



**Planning Law, Growth,
and Sustainable Development**

An American Perspective

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**Our Built Environment Of Low
Density Automobile Dependant
Sprawl Is Not Sustainable!**

Green Urbanism

- European Sustainable Cities Campaign Charter 1994 Alborg, Denmark (500 European cities and towns)
- U. S. Mayors Climate Protection Agreement 2006 (700 U.S. cities and towns)

Some Real Inconvenient Truths

- * Urban Planning & GHG emissions
- * America will have to embrace an ethic of stewardship/social cohesion
- * The reduction of GHG will be enormously costly - for less affluent

Cities as “Growth Regulators”

Urban Planning & Sustainable Development

Energy Consumption USA

- Buildings 48%
- Transportation 27%
- Industry 25%

**The built
environment**

> 75%

Wind and solar energy of USA energy production

- 1/2 %

High Density is Green

David Owen

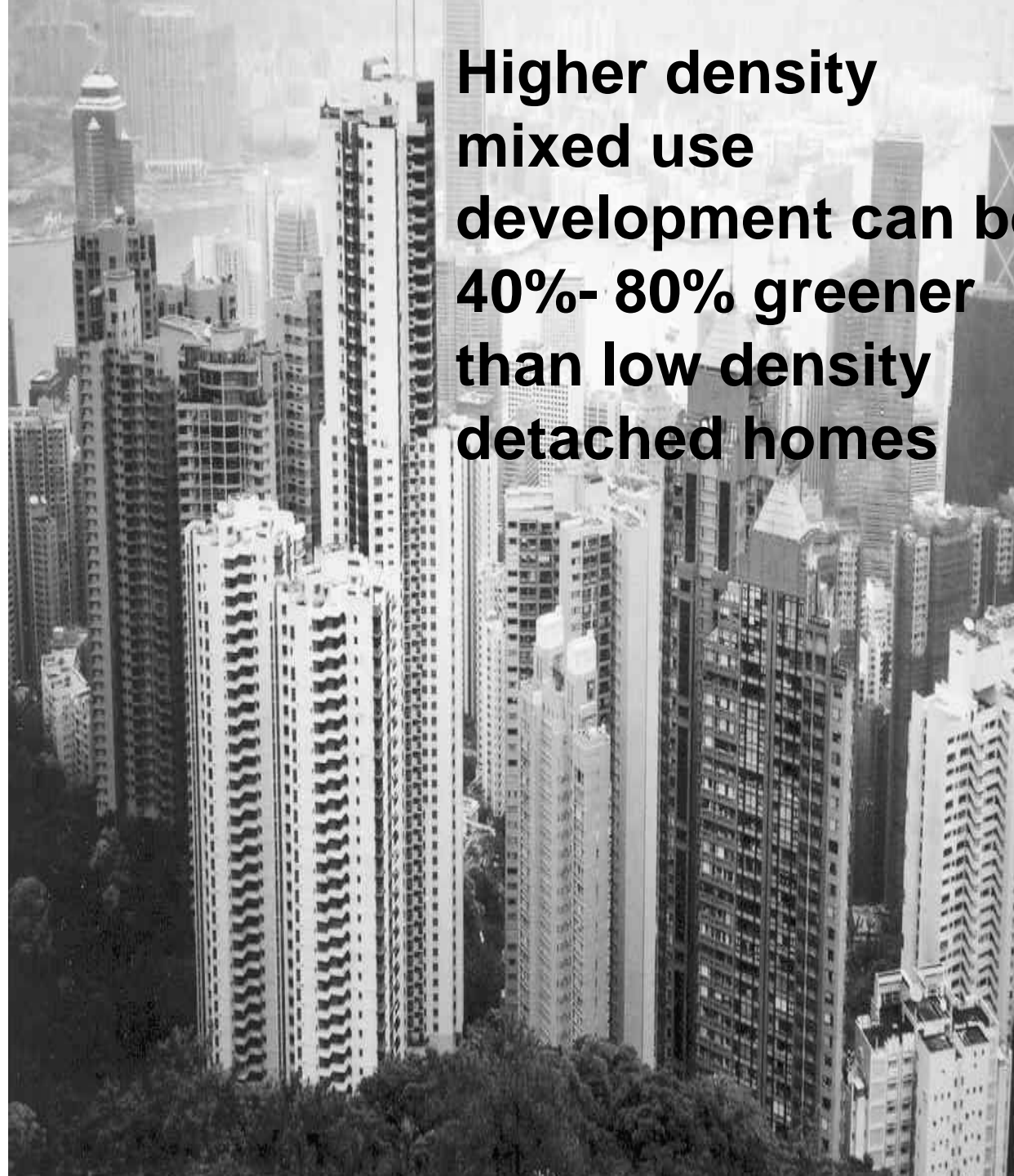
"Green Manhattan"

