Community Planning

Sustainable Floridians
Fall 2012

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Agenda

- Lesson
- Video
- Guest Speaker
- Deliberative Forum
Planning:
History and Major Approaches
Why Planning?

• Planning Theorist Paul Knox argues that the profession of planning emerges out of a series of crises and people’s responses to them:
  – Health crises (epidemics)
  – Social crises (riots, strikes)
  – Other crises (fire, flood)
Major Planning Tools

• Zoning
• Comprehensive Planning
• Urban Design/Charrette
• Engagement/Participation
• Emerging
  – Web-based – MindMixer, Next Door
  – 21st Century Town Halls
  – Arts-based
Zoning

- Separation of land uses
- Ordinance of 1785
  - Rectangular land survey of the Old Northwest
  - "the largest single act of national planning in our history and ... the most significant in terms of continuing impact on the body politic"
Zoning History

• Early U.S. municipal regulations (late 1800s)
  – Industrial revolution – collision of city/county, emergence of new technology and social standards
  – Targeted laundries, brothels, pool halls, dance halls, livery stables, slaughterhouses
  – 1916 – First comprehensive zoning resolution
Zoning

• Foundation - local gov’t authority to protect “health, safety, morals, and general welfare”

• Issues Today:
  – Protection of property values and rights – pros & cons
  – Prevents innovation and economic efficiency? Fosters sprawl? Prevents harmless activities like yard sales, community gardens, etc?
Comprehensive Planning History

- Concept introduced - Edward Basset 1935
  - Infrastructure layout, zoning
- Patrick Geddes (1904, 1915) calls for planning to consider ecosystems, history, and social surveys
- Lewis Mumford (1895-1990) is first critic of sprawl and calls for regional approaches
Romantics were utopian visionaries
- generally attempted to balance city/country opposition
Historic Approaches to Planning: Philosophical, Intellectual, and Moral

– Progressives
  • activist approach
  • motivated by desire to improve social conditions, reduce poverty
– Housing reform, Tenement Acts
– Jane Addams, Hull House 1889
Historic Approaches to Planning:
Philosophical, Intellectual, and Moral

- City Beautiful – social engineering
- Grand urban landscapes, classical design, aesthetic sensibility
- Daniel Burnham Chicago World’s Fair 1893
- McMillan 1901 Plan for DC
Historic Approaches to Planning: Philosophical, Intellectual, and Moral

- Modernists were social engineers
  - Technical sensibility, design
- Le Corbusier
- Robert Moses
- Brasilia
Participatory & Advocacy Planning/
The Critique of Planners

• Emphasis on participation, values
• Jane Jacobs, *Live and Death of Great American Cities* 1961
• Advocacy Planning (1962) questions rational approach; values are inescapable
• Public engagement processes emerge as part of regulatory process
Environmental Planning

• Rachel Carson
  1962 *Silent Spring*

• Ian McHarg
  1969 *Design with Nature*
  – Mapping of natural resources
Crises – Planning - Outcome

– Achievements in sanitation, fire danger, disease control
– Most people have adequate light and air
– Protection of property values at forefront of many planning dialogues
– Urban growth continues to create unhealthy and dehumanizing environments (air pollution, stress, isolation, lack of community, etc.)
– genuine planning is desperately needed
Top 10 Influences on the American Metropolis of Past 50 Years

1. 1956 Interstate Highway Act and dominance of automobile
2. FHA mortgage financing and subdivision regulation
3. Deindustrialization of central cities
4. Urban renewal – downtown redevelopment and public housing projects (1949 Housing Act)
5. Levittown and mass-produced suburban tract house
Top 10 Influences on the American Metropolis of Past 50 Years

6. Racial segregation and job discrimination in cities and suburbs
7. Enclosed shopping malls
8. Sunbelt-style sprawl
9. Air conditioning
10. Urban riots of the 1960s
Today’s Crises
Sprawl

• Defined as poorly planned expansion of low-density development

• A planning crisis:
  – Auto dependency and high energy use
  – Segregated land uses
  – Encroachment on rural lands, natural resources
  – High infrastructure costs
  – Pollution, traffic, high transportation costs
  – Isolation, lack of community, inner city decline
  – Health impacts from pollution, lack of walkability

Images: UF/IFAS
Urban Design Brought to You By… the Automobile!

