The Absolute Worst Disasters of 20th Century Urban Planning Law
Unsustainable Regional Sprawl, Our Housing Bubble and Financial Collapse, and the Greatest Misallocation of Resources in the History of the World

Brought to you by local zoning and growth management programs...

Village of Euclid v. Ambler Realty, 272 U.S. 365 (1926)

Construction Industry of Sonoma County v. City of Petaluma, 522 F.2d 897 (1975)
* Village of Euclid v. Ambler Realty, 272 U.S. 365 (1926)
(upholding the constitutional validity of low density zoning restrictions, with more affordable multiunit housing treated as nuisances and parasites in neighborhoods of single-family housing).

* Construction Industry of Sonoma County v. City of Petaluma, 522 F.2d 897 (1975)
(upholding the constitutional validity of a local growth cap on residential building projects of 500 units per year and as well as open space and green belt requirements).
Zoning and Growth Management

Today's Problems

1. Requiring unsustainable low density automobile-dependent regional sprawl

2. Our growing debt, fiscal crisis, and infrastructure and traffic costs

3. Limiting supply of affordable housing, the housing bubble, and collapse of financial markets

4. Massive misallocation of economic resources and underutilization of existing housing stock
Built Environment NIMBYISM
Local Zoning and Growth Management
Protecting Existing Neighborhoods and Already Developed Recreation Areas from New Development

Hyper Sprawl in the USA

“Think Globally and Exclude Locally”

The Need for Regional Planning!

Old West NIMBY
New West NIMBY
Welcome to USA City

Are Americans ready for a low-carbon diet??

* Local exclusion auto driven GHG emissions!
* Indirect land conversion GHG emissions!

Boulder
100,000 population
Welcome!
New Urbanism
Town Center

16,000 resident workers
40,000 Non-resident workers

Smart Growth Meeting Tonight
Problems and Sustainability of Low Density Automobile-Dependent Sprawl

- Quality of lifestyle choices
- Environmental impacts
- Auto impact public health & safety
- Automobile use/traffic congestion
- Economic growth & productivity
- Economic cost to households
- Global competition - job losses
- Peak oil - rising gasoline prices
- Infrastructure costs/maintenance
- Global warming – Co2 fossil fuels
- Sense of community/social cohesion
USA INFRASTRUCTURE DEFICITS
COSTS TOTALS IN BILLIONS*

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<th></th>
<th>Need</th>
<th>Spent</th>
<th>Gap</th>
<th>Need</th>
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| **TOTAL**              | $375.9| $163.7 | **$212.2** | $7,518 | $3,274 | $4,243 |

* Robert Burchell, *Infrastructure Need In USA 2010-2030*
*Rutgers University Center for Urban Policy Research*
Jakarta disabling traffic congestion
Zoning and Growth Management

1. Limiting the supply of truly affordable housing
2. Restricting the supply side of the housing bubble
3. Treating housing as an investment in a large bulk commodity
4. The massive misallocation of resources into housing
5. The current underutilization of existing housing stock.
Zoning Reform
Single family districts

1. Allowing home conversions to multiple units
2. Conversions allowed by right
3. No restrictions on identity of occupants
4. No artificial design restrictions
5. No parking restrictions
6. City efforts to support home conversions