

# Connecticut Chapter – American Planning Association

## AICP Exam Classroom: Planning History, Theory, & Other Things



PROPERTY ADVISORS

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# Planning & Planning Theory

## A Few Words of Test Taking Advice:

- Repetitive study over key items is best.
- Test yourself.
- Know when to stop.
- Learn how to think like the test writers (and APA).
- Know the code of ethics.
- Scout out the test location before hand.

## Planning Issues & The 1800s:

- The 'frontier' is more distant & less appealing
- Massive immigration
- Industrialization & Urbanization
- Problems of the Industrial City
  - Poverty, pollution, overcrowding, disease, unrest
- Planning comes to the rescue
  - NYC as epicenter
  - Central Park 1853 – 1857 (Olmsted & Vaux)
  - Tenement Laws

# American Planning History

## American Planning Pre-1800:

- European Traditions
  - New England, New Amsterdam, & the village tradition
  - Tidewater and the 'Town Acts'
  - The Carolinas/Georgia and the Renaissance Style
  - L'Enfant, Washington D.C., & Baroque Style (1791)
- Planning was Architectural
- Planning was plotting street layouts
- There wasn't much of it...



# American Planning History

## Planning Pre-WWII:

- Public Awareness of the Problems
  - Jacob Riis
    - *'How the Other Half Lives'* (1890)
    - Exposed the deplorable conditions of tenement house life in New York City
  - Upton Sinclair
    - *'The Jungle'* (1905)
  - William Booth
    - The Salvation Army (1891)
- Solutions
  - Zoning and the Public Health Movement
  - New Towns, Garden Cities, and Streetcar Suburbs
  - The City Beautiful and City Planning

## The Public Health Movement

- Cities as unhealthy places
  - 'The Great Stink', Cholera, Tuberculosis, Alcoholism....
- Some good things to know
  - Housing sanitation-NYC Tenement Law of 1867
    - Legitimizing the railroad flat with a few improvements and prohibiting by law the construction of anything worse
  - Housing safety-NYC Tenement Law of 1901
    - The 'Dumbbell' Tenement
  - Parks movement & F.L. Olmsted
    - Central Park (1866), Fenway (1880)
  - 1st Regulations against noxious uses in cities
- THE BIRTH OF REGULATORY PLANNING

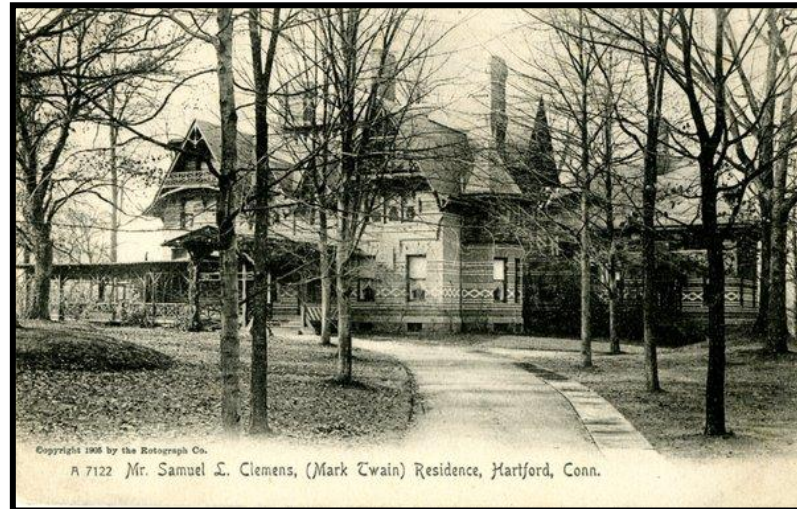
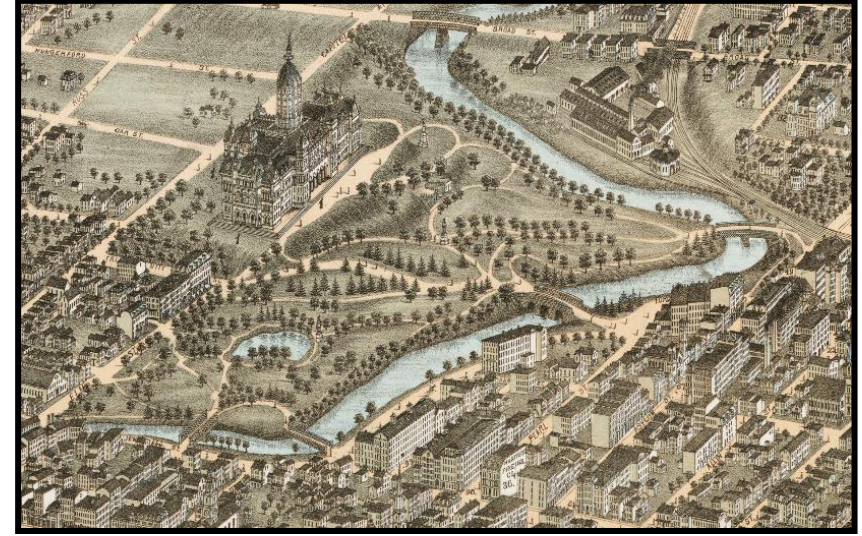
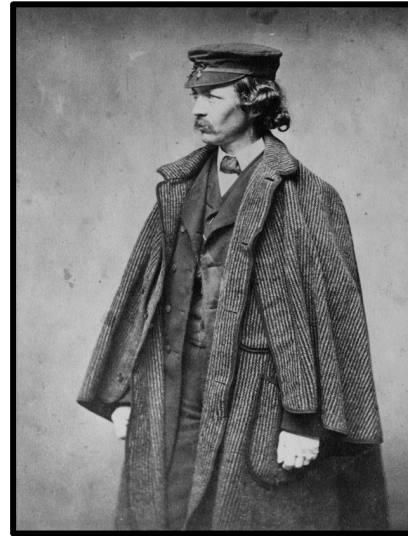


