

**LAND USE PLANNING FOR URBAN REDEVELOPMENT
URBAN PLANNING 662
WEDNESDAY 1:30 - 4:10 PM AUP 144
SCHOOL OF ARCHITECTURE AND URBAN PLANNING
UNIVERSITY OF WISCONSIN-MILWAUKEE
SPRING 2009**

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 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 144 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 4 and a take home Final Assignment will be due on May 13. Group Projects will be presented in class on May 6. 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 Assignment	33%	Participation	To be Determined

Readings:

Text:

Miles, Mike E., et al. *Real Estate Development Principles and Process*. Washington, D.C.: ULI-the Urban Land Institute, Fourth Edition 2007.

Primary Reference:

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

Miles text can be purchased from the UWM Book Store, Chapters from Garvin and all other readings are on Electronic Reserve or D2L

Other Readings:

AREA (Applied Real Estate Analysis Inc.) *Market Assessment for Mid-South Strategic Development Plan: Restoring Bronzeville*. Chicago 1993.

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

Fraser, C. Gerald. "Holding on to Harlem." *American Legacy*. New York: RJR Communications and American Heritage Inc. Winter 2008.

Milwaukee Tax Incremental Financing Districts, 2007 Annual Report and Explanation of TIF Financing. www.mkedcd.org/business/TIF/

Rasbury, Angeli. "An Uptown Revival." *American Legacy*. New York: RJR Communications and American Heritage Inc. Winter 2008.

Sanders, Welford. "Current Trends in Factory-Built Housing," *Urban Land*, Volume 56, No. 3, March 1997, Washington, D.C.: Urban Land Institute. (1)

Sanders, Welford. *Manufactured Housing: Regulation, Design Innovations, and Development Options*. Chicago: APA, 1998. (2)

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

Virchow, Krause & Company, LLP. *King Drive Commons, Multifamily Housing Market Study*. January 2008.

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

Schedule: January 28 Introduction

TEXT Chapter 1
GARVIN Chapters 1, 2

February 4 Context for Urban Redevelopment

Part 1. Historical Perspective and Early Influences:
Slum Clearance and Le Corbusier's City of
Tomorrow

Case Studies: Stuyvesant Town New York
Cabrini Green Chicago
Society Hill Philadelphia

GARVIN Chapters 6
TEXT Chapters 6

Part 2. Planning and Regulatory Context for Urban
Redevelopment

Case Studies: Daniel Burnham Plan of Chicago
New York City Zoning Regulations

Project Focus: King Drive Commons 2

GARVIN Chapters 18 and 16

11 Development Process 1

Financing Urban Redevelopment

Project Focus: Financing

TEXT Chapters 7, 8, 9
Milwaukee

18 Development Process 2

Part 1. Inception and Refinement of an Idea

Project Focus: Planning and
Design Considerations

TEXT Chapters 10, 11, 12.

Part 2. Development Feasibility and Market Analysis

Project Focus: Market Considerations

**TEXT Chapters 16, 17, 18
AREA, VIRCHOW, BRONZEVILLE
WIEWEL**

25 The Public Role and Public/Private Ventures

TEXT Chapters 13 and 14

March 4 MIDTERM

11 Neighborhood Commercial Districts

Case Studies: 125th Street Harlem New York
Country Club Plaza Kansas City
Third Ward Milwaukee

**GARVIN Chapter 5
FRASER, RASBURY**

18 SPRING RECESS

25 Housing and Urban Redevelopment

Single-Family Rehab

Case Studies: Central City Initiatives Milwaukee

Single-Family New Construction

Case Studies: CityHomes
MHI Urban Demonstration,
Lindsay Heights
KDC Single Family Phase
Milwaukee

Multifamily Rehab

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

Multifamily New Construction

Case Studies: East Pointe Milwaukee
Mixed-Use Harlem New York
North Beach San Francisco

Public Housing

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

**TEXT Chapter 15
SANDERS**

April 1 Site Visit and Tour 1

Historic King Drive

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

TRKLA

8 Some Important Urban Redevelopment Trends

Light Rail and Transit Oriented Design
Minneapolis
Portland

Downtown Stadiums and Parks
Denver
Chicago
Baltimore

Public Markets

Seattle
Portland
Milwaukee

Festival Marketplaces
Boston
Baltimore
Grand Avenue Milwaukee

Industrial Redevelopment Districts
Chicago
Milwaukee

Urban Agriculture and Community Gardens
Milwaukee
Chicago
San Francisco

Green Building
New York
Chicago
Milwaukee

TEXT Chapter 23
GARVIN Chapter 4

15 Redevelopment Trends Continued

22 Site Visit and Tour 2

East Pointe and Recent Developments

Blair Williams

Wired Properties

Real Estate Developer and Consultant
(Formerly with Mandel Group)

29 Revitalizing Downtown

Case Studies: Milwaukee

Denver

Portland

May 6 Group Project Presentations

13 Final Assignment Due