New Yorker

Oct, 2004

**environmentally
& economically**

**Higher density
mixed use
development can be
40%- 80% greener
than low density
detached homes**



Benefits of Higher Density Mixed Use Less Auto dependant Development

- Enhance lifestyle choices
- Reduce automobile use
- Increase household incomes
- Enhance global competitiveness & job creation
- Enhance economic productivity
- Enhance public health & safety
- Reduce infrastructure costs
- Reduce environmental impacts
- Enhance energy security-peak oil
- Reduce fossil fuels & GHG
- Enhance social cohesion

The cleanest and cheapest power plants and cars are those we don't have to build or use due to smart urban planning.

Urban Planning 21 century?



Colorado USA



Shanghai China

W E L C O M E T O

U S A

SUV
CITY

*The friendliest
place to drive
your Big SUV!*

**Welcome!
New Urbanism
Town Center**

**Smart Growth
Meeting Tonight**

*Are Americans ready for
a low-carbon diet??*

**Transportation is 33% of
USA's GHG emissions**



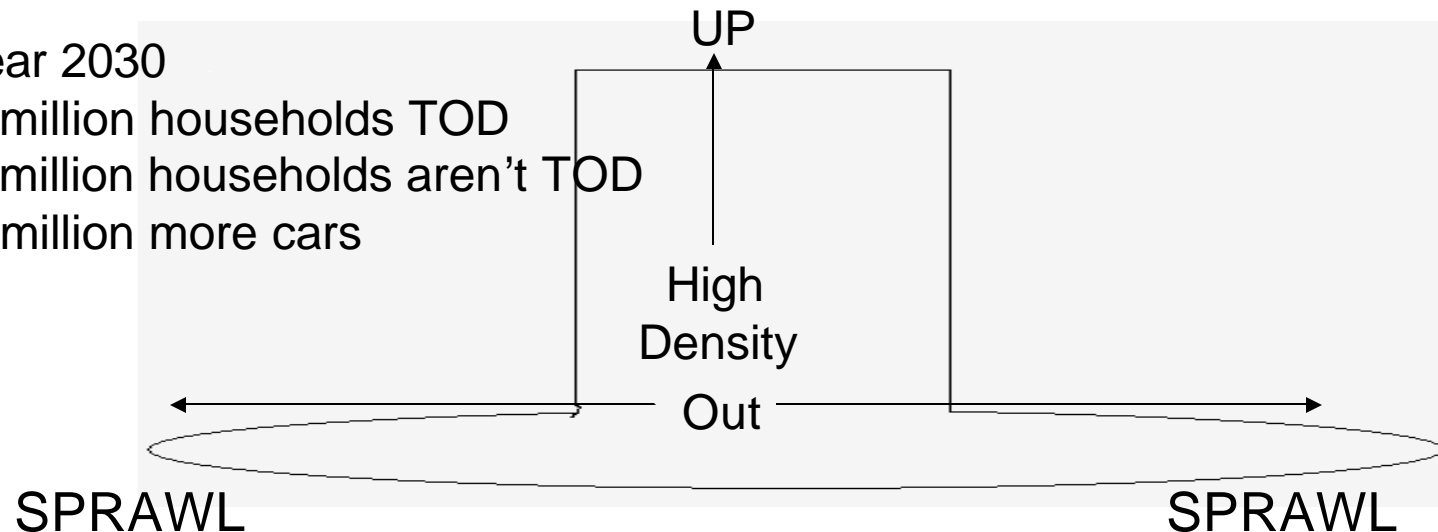
Fixed Rail Public Transit for widely dispersed population?

A Comparative Perspective

Barcelona, Spain 1.6 million pop.

By year 2030

- * 10 million households TOD
- * 40 million households aren't TOD
- * 70 million more cars



City of Denver, USA ½ million pop.