# American Planning History

## Frederick Law Olmsted:

### Urban Parks & Romantic Suburbs

- Unconscious influence of nature and design
- Picturesque and pastoral landscape design
- Respecting the natural contours of the land
- The curvilinear street (replaces the urban grid)
- Parks and open space part of the design
- Blending the natural environment with urban life and lifestyle



Source: Connecticut Historical Society

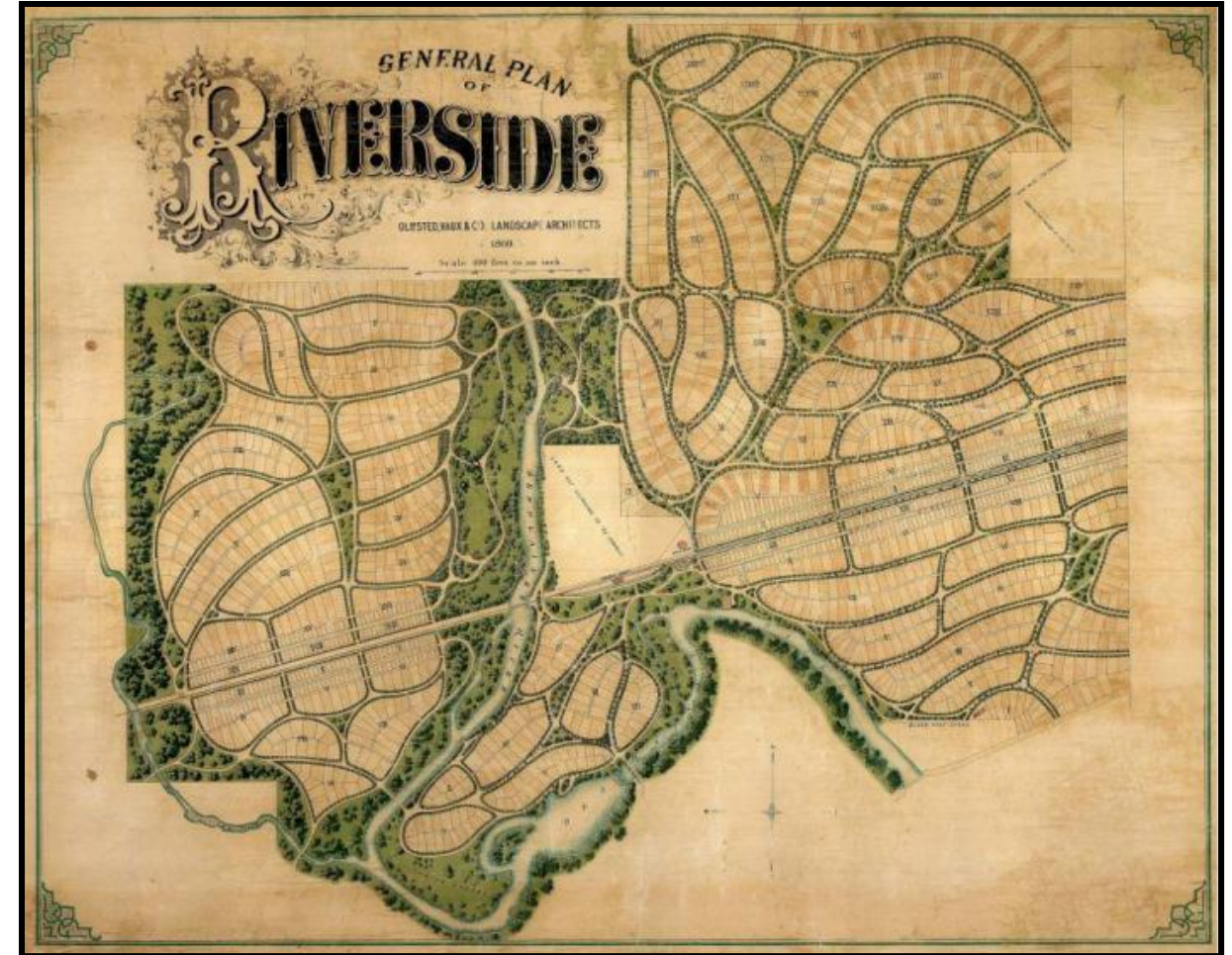


# American Planning History



“A park was never an ornamental addition to a city but an integral part of its fabric and a force for future growth on several levels: economic, social and cultural.”

*Frederick Law Olmsted*



# Planning Movements



# American Planning History – The City Beautiful



***Make no little plans.*** They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. ***Let your watchword be order and your beacon beauty. Think big.***

*Daniel Burnham, Chicago architect.  
