

# **The Absolute Worst Disasters of 20<sup>th</sup> 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).

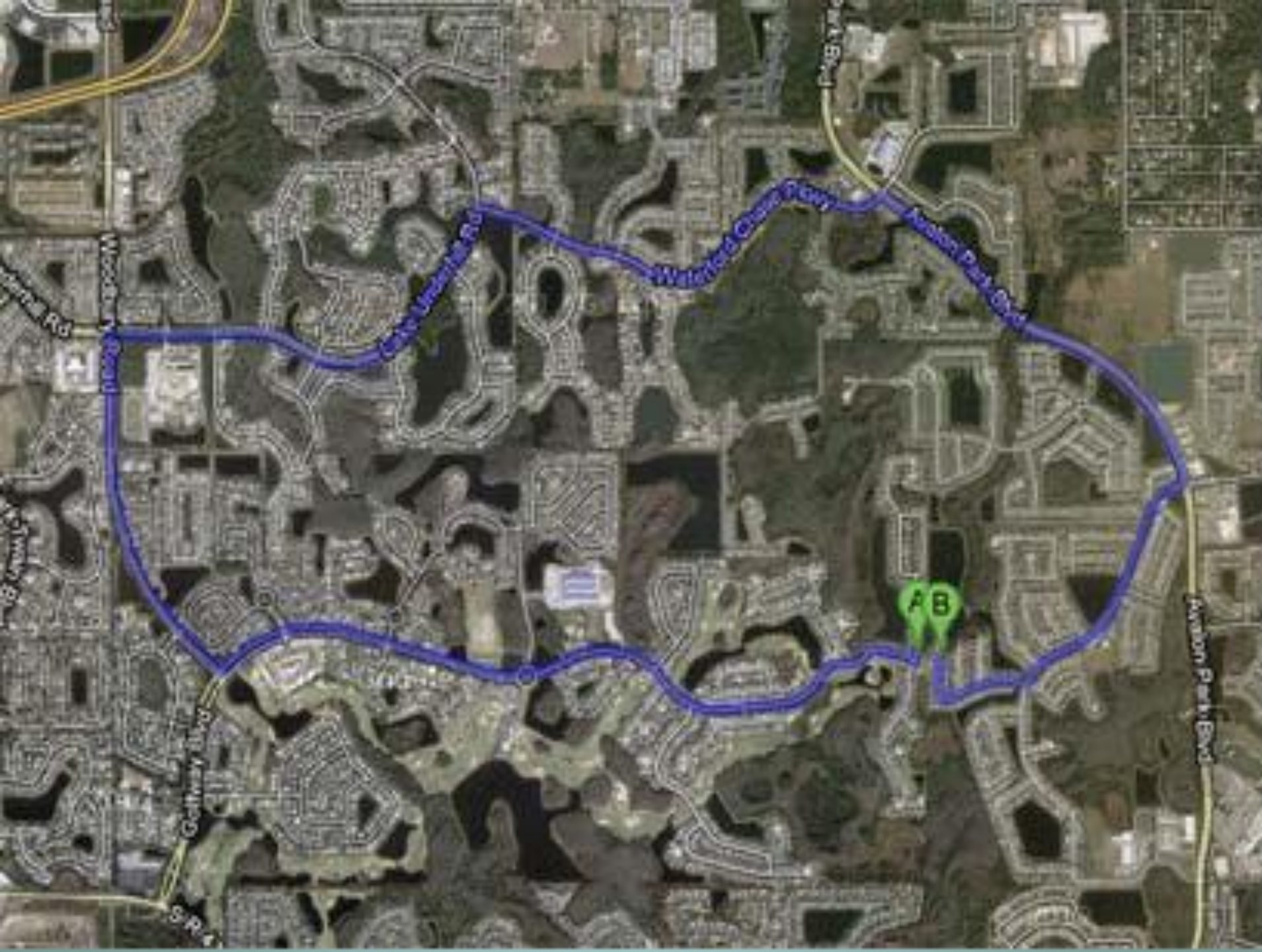
# **Zoning and Growth Management Today's Problems**

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



Old West NIMBY



New West NIMBY

Hyper Sprawl in the USA

**“Think Globally  
and Exclude Locally”**

The Need for  
Regional Planning!



W E L C O M E T O

U S A

SUV  
CITY

*The friendliest  
place to drive  
your Big SUV!*

Boulder

100,000  
population

**Welcome!**  
**New Urbanism**  
**Town Center**

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

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

Smart Growth  
Meeting Tonight

16,000 resident workers

40,000  
Non-resident  
workers

# 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\*

	1-Year			20-Year		
	Need	Spent	Gap	Need	Spent	Gap
— Aviation	\$ 17.4	\$ 9.3	\$ 8.1	\$ 348	\$ 186	\$ 162
— Bridges	\$ 17.0	\$ 10.5	\$ 6.5	\$ 340	\$ 210	\$ 130
— Dams	\$ 2.5	\$ 1.0	\$ 1.5	\$ 50	\$ 20	\$ 30
— Drinking Water	\$ 15.0	\$ 6.9	\$ 8.1	\$ 300	\$ 138	\$ 161
— Energy	\$ 15.0	\$ 7.1	\$ 7.9	\$ 300	\$ 142	\$ 158
— Levees	\$ 5.0	\$ 1.1	\$ 3.9	\$ 100	\$ 22	\$ 78
— Parks/Recreation	\$ 17.0	\$ 7.4	\$ 9.6	\$ 340	\$ 148	\$ 192
— Rail	\$ 46	\$ 12.6	\$ 10.3	\$ 2.3	\$ 252	\$ 206
— Roads	\$170.0	\$ 66.0	\$104.0	\$3,400	\$1,320	\$2,080
— Sewer/Wastewater	\$ 36.0	\$ 22.4	\$ 13.6	\$ 720	\$ 448	\$ 272
— Solid Waste	\$ 174	\$ 15.4	\$ 6.7	\$ 8.7	\$ 308	\$ 134
— Transit	\$ 53.0	\$ 15.0	\$ 38.0	\$1,060	\$ 300	\$ 760
— <u>TOTAL</u>	\$375.9	\$163.7	<b>\$212.2</b>	\$7,518	\$3,274	<b>\$4,243</b>

\* Robert Burchell, *Infrastructure Need In USA 2010-2030*  
*Rutgers University Center for Urban Policy Research*



**Jakarta**

**disabling  
traffic congestion**



# Zoning and Growth Management

An aerial, stylized illustration of a suburban neighborhood. In the foreground, there are several houses with gabled roofs, some with porches, and a parking lot with several cars. A large green tree stands on the left. In the background, a multi-lane road or highway runs horizontally, with more houses and greenery visible beyond it. The overall style is that of a hand-drawn or painted illustration.

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.



An aerial, stylized illustration of a suburban neighborhood. In the foreground, there's a residential street with several houses, some with garages, and a parking lot with a few cars. A large, multi-lane highway overpass dominates the middle ground, curving across the scene. Beyond the highway, more houses and some open land are visible under a clear sky.

# **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**