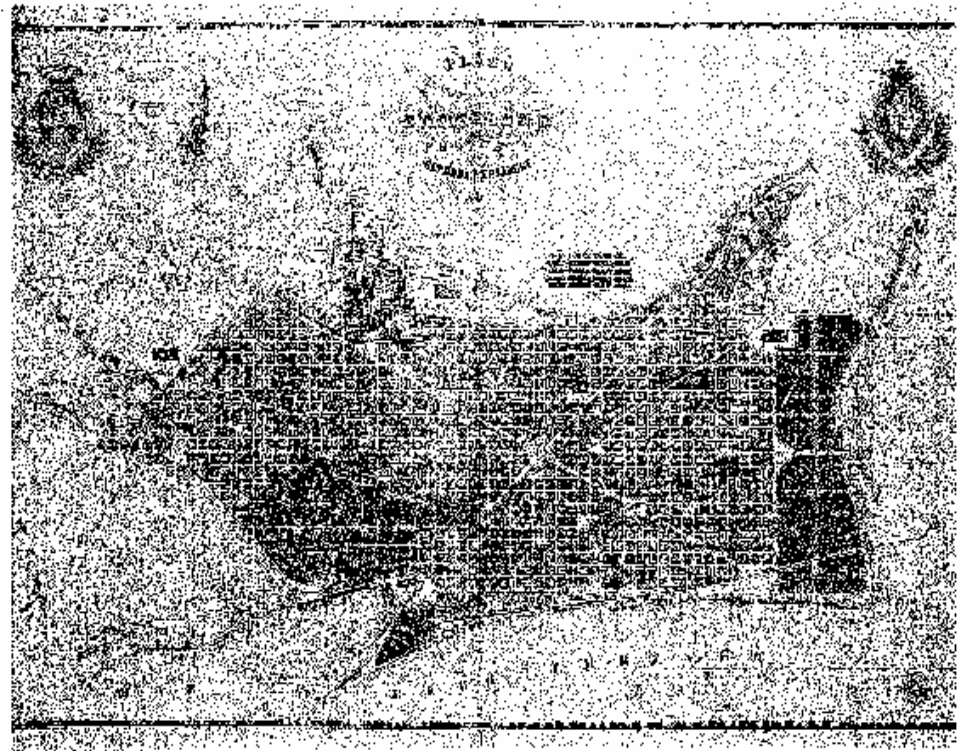
*Barcelona has 9x Denver's Residential Density

Denver could add another 1 million people
and still have only 1/3 the density of Barcelona





Ildefons Cerda's Plan for expansion of Barcelona 1854



1854 Plan of Barcelona's Eixample. In the same year the *Exposició Internacional* was brought back to the city, and the important Catalan literary competition, which had been moving the *Novel·lisme* of the *Generació del 1835*, was revived. The works of the *Generació del 1835* and the *Generació del 1840* were influential. The plan had been drawn up by the city's town planner and politician Ildefons Cerda. The Cerda Plan was a rational planning model for a city that in 1854 did away with the restrictions imposed on it by the old medieval walls. The plan had the following technical characteristics: a grid system, infrastructure organically distributed on an equal road network; an attempt to harmonize with nature, maintaining each block open on one of its sides; the lack of the concept of "centres" and the creation of a model that would generate further districts. However, over the long course of the Plan's development (1860-1930), it suffered several modifications as a result of intense political opposition.



