(1864-1912)*





# American Planning History – The City Beautiful



## City Beautiful Elements:

- At turn of century (1890-1910)
- Civic-led planning based on the idea that design and beauty could be a means of improving the city.
- Cities can be beautiful
- Good design pays
- We can solve urban problems through rationality
- We can improve the plight of the working classes
- We should do this or else they will harm us...
- Europe as a model for American urban form and government
- A new acceptance of the city

# American Planning History – The City Beautiful



Some good things to know...

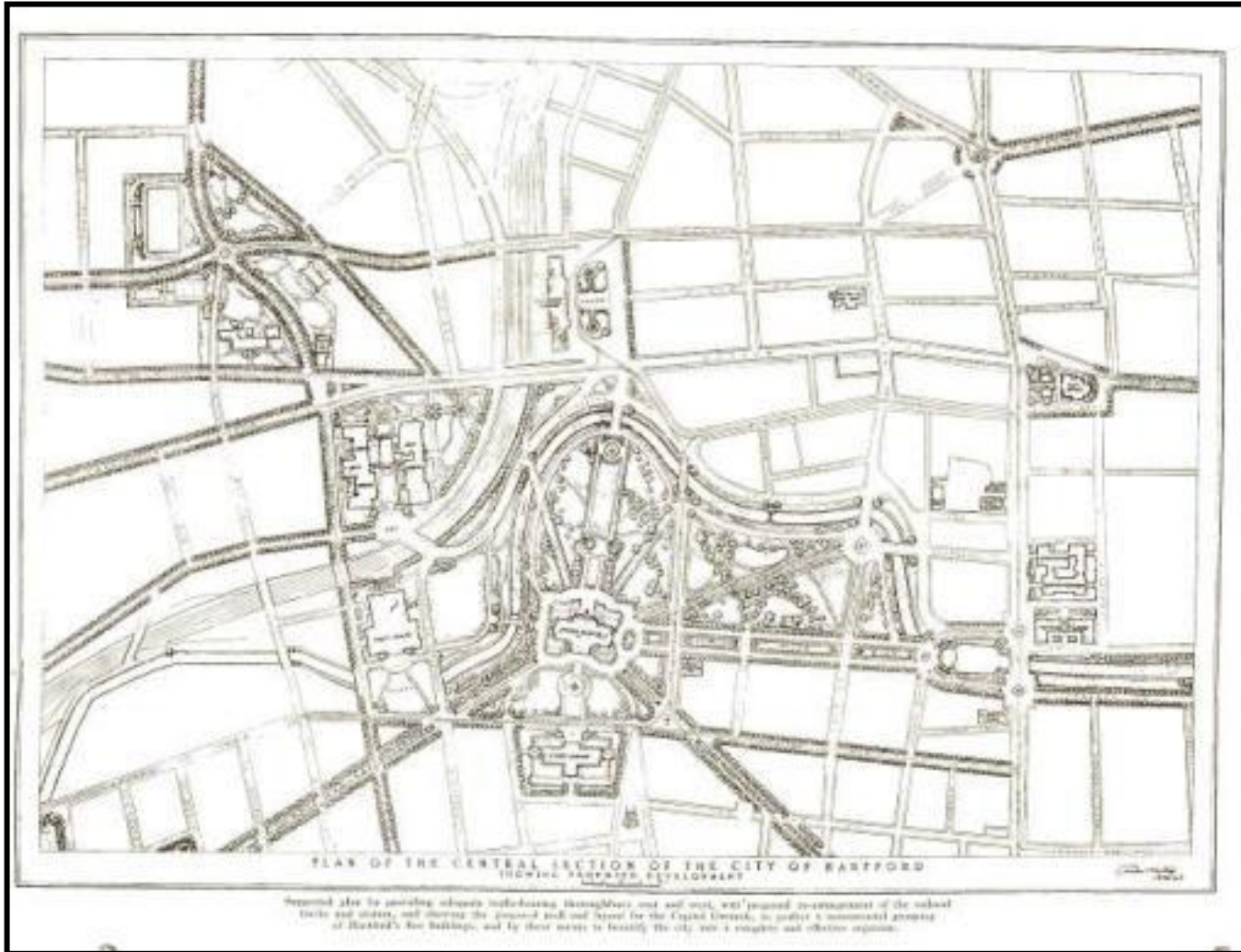
- The Columbian Exposition (World Fair) of 1893 'White City'
- Daniel Burnham's Plan for Chicago (1909)
  - "Make no little plans they have no magic to stir men's blood..."

