

URP 5939/4936: Consequences of Planning
Reading List

NOTE: All articles are on Blackboard or accessible through the links provided below.

- Articles in **BOLD** have been selected for presentation in class. All other articles are supplemental.

Background on Statewide Growth Management in Florida

1. Florida DCA, Growth Management Workshop, presentation on HB 7207 (Community Planning Act), changes to FL growth management law, <http://www.dca.state.fl.us/fdcp/dcp/CPAct/Files/DCAgGrowthManagementWorkshopPresentation.pdf>
2. Cox, Wendell. 2011. "Florida Repeals Smart Growth Law," *Newgeography.com*, 7 October, <http://www.newgeography.com/content/002471-florida-repeals-smart-growth-law>
3. Clingermayer, James. 1993. Distributive Politics, Ward Representation, and the Spread of Zoning," *Public Choice*, Vol 77, pp. 725-738.
4. Gunster Law Firm, "Growth Management in Florida: A New Direction," White Paper.
5. Ihlanfeldt, Keith. 2009. Does Comprehensive Land-Use Planning Improve Cities? *Land Economics*, Vol. 85, no. 1 (February), pp. 74-86.
6. Audirac, Ivonne, Anne H. Shermeyen, and Marc T. Smith. 1990. "Ideal Urban Form and Visions of the Good Life: Florida's Growth Management Dilemma," *Journal of the American Planning Association*, Vol. 56, No. 4 (Autumn), pp. 470-482
7. **Chapin, Timothy S. and Charles E. Connerly. 2004. "Attitudes Toward Growth Management in Florida: Comparing Resident Support in 1985 and 2001," *Journal of the American Planning Association*, Vol. 70, No. 4 (Autumn), pp. 443-452.**
8. Sanchez, Thomas W. and Robert H. Mandle. 2007. "Growth and Change Florida Style: 1970 to 2000," in *Growth Management in Florida: Planning for Paradise*, eds. Timothy Chapin, Charles Connerly & Harrison Higgins, pp. 85-99. Ashgate.

Statewide Growth Management and Urban Form

1. Ben-Zadock, Efraim. 2005. "Consistency, Concurrency, and Compact Development: The Three Faces of Growth Management Implementation in Florida," *Urban Studies*, Vol. 42, No. 12 (November), pp. 2167-2190.
2. Weitz, Jerry. 2001. "From Quiet Revolution to Smart Growth: State Growth Management Programs from 1960 to 1999," *Journal of Planning Literature*, Vol. 14, No. 2 (November), pp. 266-281.
3. Carruthers, John. 2002. "The Impacts of Statewide Growth Management Programs: A Comparative Analysis," *Urban Studies*, Vol. 39, No. 11, pp. 1959-1982.
4. Carruthers, John I, Marlon Boarnet & Ralph McLaughlin. 2007. "Growth Management and the Spatial Outcome of Regional Development in Florida, 1982-1997," in *Growth Management in Florida: Planning for Paradise*, eds. Timothy Chapin, Charles Connerly & Harrison Higgins, pp. 101-118. Ashgate.

5. **Anthony, Jerry. 2004. "Do Statewide Growth Management Regulations Reduce Sprawl?" *Urban Affairs Review*, Vol. 39, no. 3 (January), pp. 376-397.**
6. **Song, Yan. 2002. "Impacts of Urban Growth Management on Urban Form: A Comparative Study of Portland, Oregon, Orange County, Florida, and Montgomery County, Maryland," National Center for Smart Growth Research and Education, University of Maryland.**