Santa Catarina

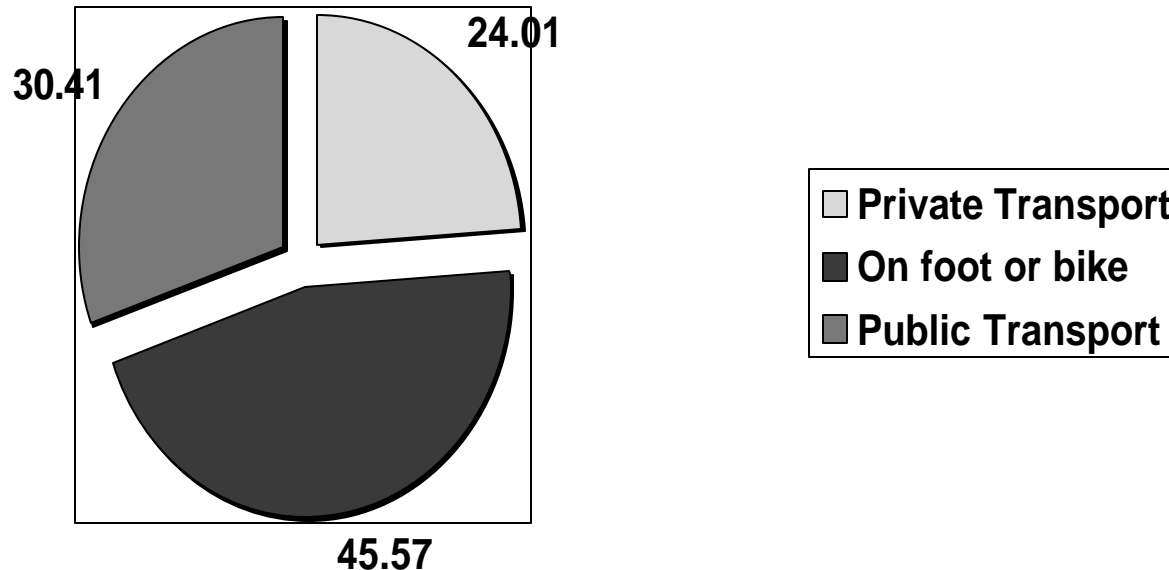




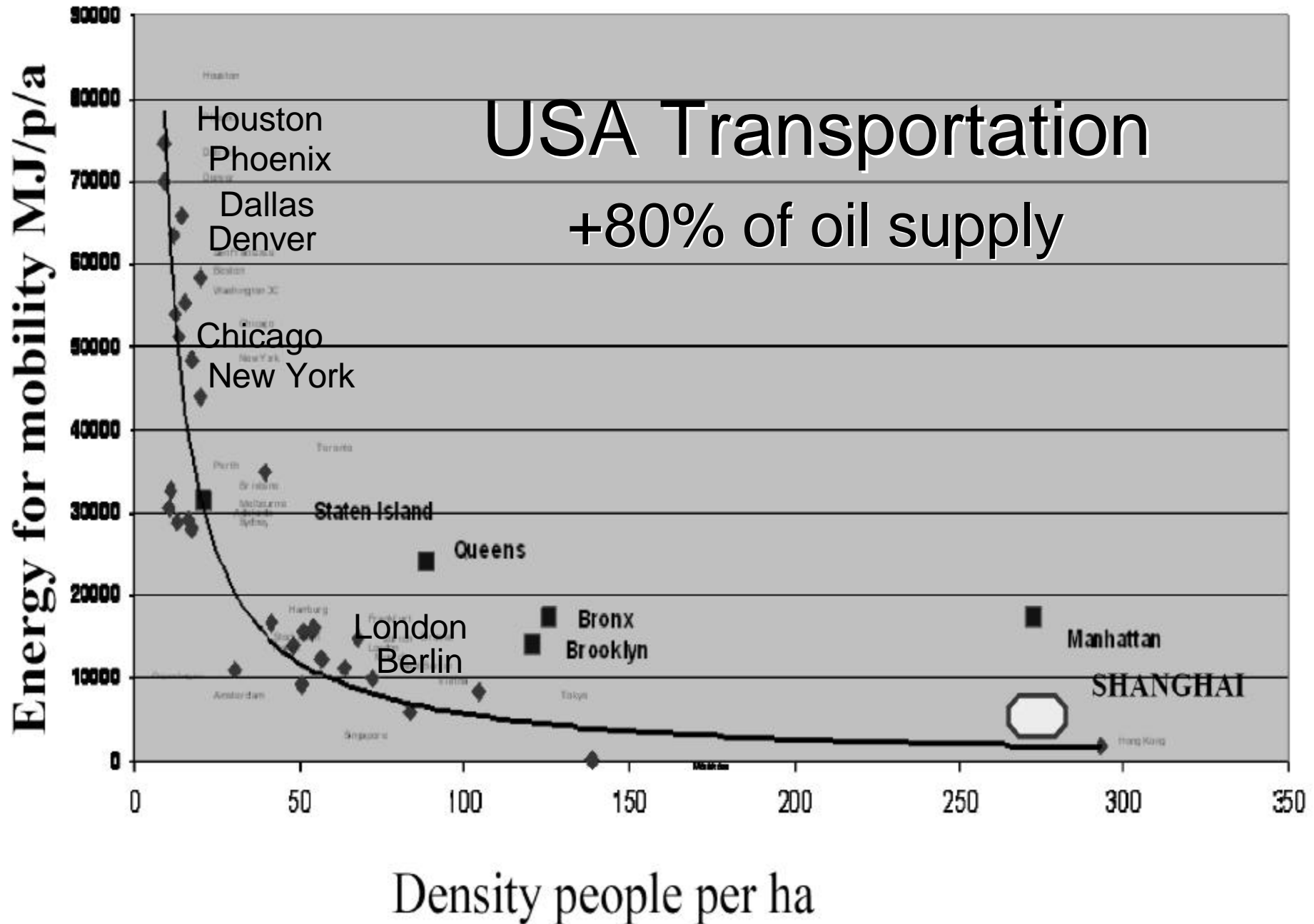


Means of Transport – Barcelona 2006

+75% trips - pedestrian, bicycle
