Cornell University
College of Architecture, Art and Planning
Department of City and Regional Planning

Spring 2016

CRP 5530 Concepts and Methods of Land Use Planning
CRP 5072 Land Use, Environmental Planning, and Urban Design Workshop

Excerpts from the City of Ithaca’s Comprehensive Plan. In this course, we will move from the scale of the comprehensive plan to planning at the neighborhood scale.

Class Dates: January 27 - May 9, 2016
Class Day and Time: Tuesdays and Thursdays, 2:55 - 4:25
Class Location: Sibley 208. Sometimes in the 3rd floor lab and in the Southside neighborhood.
This course provides an overview of land use planning concepts, frameworks, institutions, movements, and methods. Participants gain an understanding of land use planning at multiple scales, from statewide frameworks to local and regional government plans to small area plans. The course covers comprehensive planning methods and urban systems. It is intended to provide familiarity with a wide range of concepts and hands-on experience in applying planning support tools and designing methods of participation. This semester, we will focus on assisting the City of Ithaca’s Planning Department and the Southside neighborhood with steps for planning a neighborhood scale plan that fits within the goals and objectives of the City of Ithaca’s Comprehensive Plan.

Course Format

This course includes lecture and in-class activities. Most lectures and discussions will take place in Sibley 101. We may move to the 3rd floor lab of Sibley hall for some activities. We will meet in other locations in Ithaca for data collection and we may have some meetings with representatives of the Southside community. Some proficiency with GIS is helpful.

Learning Objectives

- Purpose and Meaning of Planning: appreciation of why planning is undertaken by communities, cities, regions, and nations, and the impact planning is expected to have.
- Plan Creation and Implementation: integrative tools useful for sound plan formulation, adoption, implementation, and enforcement.
- The Future: understanding of the relationships between past, present, and future in intervention to influence the future.
- Governance and Participation: appreciation of the roles of officials, stakeholders, and community members in planned change.
- Sustainability and Environmental Quality: appreciation of natural resource and pollution control factors in planning, and understanding of how to create sustainable futures.
• Growth and Development: appreciation of economic, social, and cultural factors in urban and regional growth and change.
• Social Justice: appreciation of equity concerns in planning.
• Quantitative and Qualitative Methods: data collection, analysis and modeling tools for forecasting, policy analysis, and design of projects and plans.

Textbooks

These books are also on course reserve in the Fine Arts library.

Evaluation
Taken as a 3-credit class:
Weekly Mini-assignments/interim products 30%
Contributions to Final Report 30%
Final Team Presentation 30%
Class Participation 10%

Students taking the course as a 4-credit workshop are required to take a project management role in teams, take responsibility for additional organizations tasks, take a lead role in presentation of deliverables, and produce the final, polished class report based on the contributions of all of the teams.

Classroom Policies
Laptops - You may bring a laptop to class; however, do not use for unrelated e-mail checking, social media, or other irrelevant and distracting tasks.

Attendance – You are expected to be in class and participate. Attendance is mandatory and absences will affect your grade. For every class you miss, 10% will be deducted from your class participation grade. In the event of an illness or family emergency, you should send an e-mail indicating the reason for your absence. You are also expected to actively participate in class activities.

Academic Integrity – Your work must be your own. When you use a map, photograph, or diagram from another source or when you quote text, you must provide a reference to the artist or author. All of your work should be consistent with Cornell’s Code of Academic Integrity, available here: http://cuinfo.cornell.edu/Academic/AIC.html.
Note to students with disabilities: If you have a disability-related need for reasonable academic adjustments in this course, please provide the instructor with an accommodation notification letter from Student Disability Services as soon as possible. A notification letter should be provided within the first two weeks of the semester or from the occurrence of an injury or illness. I would like to invite you to set up a meeting with me to discuss needed accommodations in a confidential environment. If you have not done so already, I encourage you to meet with Student Disability Services for disability verification and determination of reasonable accommodations.

Teamwork – You will be expected to participate in a team project. The best work is typically the outcome of regularly scheduled meetings and active and cooperative team work. Your teammates will be asked to evaluate your participation and this will be figured into participation and assignment grades.