What they (we) learned...

- Beautification and adornment (at huge costs) had limited practicality for most cities.



# American Planning History – The City Beautiful



## The City Beautiful:

- Influence:
  - Think Big – Urban Redevelopment Schemes
  - Public Private Partnerships
  - Improve city through development and beautification

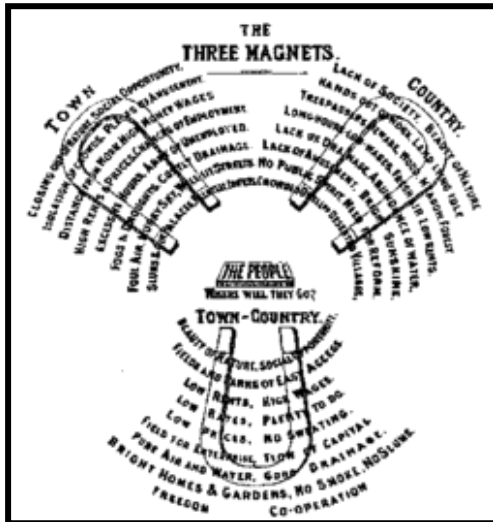
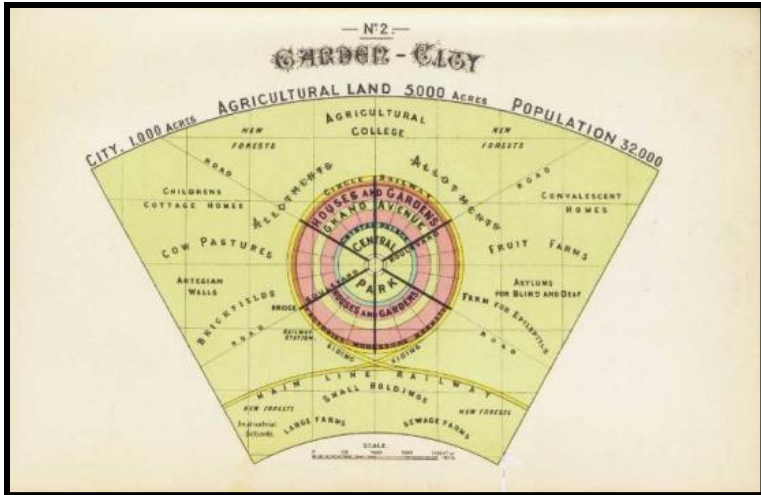


# American Planning History – The Garden City

- Ebenezer Howard '*Garden Cities of Tomorrow*' (1902)
  - *To-Morrow* (1898)
  - Anti urban 'satellite' cities (village ideal)
- Some good things to know....
  - Small self-supporting communities w/limited population
  - Greenbelts and open space
  - Letchworth, Welwyn, Hampstead G.S.
  - Columbia, MD
  - Leads to New Towns Movement in the U.S. after WW1
  - Leads to 'Satellite' cities in USSR in the 50's