Planning, Zoning, and Housing Affordability

1. Staley, Samuel. 2009. "Planning Foreclosures," *Planetizen.com*, 7 March, <http://www.planetizen.com/node/37738>
2. Litman, Todd. 2009. "Smart Growth & Housing Affordability," *Planetizen.com*, 23 March, <http://www.planetizen.com/node/37958>
3. **Anthony, Jerry. 2004. "The Effects of Florida's Growth Management Act on Housing Affordability," *Journal of the American Planning Association*, Vol. 69, no. 3 (Summer), pp. 282-295.**
4. **Cheung, Ron, Keith Ihlanfeldt, and Thomas Mayock. 2009. "The Regulatory Tax and Housing Price Appreciation in Florida," *Journal of Housing Economics*, Vol. 18, pp. 34-48.**
5. Glaeser, Edward, Joseph Gyourko, and Raven Saks. 2006. "Urban Growth and Housing Supply," *Journal of Economic Geography*, vol 6, no. 1 (January), pp. 71-89.
6. Huang, Haifang and Tang Yao. 2012. Residential Land Use Regulation and the US Housing Price Cycle between 2000 and 2009," *Journal of Urban Economics*, vol. 71, pp. 93-99.
7. **Nelson, Arthur C., Rolf Pendall, et al. 2004. "The Link Between Growth Management and Housing Affordability: The Academic Evidence," in Anthony Downs, ed. *Growth Management and Affordable Housing: Do They Conflict?* Pp. 117-126 (Washington,DC: Brookings Institution Press)**
8. O'Toole, Randal. 2007. "The Planning Tax: The Case Against Regional Growth Management Planning," *Policy Analysis No. 606* (Washington, DC: Cato Institute, December).

Transit Oriented Development I: Economic Development

1. Bollinger, Christopher and Keith R. Ihlanfeldt. 1997. "The Impact of Rapid Rail Transit on Economic Development: The Case of Atlanta's MARTA," *Journal of Urban Economics*, 42, pp. 179-204.
2. **Cervero, Robert, Steven Murphy, et al. 2004. *Transit-Oriented Development in the United States: Experiences, Challenges, and Prospects*, TRCP Report 102, Transportation Research Board, Washington, D.C. (Discussant: Chapters 1 & 2, 20, 21)**
3. Hartgen, David. 2008. "Charlotte's LYNX Line: A Preliminary Assessment," John Locke Foundation, Raleigh, North Carolina, September.

4. Yan, Sisi, Eric Delmelle and Michael Duncan. 2012. "The Impact of a New Light Rail System on Single-Family Property Values in Charlotte, North Carolina," *Journal of Transport and Land Use*, Vol. 5, no. 2, pp. 60-67.
5. Kahn, Matthew. 2007. "Gentrification Trends in New Transit-Oriented Communities: Evidence from 14 Cities That Expanded and Built Rail Transit Systems," *Real Estate Economics*, vol. 35, no. 2, pp. 155-182.

Transit Oriented Development II: Mobility and Travel

- Staley, Samuel. 2011. "Are TODs Really PODs?" *Planetizen.com*, 4 September, <http://www.planetizen.com/node/51195>
1. Chatman, Daniel G. 2006. "Transit-Oriented Development and Household Travel: A Study of California Cities: Final Report," Institute for Transportation Studies, School of Public Affairs, University of California, Los Angeles, August.
 2. Kolko, Jed. 2011. "Making the Most of Transit: Density, Employment Growth, and Ridership around New Stations," Public Policy Institute for California, February.
 3. Arrington, G.B. and Robert Cervero. 2008. *Effects of TOD on Housing, Parking, and Travel*, TCRP Report no. 128, Transportation Research Board, Washington, D.C.
 4. Handy, Susan. 2005. "Smart Growth and the Transportation-Land Use Connection: What Does the Research Tell Us?" *International Regional Science Review*, vol. 28, no. 2 (April), pp. 146-167.
 5. Charles, John and Michael Barton. 2003. "The Mythical World of Transit-Oriented Development," *Cascade Policy Institute*, April.

Sports Stadia and Convention Centers

- Stephens, Josh. 2009. "Unconventional Thinking: Why Cities Shouldn't Buy into the Convention Center Economy," *Next American City* (Summer), <http://www.americancity.org/magazine/article/conventional-thinking/>
1. Boo, Soyoung and Miyoung Kim. 2010. "The Influence of Convention Center Performance on Hotel Room Nights," *Journal of Travel Research*, Vol. 39, no. 3, pp. 297-309.
 2. Buckman, Stephen and Elizabeth Mack. 2012. "The Impact of Urban Form on Downtown Stadium Redevelopment Projects: A Comparative Analysis of Phoenix and Denver," *Journal of Urbanism*, Vol. 5, No. 1, pp. 1-22.
 3. Coates, Dennis and Brad R. Humphreys. 2003. *Professional Sports Facilities: Franchises and Economic Development*, *Public Finance and Management*, vol. 3, no. 3, pp. 335-357.