Course Schedule

The contents of this syllabus may shift throughout the semester to enhance learning objectives and outcomes and respond to unforeseen circumstances. If changes are made in the readings or assignments, this information will be communicated as early as possible.

Week 1 - Class Overview, Scales of Land Use Planning

Thursday, January 28

- Begin readings for next week.

Week 2- Dissection of Comprehensive Plans – Purpose and Process; Guiding Frameworks

Readings due for class Tuesday, February 2:

- *Plan Ithaca*, the City of Ithaca’s Comprehensive Plan
- *Draft Southside Flowering Plan* (2006) (Note: plan was never completed or adopted)

In class: Guest Speakers from City of Ithaca Planning Department JoAnn Cornish, Planning Director, and planner Megan Wilson.

Readings due for class Thursday, February 4:

- *Urban Land Use Planning (Further referenced as ULUP)*, Chapter 2.
Week 3 – Plan Process and Evaluation; Existing Conditions Community Inventories

Readings due Tuesday, February 9:


Readings due Thursday, February 11

- *Community Planning*, Chapters 4, 5.
- **Due: Formation of 3-4 Neighborhood Teams for Southside.**

Week 4 – Collaborative Public Participation in Land Use Planning

Tuesday, February 16 - No class – February break

Readings due for class Thursday, February 18:

- Memo to JoAnn Cornish and Megan Wilson by students in Cities Place Technology, spring 2015.

Week 5 – Population, Housing, Employment and Land Use; Urban Form, Zoning and Form-based Codes

Readings due for class Tuesday, February 23:

- *ULUP* – Chapters 5, 7

Readings due Thursday, February 25:


Week 6 – Housing; Complete Transportation Systems

Readings due for Tuesday, March 1

- *Community Planning*, Chapters 20, 8
- National Complete Streets Coalition: [http://www.smartgrowthamerica.org/complete-streets](http://www.smartgrowthamerica.org/complete-streets)

Thursday, March 3

- **Interim Deliverable #1 Due by beginning of class: Assessment of Southside Flowering Plan. (Deliverable to completed by each student individually, not in teams)**
Week 7 – Environmental Systems and Green Infrastructure; Food

Readings due Tuesday, March 8:

Readings due Thursday, March 10:

Week 8 – Regionalism; Scenario Planning Tools and Techniques

Readings due Tuesday, March 15:
- Envision Tomorrow materials on blackboard.

Due for class Thursday, March 17:
- Each team should be ready to compare notes on the recommendations for planning areas. Conversation in class about recommendations for planning area. Bring powerpoint slides to be used in the class discussion.

Week 9 – Infill, Redevelopment and Retrofitting; Revitalization, Main Streets, and Historic Preservation, Conservation Districts

Tuesday, March 22:
- *Community Planning*, Chapter 18: Planning for Renewal and Revitalization

Thursday, March 24:
**SPRING BREAK**

Week 10 - Redevelopment, Return on Investment, and Gentrification; Methods of Modeling Urban Change; Build Out, and Susceptibility to Change;

Readings due Tuesday, April 5:

- *ULUP*, Chapter 13
- Optional:

Readings due Thursday, April 7:


**Friday, April 8, end of day: Interim Deliverable #2 Envision Tomorrow Return on Investment lab due from each student individually.**

Week 11 - Activity Centers and Employment Centers; Commercial and Industrial Uses, LULUs

Readings due Tuesday, April 12:

- *ULUP*, Chapter 12

Thursday, April 14:


**Friday, April 15, end of day: Interim Deliverable #3 (One memo per team)**

Week 12 – Touring your discoveries, pooling observations
This week, we will aim to walk together through the Southside with each team leading us through their observations and the rest of the class contributing any new observations. Each team should be prepared to walk us through important sites (Interim deliverable #4). Project manager(s) to organize this tour.

Tuesday: Work Session and/or Tour

Thursday: Work Session and/or Tour

Week 13 in Class Work Sessions: In class sessions focused on infill and zoning analysis

Tuesday: Work Session

Thursday: Work Session

Week 14 - in Class Work Sessions

Tuesday, May 3: Work Session

Thursday, May 5: Work Session

Draft class deliverable (Southside Neighborhood Assessment and Action Plan for Phase II of Comprehensive Planning process) due Sunday, May 8th by end of day.