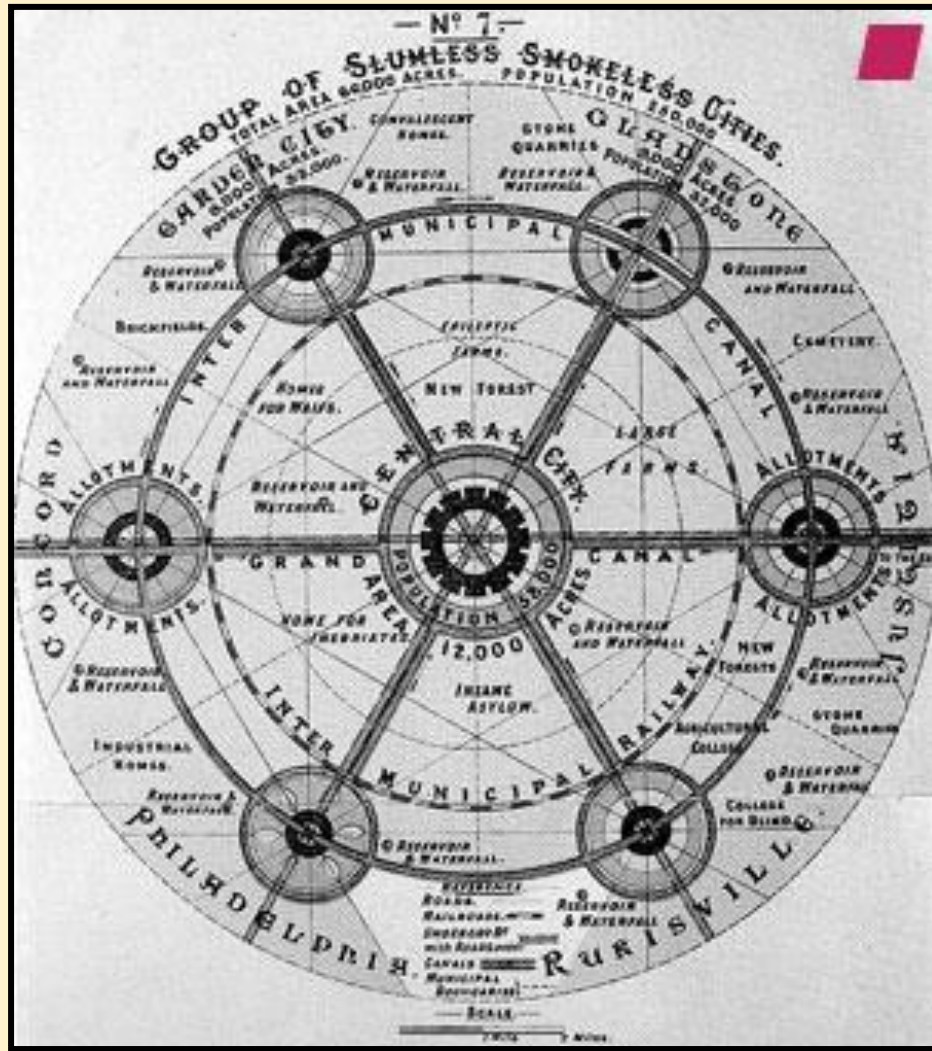


# American Planning History – The Garden City



- Ebenezer Howard 'Garden Cities of Tomorrow'
  - "Town and country must be married and out of this joyous union will spring a new hope, a new life, and new civilization." Ebenezer Howard (1898)
  - Anti urban 'satellite' cities (village life as ideal)
- Some good things to know....
  - Small self-supporting communities
    - 6,000 acres (1,000 developed and 5,000 supporting agriculture)
  - Limited population
    - 32,000 people
  - Greenbelts and open space

# American Planning History – The Garden City



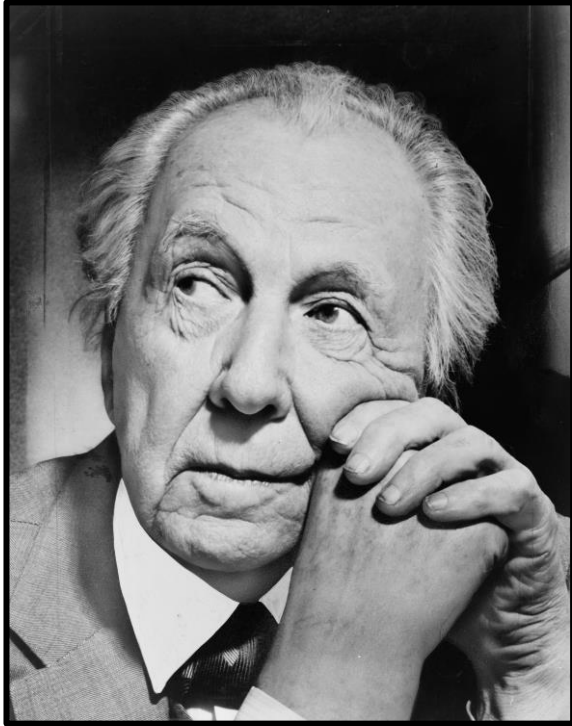


# American Planning History – City Efficient

## Evolutionary track of regulations - Milestones

- First city plan (Cleveland 1903)
- First state 'enabling legislation' (Wisconsin 1909)
- NYC Zoning Ordinance (1916)
- Vieux Carre Commission – Historic Preservation NOLA (1921)
- Standard State Zoning Enabling Act (1922)
- Cincinnati adopts 1st comprehensive plan (1925)
- Euclid vs. Ambler Realty (1926)
- Standard City Planning Enable Act (1928)