4. Rappaport, Jordan and Chad Wilkerson. 2001. "What are the Benefits of Hosting a Major League Sports Franchise?" *Economic Review (First Quarter)*, Federal Reserve Bank of Kansas City, pp. 55-84.
5. Sanders, Heywood. 2007. "Testimony on Convention Centers and Local Economic Development," U.S. House of Representatives, Subcommittee on Domestic Policy, March.
6. Tu, Charles. 2005. "How Does a New Sports Stadium Affect Housing Values: The Case of FedEx Field," *Land Economics*, vol. 81, no. 1 (August), pp. 379-395.

Entrepreneurship & Business Tax Incentives

1. State of Florida. 2010. *Literature Review and Preliminary Analysis of the Impact of Enterprise Zones on State and Local Revenue Collections*. Legislative Office of Economic and Demographic Research, February.
2. Bondonio, Daniele and Robert T. Greenbaum. 2007. "Do Local Tax Incentives Affect Economic Growth? What Mean Impacts Miss in the Analysis of Enterprise Zone Policies," *Regional Science and Urban Economics* (2007), pp. 121-136.
3. Greenbaum, Robert T. and Jim Landers. 2009. "Why are State Policymakers Proponents of Enterprise Zones? What Explains Their Action in the Face of a Preponderance of the Research?" *International Regional Science Review*, Vol. 32, No. 4 (October), pp. 466-479.
4. Krupka, Douglas J. and Douglas S. Noonan. 2009. "Empowerment Zones, Neighborhood Change and Owner-Occupied Housing," *Regional Science and Urban Economics*, vol. 39, pp. 386-396.
5. Oakley, Deirdre and Hui-shien Tsao. 2006. "Socioeconomic Gains and Spillover Effects of Geographically Targeted Initiatives to Combat Economic Distress: An Examination of Chicago's Empowerment Zone," *Cities*, Vol. 24, no. 1, pp. 43-59.

Neighborhood Redevelopment and Eminent Domain

- Staley, Samuel R. and John P. Blair. 2005. "Eminent Domain, Private Property, and Redevelopment: An Economic Development Analysis," *Policy Study No. 331*, Reason Foundation, Los Angeles.
1. Bullock, Scott G. 2010. "The Inadequacy of the Planning Process for Protecting Property Owners from the Abuse of Eminent Domain for Private Development," in *Property Rights: Eminent Domain and Regulatory Takings Re-Examined*, ed. Bruce L. Benson, pp. 89-99. New York: Palgrave Macmillan.
 2. Donnelly, Patrick and Theo J. Majka. 1998. "Residents' Efforts at Neighborhood Stabilization: Facing the Challenges of Inner-City Neighborhoods," *Sociological Forum*, vol. 13, no. 2, pp. 189-213.

3. Howland, Marie. 2007. Employment Effects of Brownfield Redevelopment: What Do We Know From the Literature? *NCEE Working Paper Series, Working Paper #07-01*, University of Maryland, January.
4. Hula, Richard C. and Rebecaa Bromley-Trujillo. 2010. "Cleaning Up the Mess: Redevelopment of Urban Brownfields," *Economic Development Quarterly*, vol. 24, no. 3, pp. 276-287.
5. Leigh, Nancey Green and Sarah L. Coffin. 2005. "Modeling the Relationship Among Brownfields, Property Values, and Community Revitalization," *Housing Policy Debate*, vol. 16, no. 2, pp. 257-280.