or public transit

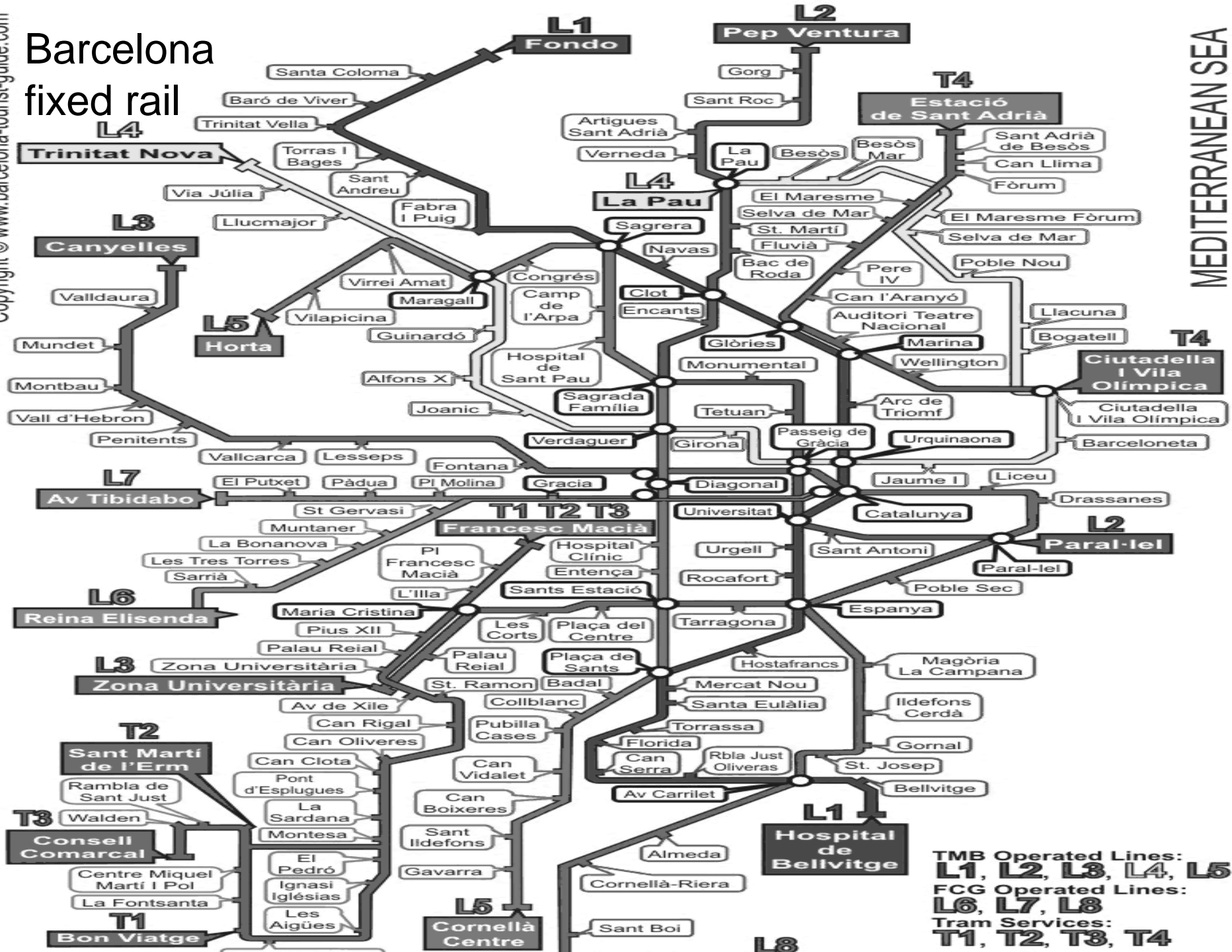


Energy – Transportation - Density



Spain has less than $\frac{1}{2}$ per capita energy consumption and GHG emissions of the USA