Week 15

Tuesday, May 10 (Last Class)

Student Presentations on this day or alternatively scheduled evening.

Final Class Deliverable due May 15th, end of day.

Assignments

Assignment requirements and due dates are subject to adjustments throughout the semester. Additional instructions will be given in class and posted on blackboard.

A. Interim Deliverables
Exercises that relate to the final deliverables you will be submitting to the City of Ithaca.

1. **Interim Deliverable #1:** Individual memo - Assessment of Southside Flowering Plan draft. See final deliverable, which will be a joint product. Create a 2-3 page memo providing your assessment of 1(a) and (b) as described in Final Deliverable below.  
   Due: March 3.

2. **Interim Deliverable #2:** Individual memo - Envision Tomorrow Return on Investment. Due End of Day Friday, April 8.

3. **Interim Deliverable #3:** Southside Neighborhood Team memo due Friday, April 15, end of day. The team memo must include:
   a) 2-3 page description of the neighborhood area and existing conditions within it;
   b) a list of community leaders, nonprofit organizations, businesses, and other stakeholders within the neighborhood
   c) the team’s recommendation as to final deliverable 3 (recommendation of planning area) that clearly states and recommendation and justification for it.
   d) an appendix with detailed large-scale maps specific to the neighborhood study area with: Demographic, Economic, Land Use (current and future), Transportation, Recreation-Open Space, Natural Resource and Natural Hazards, Housing, and Cultural Resources
   e) Team must have interviewed/consulted with at least one community leader within their neighborhood.

4. **Interim Deliverable #4:** Lead classmates and professor on a tour of key sites in each neighborhood team’s study area. Organized by project managers and teams for Week 12.

**B. Final Class Deliverable:**

**Southside Neighborhood Assessment and Action Plan for Phase II of Comprehensive Planning Process**

All students in the class will contribute to the development of a final deliverable that has four main parts described below. This deliverable will be presented to city staff and planning commission members.

1. **Analysis of Southside Flowering Draft**
   a. Relationship to Plan Ithaca
      i. Discuss the applicability of the Plan Ithaca’s thread-through themes in the draft Southside plan and suggest ways to strengthen these themes.
      ii. Identify ideas and sections of the draft plan that:
          1. Accurately reflect the ideas of the larger plan;
          2. Conflict with the ideas of the larger plan;
          3. Should be expanded upon
      iii. Identify key concepts from Plan Ithaca that are not addressed in the draft Southside plan.
   b. Completeness of draft plan/topics missing from the plan draft
i. Ideas and topics that are adequately covered;
ii. Ideas and topics that need more work or have not been addressed.

2. Existing Conditions Inventory: Create a chapter that compiles the descriptions and maps from Interim Deliverable 3 (with improvements based on feedback).

3. Recommendation of Planning Area: Review the planning area for the Southside Flowering draft plan. Based on the plan, Plan Ithaca, and an understanding of the area, recommend a planning area for the 2016 plan. Specifically note modifications to the Southside Flowering planning area and provide a rationale for these changes.

4. Public Outreach Strategy
   a. Develop a public outreach strategy that will be used to gather public input needed to see the draft plan through completion and adoption.
   b. The outreach strategy should:
      i. Include community participation at various points of the planning process;
      ii. Utilize both traditional methods of public outreach and those that rely on web-based tools and other newer technology;
      iii. Suggest ways to promote the planning process and opportunities to participate to the neighborhood;
      iv. Identify any known obstacles to or other considerations for conducting the public outreach.

5. Infill and Zoning Analysis
   a. Based on Plan Ithaca and the draft Southside plan as well as an understanding of the neighborhood, summarize the desired neighborhood characteristics, including land uses, housing and building types, and residential density.
   b. Identify zoning changes that would be needed to achieve these characteristics as well as existing zoning requirements that should be maintained.
   c. Give examples of pro forma for feasible infill development from Envision Tomorrow ROI analysis based on individual ET analyses.

Draft document due May 8th, end of day.
Final document due May 15th, end of day.