Public Private Partnerships

1. **Rybeck, Rick. 2004. "Using Value Capture to Finance Infrastructure and Encourage Compact Development," *Public Works Management and Policy*, Vol. 8, No. 4 (April): 249-260.**
2. **Flyvbjerg, Bent. 2009. Survival of the Unfittest: Why the Worst Infrastructure Gets built--and What We Can Do About It, *Oxford Review of Economic Policy*, Vol. 25, No. 3, pp. 344-367.**
3. **Barlow, James, Jens Roehrich and Steve Wright. 2013. Europe Sees Mixed Results from Public-Private partnerships for Building and Managing Health Care Facilities and Services, *Health Affairs*, vol. 32, No. 1, pp. 146-154.**
4. Siemiatycki, Marti and Naeem Farooqi. 2012. Value for Money and Risk in Public-Private Partnerships, *Journal of the American Planning Association*, Vol. 78, No. 3, Summer, pp. 287-299.
5. **Gopalkrishna, Nagesha, and Gayithri Karnam. 2015. Performance Analysis of National Highways Public Private Partnerships in India, *Public Works Management & Policy*, Vol. 20, No. 3, pp. 264-285.**

Suburban "Retrofit" and "Sprawl Repair"

1. **Brueckner, Jan. 2000. Urban Sprawl: Diagnosis and Remedies. *International Regional Science Review*, vol. 23, no. 2 (April): 160-171.**
2. Bruegmann, Robert. 2005. *Sprawl: A Compact History*. Chicago: University of Chicago Press, Chap 10, 13.
3. **Dunham-Janes, Ellen. 2005. "Suburban Retrofits, Demographics, and Sustainability," *Places*, vol. 17, no. 2.**
4. **Nechyba, Thomas and Randall P. Walsh. 2004. "Urban Sprawl," *Journal of Economic Perspectives*, vol. 18, no. 4 (Fall): 177-200.**

5. Talen, Emily. 2011. "Sprawl Retrofit: Sustainable Urban Form in Unsustainable Places," *Environment and Planning B: Planning & Design*, vol. 38: 952-978.

Urban Slums

1. Carpenter, Jeffrey P. Amrita G. Daniere, Lois M. Takahashi. 2004. "Cooperation, Trust, and Social Capital in Southeast Asian Urban Slums," *Journal of Economic Behavior & Organization*, vol. 55: 533-551.
2. Field, Erica. 2005. "Property Rights and Investment in Urban Slums," *Journal of the European Economic Association*, vol. 3, nos. 2-3 (April-May): 279-290.
3. Fry, Sarah, Bill Cousins and Ken Olivola. 2002. Health of Children Living in Urban Slums in Asia and the Near East: Review of Existing Literature and Data. Activity Report 109, Environmental Health Project, US Agency for International Development, Washington, DC.
4. Mitlin, Diana and David Satterthwaite. 2007. Strategies for Grassroots Control of International Aid. *Environment & Urbanization*, vol. 19, no. 2: 483-500.
5. Satterthwaite, David. 2001. Reducing urban Poverty: Constraints on the Effectiveness of Aid Agencies and Development Banks and Some Suggestions for Change. *Environment & Urbanization*, vol. 13, no. 1 (April): 137-XXX

Microenterprise Development

1. Tucker, Michael and Gerard Miles. 2005. "Financial Performance of Microfinance Institutions: A comparison to Performance of Regional Commercial Banks by Geographic Regions," *Journal of Microfinance*, Vol. 6, no. 1, pp. 41-54.
2. Schreiner, Mark and Gary Woller. 2003. "Microenterprise Development Programs in the United States and Developing World," *World Development*, vol. 31, no. 9: 1567-1580.
3. Brau, James C. and Gary M. Woller. 2004. "Microfinance: A Comprehensive Review of the Existing Literature," *Journal of Entrepreneurial Finance and Business Ventures*, Vol. 9, issue 1, pp. 1-26.
4. Bates, James O. 2006. "Microentrepreneurship and Job Creation: A Multiple-Case Study of HUD Microenterprise Development Assistance Programs in Upstate New York," *Journal of Microfinance*, Vol. 7, no. 2, pp. 128-147.