for Dealing with Nonconforming Signs Street Graphics," Street Graphics and the Law, 95-105.
- J. Mandelker, Bertucci, and Ewald, "Ch. 9: Free Speech Issues," Street Graphics and the Law, 113-123.

**V. CIRCULATION**

**March 10 (Tuesday) -**

- A. Smith, T.P. "Ch. 2: The Aesthetic Problems with Surface Parking Lots," The Aesthetics of Parking, PAS Rpt. 411 (Chicago: APA, 1988), 5-13.
- B. Smith, T.P. "Ch. 4: Parking Structures and Urban Design," The Aesthetics of Parking, PAS Rpt. 411 (Chicago: APA, 1988), 23-31.
- C. Mukhija, V. and D. Shoup. "Quantity versus Quality in Off-Street Parking Requirements," JAPA 72(3, 2006): 296-308.

**March 12 (Thursday) - \*ASSIGNMENT #1 DUE\***

- D. Whyte, W.H. "Digest of Open Space Zoning Provisions New York City," The Social Life of Small Urban Spaces (Washington D.C.: The Conservation Foundation, 1980), 112-119.  
*Film: The Social Life of Small Urban Spaces*

**March 17 and 19 - \*\*\*Spring Break\*\*\***

**March 24 (Tuesday)**

- C. Bishop, K.R. "Ch. 2: Improving the Appearance of Commercial Corridors," Designing Urban Corridors, PAS Rpt. 418 (Chicago: APA, 1989), 5-14.  
D. Schellinger, D. and S. Priest. "Getting Streetscape Design Right," Planning 72(6, 2006): 44-49.  
E. Byers, Jack. "The Privatization of Downtown Public Space: The Emerging Grade-Separated City in North America," JPER 17(3, 1998), 189-205.

**VI. DESIGN REVIEW**

**March 26 (Thursday)**

- A. Scheer, B.C. "Introduction: The Debate on Design Review," in B.C. Sheer and W.F.E. Preiser, Design Review (Chapman & Hall, 1994), 1-10.  
F. Duerkson, C. J. and R. M. Goebel. "Ch. 2: Design Review," Aesthetics, Community Character and the Law, PAS Rpt. 489-490 (Chicago: APA, 1999), 9-37.  
G. Mayo, J.M. "Justice Issues in Project Approval," Planning Forum (7, 2001), 4-17.

**March 31 (Tuesday)**

- D Lasser, T.J. "Ch. 3: Development and Design Reviews," Carrots and Sticks. (Washington, D.C.: ULI, 1989), 53-69.  
E. Hinshaw, M.L. "Ch.3: Developing Design Guidelines," Design Review (Chicago: APA, 1995), 19-32.  
G. Hack, G. "Discovering Suburban Values through Design Review," in B.C. Sheer and W.F.E. Preiser, Design Review (Chapman & Hall, 1994), 75-84.

**April 2 (Thursday)**

- H. May, H. "Discretionary Design Review: Shaping Downtown Cincinnati," in B.C. Sheer and W.F.E. Preiser, Design Review (Chapman & Hall, 1994), 119-131.  
I. Williams, B. "Designing a Downtown," Planning 70(12, 2004), 20-23.  
J. Blaesser, B.W. "The Abuse of Discretionary Power," in B.C. Sheer and W.F.E. Preiser, Design Review (Chapman & Hall, 1994), 42-50.

**VII. FINANCE**

**April 7 (Tuesday)**

- A. Lucy, William H. and Peter S. Fisher. "Ch. 16: Budgeting and Finance," The Practice of Local Government (Washington, D.C.: ICMA, 2000), 401-420.

**April 9 (Thursday)**

- B. Bowyer, R.A. "Ch. 3: Evaluating and Selecting Projects," Capital Improvements Programs (Chicago: APA, 1992), 25-38.
- C. Dye, Richard F. and David F. Merriman. "Tax Increment Financing," Land Lines 18(1, 2006), 2-7.
- D. Krohe, James. "At the Tipping Point: Has TIF Become Too Much of a Good Thing?" Planning 73(3, 2007), 20-25.

**April 14 (Tuesday) - \*ASSIGNMENT #2 IS DUE \***

- H. Casterline, B. "Tax Abatement Encourages Development," Practicing Planner 7(2, 1977), 19-25, 46.
- I. Dowall, D.E. "Applying Real Estate Financial Analysis to Planning and Development Control," JAPA 51(1, 1985), 84-94.

**April 16 (Thursday)**

- J. Barneby, M.P. et al. "Paying for Growth: Community Approaches to Development Impact Fees," JAPA 54(1, 1988), 18-28.
- K. Houston, L. "Capitalist Tool," Planning 70(1, 2004), 26-29.
- L. Hollis, L. E. "Spreading the Wealth," Planning 69(9, 2003), 10-15.
- M. Walsh, R. "History in the Making: The Historic Tax Credit Is a Significant Revitalization Tool for Historic Buildings," Revitalization (March/April, 2006): 30, 32-35.

**VIII. URBAN REVITALIZATION**

**April 22 (Tuesday)**

- A. Barnett, J. "Redesigning the Metropolis," JAPA 55(2, 1989), 131-135.
- B. Scheer, Brenda C. "Shape of the City," Planning 73(7, 2007), 30-33.
- C. Robertson, K. "Downtown Redevelopment Strategies in the United States," JAPA 61(4, 1995), 429-437.  
*Film: Horton Plaza*

**April 23 (Thursday)**

- C. Attoe, W. and D. Logan. "Ch. 3: The Concept of Urban Catalysts," American Urban Architecture (Berkeley: University of California Press, 1989), 44-73.
- D. Brodeur, M. "Ten Tips for Designing a Consumer Friendly Downtown," Planning 69(4, 2003), 24-27.
- E. Pasley, Dave. "Pole to Pole," Planning 63(12, 1997), 18-20.

**April 28 (Tuesday)**

- F. Fillion, Pierre, Heidi Hoerning, Trudi Bunting, and Gary Sands. "The Successful Few: Healthy Downtowns of Small Metropolitan Regions," JAPA 70(3, 2004), 328-343.
- G. Robertson, Kent. "Can Small-City Downtowns Remain Viable?" JAPA 65(3, 1999), 270-283.

- H. Segedy, Jim and Tom Daniels. "Small Town Design: Getting It Right," Planning 73(6, 2007), 36-39.  
*Film: Union Station, Washington, D.C.*

**April 30 (Thursday)**

- A. White, B.J. and R.R. Roddewig, "Ch.3: Preparing and Implementing a Historic Preservation Plan," Preparing a Historic Preservation Plan (Chicago: APA, 1994), 21-41.  
*Film: Historic Preservation in Wichita*

**May 5 (Tuesday)**

- B. Morris, M. "Ch. 2: Conservation Districts," Innovative Tools for Historic Preservation, PAS Rpt. 438 (Chicago: APA, 1992), 13-24.  
B. Duerkson, C.J. and S. Richman, "Ch. 4: Crafting an Effective Tree Conservation Ordinance," Tree Conservation Ordinances, PAS Rpt. 446 (Chicago: APA, 1993), 35-63.

**May 7 (Thursday)**

*Class Presentations for Assignment # 3*

**May 8 (Friday) - \*ASSIGNMENT #3 IS DUE\***