

**LAND USE PLANNING FOR URBAN REDEVELOPMENT
URBAN PLANNING 662
WEDNESDAY 1:30 - 4:10 PM AUP 110
SCHOOL OF ARCHITECTURE AND URBAN PLANNING
UNIVERSITY OF WISCONSIN-MILWAUKEE
SPRING 2007**

Instructor: Welford Sanders
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Office Hours: Wednesdays after class and by appointment

Objectives: This course will introduce students to contemporary trends in urban redevelopment. The focus will be on planning and development techniques that are being used to revitalize urban areas. A primary concern will be older central city areas. Students will be introduced to the redevelopment process through readings and by examining a number of successful planning and revitalization efforts. The redevelopment of Dr. Martin Luther King Jr. Drive and the King Drive Commons Development in Milwaukee will be examined in detail. A *Group Project* will focus on the revitalization of this historic commercial district.

Course Format: The course will meet on Wednesdays from 1:30 to 4:10 in Room 110 in Architecture and Urban Planning (AUP). Classes will consist of lecture and discussion. Visits to local developments are planned.

There will be a Midterm Exam on March 7 and a take home Final Exam that will be due on May 16. Group Projects will be presented in class on May 9. The details of this assignment will be provided .

Graduate Students will be required to demonstrate a more thorough understanding of the material, are expected to assume a leadership role in Group Projects and may be assigned additional work.

Students are expected to complete readings in advance and come prepared to take part in class discussion.

Grading: Midterm 33% Group Project 33%

Final Exam 33% Participation To be Determined

Readings:

Text:

Garvin, Alexander. *The American City: What Works, What Doesn't*. New York:: McGraw Hill. Second Edition, 2002.

Reserve Readings:

Andrews, James. "The Return of the Grand Plan." *Planning*. Chicago: American Planning Association (APA) May 1997.

AREA. *Market Analysis for Owner-Occupied Housing in the Central City Area of Milwaukee*. Chicago, 1994. (1)

AREA. *Market Assessment for Mid-South Strategic Development Plan: Restoring Bronzeville*. Chicago, 1993. (2)

Bronzeville Market Analysis and District Plan, City of Milwaukee, 2005. www.mkedcd.org/Bronzeville/index.html.

Casella, Sam. *Tax Incremental Financing. Planning Advisory Service Report Number 389*. Chicago: APA, 1984.

Henken, Rob, Frank Jossi and Carol Stealey Morris. "Rising From the Ashes," *Planning*, November 1997.

Houstoun Jr., Lawrence O. "Are Bids Working?" *Urban Land*. January 1997.

Keegan, Paul. "Who Owns Harlem?" *Inc.*, August 2000.

Martz, Wendelyn. *Neighborhood Based Planning*. Chicago: APA, 1995.

Miles, Mike E., et al. *Real Estate Development Principles and Process*. Washington, D.C.: ULI-the Urban Land Institute, 1996 and 3rd Edition 1999.

Sanders, Welford. *Vliet Street Revitalization Plan*. 2001 (1)

Sanders, Welford. "Current Trends in Factory-Built Housing," *Urban Land*, Volume 56, No. 3, March 1997, Washington, D.C.: Urban Land Institute. (2)

Sanders, Welford. *Manufactured Housing: Regulation, Design Innovations, and Development Options*. Chicago: APA, 1998. (3)

Simons, Robert A. and Donald T. Lannone. "Brownfields: Supply and Demand," *Urban Land*, June 1997.

Trkla, Pettigrew, Allen and Payne, and Edwards and Associates. *Redevelopment Plan: Historic King Drive Business Improvement District*. Milwaukee, 1996.

Urban Land Institute. *Public Markets and Community Revitalization*. 1993.

Wiewel, Wim and Robert Mier, *Analyzing Neighborhood Retail Opportunities: A Guide for Carrying out a Preliminary Market Study*. Chicago: APA, 1981.

Schedule: January 24 Introduction and the Context for Urban Redevelopment

Text chapters 1, 2

31 Historical Perspective and Early Influences:
Slum Clearance and Le Corbusier's City of Tomorrow

Case Studies: Stuyvesant Town New York, Cabrini Green and Prairie Shores Chicago, Society Hill Philadelphia

Text chapters 6, 11

February 7 Planning and Regulations that Support Urban Redevelopment : Comprehensive Planning, District Plans and Regulations

Case Studies: Chicago, New York, Seattle, Kansas City and Milwaukee

Text chapters 16, 18, 12, Andrews, Martz

14 Commercial Districts and Malls

Case Studies: Neighborhood Commercial Districts Milwaukee, Country Club Plaza Kansas City

Project Focus: *King Drive Commons Planning Considerations*

Text chapter 5, Sanders (1) and Trkla

	21	The Redevelopment Process 1. Development Feasibility and Market Analysis
		<i>Project Focus: King Drive Commons Market Considerations</i>
		Miles, AREA 1 and 2 Wiewel, Trkla
Urban	28	The Redevelopment Process 2. Financing Redevelopment
		<i>Project Focus: King Drive Commons Financing</i>
		Casella, Houstoun,
March	7	MIDTERM
	14	Parks, Playgrounds and Palaces for the People
		<i>Case Studies: Central Park New York, City Park and Commons Park Denver, Millennium Park Chicago and Public Buildings and Facilities in Several Cities</i>
		<i>Project Focus: King Drive Commons Design Considerations</i>
		Text chapters 3 and 4
	21	Spring Break - No Class
	28	Festival Market Places and Public Markets
		<i>Case Studies: Fanueil Hall Boston, Inner Harbor Baltimore, Pike Place Market Seattle and Reading Terminal Market Philadelphia, Saturday Market Portland and Third</i>

Ward Public Market
Milwaukee

Urban Land Institute

April

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Site Visit and Tour 1

Historic King Drive

*Martin Luther King Economic Development Corp
Historic King Drive Business Improvement District*

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Housing and Urban Redevelopment

Single-Family Rehab

Case Studies: Neighborhood Improvement and
Development Corporation (NIDC)
Initiatives Milwaukee

Single-Family New Construction

Case Studies: Habitat, Manufactured Housing
Institute's Urban Demonstration,
Lindsay Heights and CityHomes
Milwaukee

Multifamily Rehab

Case Studies: Parkways Chicago and Johnson
Square Milwaukee, Historic King
Place, King Heights Milwaukee

Multifamily New Construction

Case Studies: Mar Community Housing Oakland,
Mixed-Use Harlem New York and
East Pointe Milwaukee

Public Housing

Case Studies: Hillside Terrace Milwaukee,
Cabrini-Green and Robert Taylor
Chicago

Text chapters 8, 9, 10, 17
AREA 1 and Sanders 2 and 3

18 Site Visit and Tour 2

East Pointe and Recent Developments

Blair Williams

Real Estate Developer and Consultant
formerly with Mandel Group

25 Revitalizing Downtown

Case Studies: Downtown and the Third Ward
Milwaukee, Denver's Downtown
Mall

May

2 Industrial Redevelopment

Case Studies: Chicago's North River Industrial
Corridor, Riverwest, 30th Street
Industrial Corridor and Menomonee
Valley Milwaukee

Henken and Simon

9 Group Project Presentations

16 Final Assignment Due