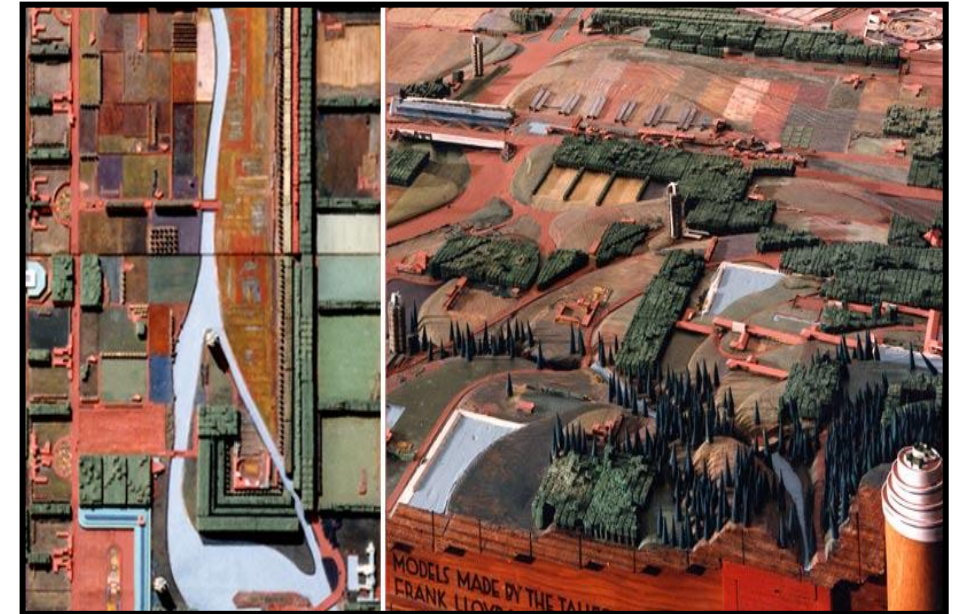
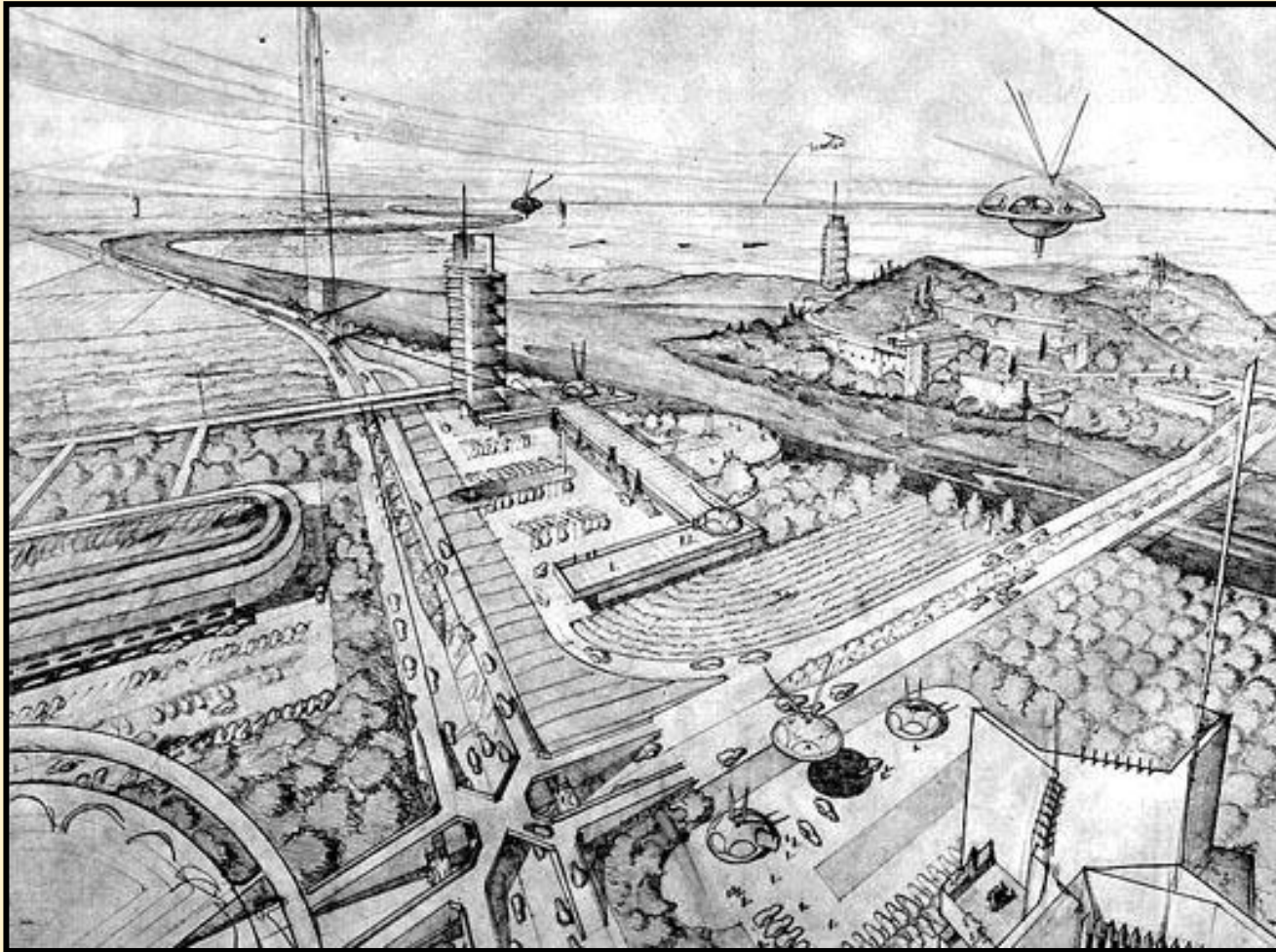
# American Planning History – Broadacre City