“The car is now the designing technology of our built environment.” Peter Calthorpe

Photos: Wikimedia Commons
Sprawl in Florida: The Florida 2060 Trend Scenario

From **2005 to 2060** the amount of developed land in Florida was **before the recession was** projected to more than double.
By 2060 the amount of agricultural and undeveloped lands in Florida is projected to be reduced by 7 million acres or the equivalent of 4.56 million football fields.
Today’s Approaches

- Deregulation
- Smart Growth
- New Urbanism
- Sustainability
Deregulation

- Challenges related to zoning
- Mixed reviews of regulatory approaches
- Property rights at forefront
- Advocates of limited government
- Home rule
- Integration with economy
  - Incentives
- Fiscal capacity of governments
  - Public-private partnerships
  - Roles of land trusts, etc
Florida’s 2011 Community Planning Act

- Most sweeping changes to Florida’s growth management laws since the passage of the 1985 *Local Government Comprehensive Planning and Land Development Regulation Act*
- Greater flexibility, less oversight
- Local process at forefront
Smart Growth: 10 Principles

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions
New Urbanism

- Livable streets arranged in compact, walkable blocks
- A range of housing choices to serve people of diverse ages and income levels
- Schools, stores and other nearby destinations reachable by walking, bicycling or transit service
- An affirming, human-scaled public realm where appropriately designed buildings define and enliven streets and other public spaces
New Urbanism in FL: Seaside
New Urbanism in FL: Celebration
Sustainability – Federal Policy

HUD-EPA-DOT Partnership for Sustainable Communities

Livability Principles
- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate policies and leverage investment
- Value communities and neighborhoods
Sustainability – Local Plans

- PlaNYC
  - Climate, energy, aging infrastructure, growing population, evolving economy
  - Incentive driven
- Portland, Oregon
  - Urban growth boundary
  - Transit investments
Planning:
Florida and Sarasota
Top 10 Most Likely Influences on American Metropolis in Next 50 Years

1. Growing disparities of wealth
2. Suburban political majority
3. Aging of the baby boomers
4. Perpetual “underclass” in central cities and inner-ring suburbs
5. “Smart growth:” environmental and planning initiatives to limit sprawl
6. Internet
Top 10 Most Likely Influences on American Metropolis in Next 50 Years

7. Deterioration of the “first-ring” post-1945 suburbs
8. Shrinking household size
9. Expanded superhighway system of “outer beltways” to serve new edge cities
10. Racial integration as part of the increasing diversity in cities and suburbs
Notable Sarasota Plans
Owen Burns & John Ringling

- Major landowners/developers in 1920s
- Collaborations led to original Ringling Bridge, John Ringling Boulevard, St. Armands
John Nolan

- John Nolan city plan– 1925
- Laid out streets to follow arch of bay with grid beyond
- City Beautiful influence
- Response to Land Boom & increasing congestion
- Led to Bayfront Park
- Recognized importance of Five Points and downtown
City of Sarasota
Downtown Master Plan

• Duany-Plater Zyberk & Co. - 2000
• Major themes:
  – Connecting the Downtown to the Bayfront
  – Walkable Streets
  – Balanced Transportation System
  – Walk-to-Town Neighborhoods
  – Civic Improvements
  – Strategic, Pragmatic Implementation
• Uses building typology, street hierarchies & new zoning code
Sarasota County Form-Based Code

- Adopted in 2007
- An option for mixed use development
- Addresses the connections of:
  - buildings and pedestrians to the public realm
  - the form and mass of buildings in relation to one another
  - the scale and network of streets and blocks
Sarasota County: Sarasota 2050

- Overlay area for east of 75
- Provides options for development of compact, mixed-use villages
- Incentive-based system for protecting resource areas
Sarasota County:
Roadmap to Sustainability

- Adopted 2006
- First American county to sign the 2030 Challenge for carbon neutrality
- All new county construction and renovation must be 50 percent more efficient than standard code requirements
- First planned Renewable Community Demonstration Project
- Reduced drinking water consumption per capita by 40 percent
- Preserved 16,000 acres of environmentally sensitive land
- First Florida county to adopt a green development ordinance
- Expedited green building permits to more than 1,300 dwelling units committed to green construction
- Green Business Partnership
Guest Speaker

• Lorrie Muldowney, Manager, History Center, Sarasota County

• https://www.scgov.net/History/Pages/default.aspx

• http://www.sarasotahistoryalive.com/
Video: Imagining a New Florida

http://www.wpbt2.org/imagining/
Other Resources

- 1000 Friends of Florida
  - http://www.1000friendsofflorida.org/
- Sustainable Florida
  - http://sustainableflorida.org/
- Biophilic City: Singapore
  - http://www.youtube.com/watch?v=XMWOu9xIM_k&feature=relmfu
- Sustainable Urbanism – Douglas Farr
  - http://www.youtube.com/watch?v=uSjurs4ZnlM&feature=related
- Urbanized (on Netflix)
  - http://urbanizedfilm.com/