Barcelona fixed rail



TMB Operated Lines:
L1, L2, L3, L4, L5
FCG Operated Lines:
L6, L7, L8
Tram Services:
T1, T2, T3, T4

TOD Vienna, Austria



TOD - Vienna, Austria



New Urbanism - A typology

High density is green

Still auto dependent in USA?

- True urbanism – highest density - **No, 80+**
- Old urbanism – very high density- **No, 20-80**
- New urbanism – much higher density- **No, 15-20**
- New urbanism – higher density -**Yes, 5-15**
- Hypersprawl - low density*-**Yes**

***1-5 units per acre**

SMART GROWTH ?

Built Environment NIMBYS



“Sentimental NIMBYS”

Land use activists promoting the “public interest” by “fighting sprawl” through various “smart growth” and “environmental protection” restrictions (which enhance the aesthetic character and property values of existing neighborhoods but that actually promote more harmful and unsustainable low-density regional sprawl).

“Think globally - Exclude locally”

The USA built environment

Social Cohesion and the Public interest?

Beyond the Federal Fair Housing Act

- * Snob zoning and spatial segmentation
- * Environmental justice issues in planning
- * Gated communities & inward looking behavior
- * Car culture & isolation, anxiety, disconnection

The USA Built Environment & Sprawl

Is there a decline in altruism,
civic engagement & social cohesion?

- Mark Baldassare, *Trouble in Paradise* 1986
- Robert Fishman, *Bourgeois Utopias* 1987
- Eric H. Monkkonen, *America Becomes Urban* 1988
- Joel Garreau, *Edge City* 1991
- James Kunstler, *The Geography of Nowhere* 1994
- Moshe Safdie, *The City After the Automobile* 1997
- F. Kaid Benfield, *Once There Where Greenfield's* 1999
- Joseph Rykwert, *The Seduction of Place* 2000
- Hal Kane, *Triumph of the Mundane* 2000
- Robert Putman, *Bowling Alone* 2000
- Andres Duany, *Suburban Nation* 2000
- John DeGraaf, *Affluenza: The All Consuming Epidemic* 2001
- Setha Low, *Behind the Gates* 2003
- Greg Easterbrook, *The Progress Paradox* 2003
- Morris Berman, *Dark Ages America* 2006
- Eric Weiner, *The Geography of Bliss* 2007
- Jim Wallis, *The Great Awakening* 2007

Social cohesion and the ethic of stewardship

The cornerstone of
sustainable development policy

Need for new federal and state
policies tempering local control
of urban planning

Regional policies promoting higher density
mixed use less auto dependant development

ULI Growing Cooler Policy Recommendations

- Reform of local zoning and growth management programs
- Strengthen link between urban development and transportation planning
- Federal EPA standards for regional transportation and GHGs
- Federal “Green-TEA” Transportation Legislation promoting reduced auto travel in metro areas
- Federal transportation funding to Metropolitan Planning Organizations for alternatives to auto transit
- * Outlaw solo drive commuting -25% oil consumption

The end

Our twenty-first century 2008-2050 problematic times USA

- Much oil from unstable regions of the world
- US households/a negative savings rate
- US \$ +150 billion yr global terrorism
- US \$ 8 trillion national debt
- US \$ 2 trillion state infrastructure deficit
- US \$50 trillion federal entitlement deficit by 2050
- Problem of sustaining “long term” goals in “short term” inward-thinking democracy.
- Problem of social cohesion

BOULDER, COLORADO

A Sustainable Self-Sufficient City?

Think globally- Exclude locally !

- **City has population of about 95,000.**
- **City has about 53,000 working residents.**
- **About 30% (16,300) of city's working residents work outside city.**
- **About 30,000 students attend C.U. (most receive money from outside city and the city does not provide these people with jobs, housing or services).**
- **About 40,000 people work in the city but live outside city- many priced out of housing in the city.**
- **Local zoning and growth management programs are a significant cause of city's inflated housing prices.**
- **Local zoning and growth management programs are a significant cause of regional sprawl.**