**Frank Lord Wright** - “the architecture of American democracy”

- *A social revolutionary*: system of personal freedom and dignity through land ownership guaranteed social harmony and avoid the class struggle
- **Broadacre City** (a social structure) presented at Rockefeller Center in 1935
  - A model of four-square miles of a typical countryside developed on the acre as unit according to conditions in the temperate zone and accommodating around 1,400 families
  - Decentralization and redistribution
  - Symmetry with rhythm, no standardization
  - Architectural reintegration
  - Free use of the ground
  - Public utilities and government itself owned by the people
  - Economic independence

# American Planning History – Broadacre City



“Broadacre City is significant for the nature of its vision...It seized the American future and embodied it in a vision. The remarkable fact is just how visionary it proved to be” (Hall, 1998: 315).



# American Planning History – The Radiant City



## **Le Corbusier**

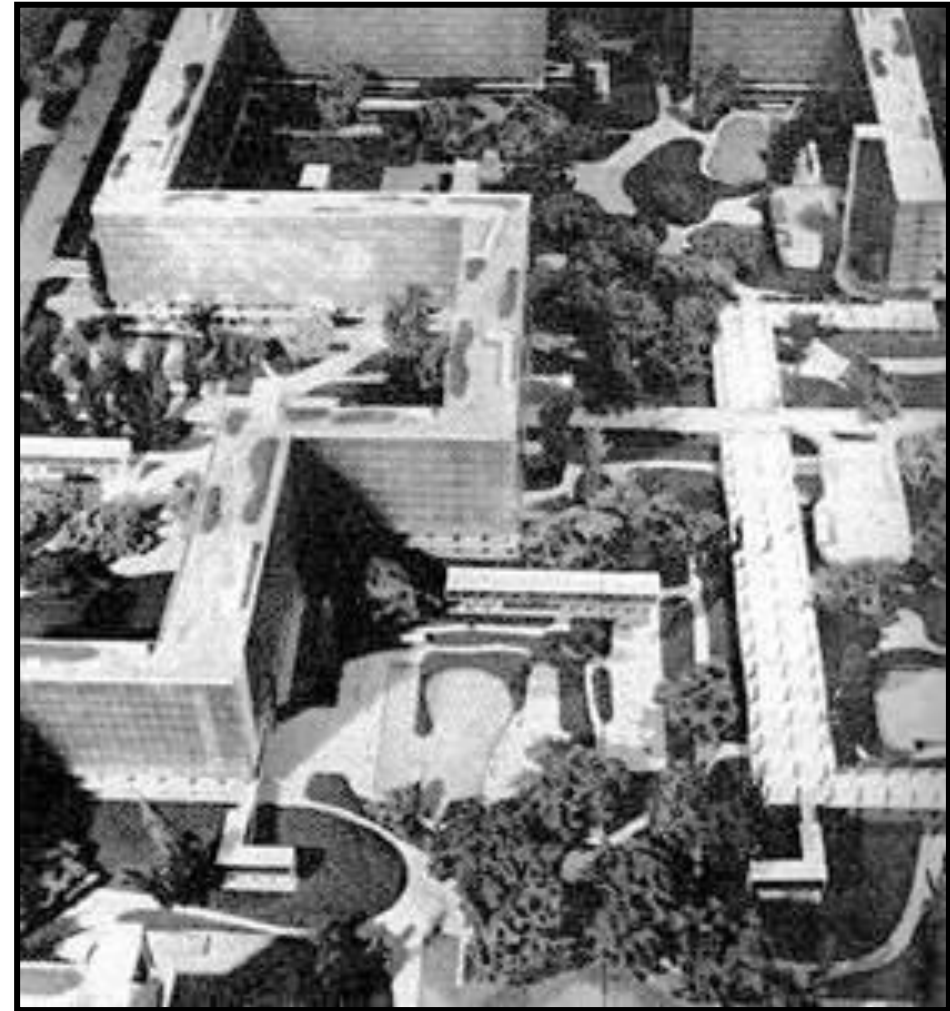
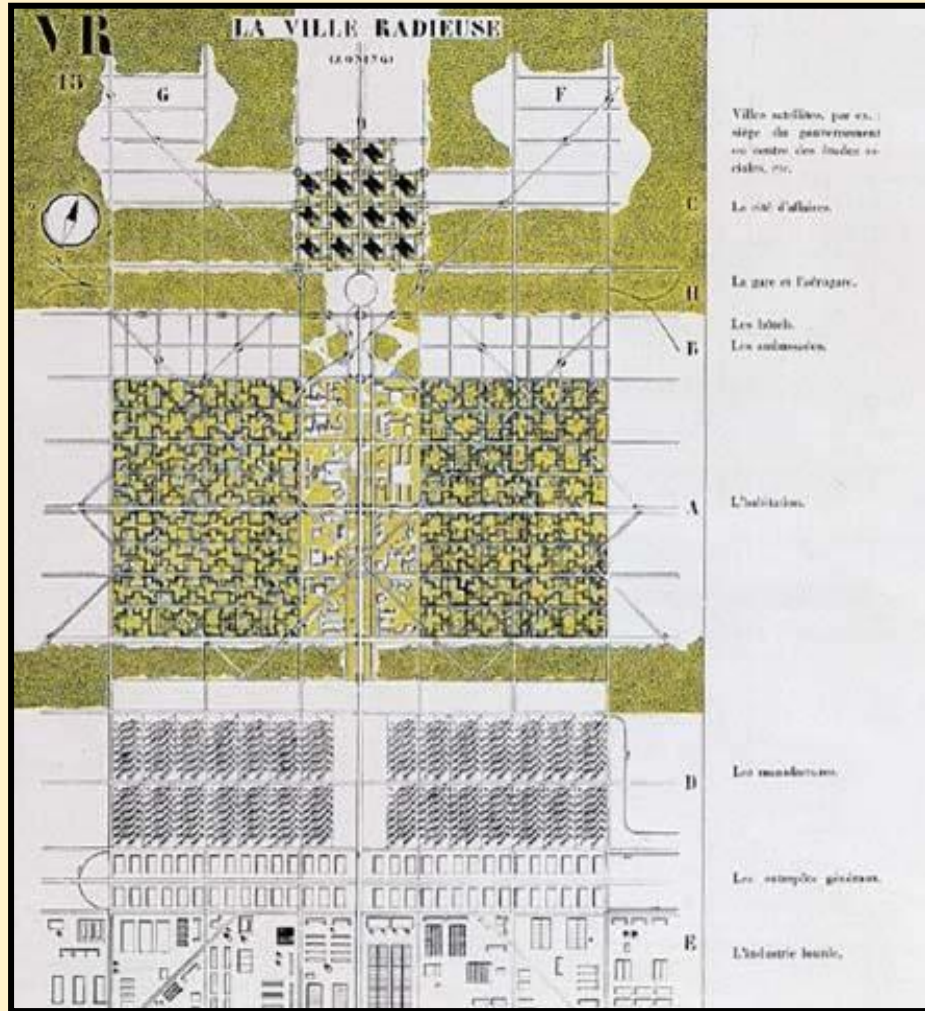
### **The Radiant City**

- Designed for any City of up to 3 million residents
- Adapted as comprehensive plan for Paris in the 1920s.
- City as business and residential center
- Protective zone between city and garden city to allow for future growth
- Reserved zone between protective zone and garden city for greenbelt
- Transportation as critical element

### **Four Basic Principles**

- De-congest the center of the city through density
- Augment the density of the city
- Increase the means of getting around the city
- Increase parks and open space

# American Planning History – The Radiant City





# American Planning History – The Radiant City



## *When the Cathedrals Were White (1935):*

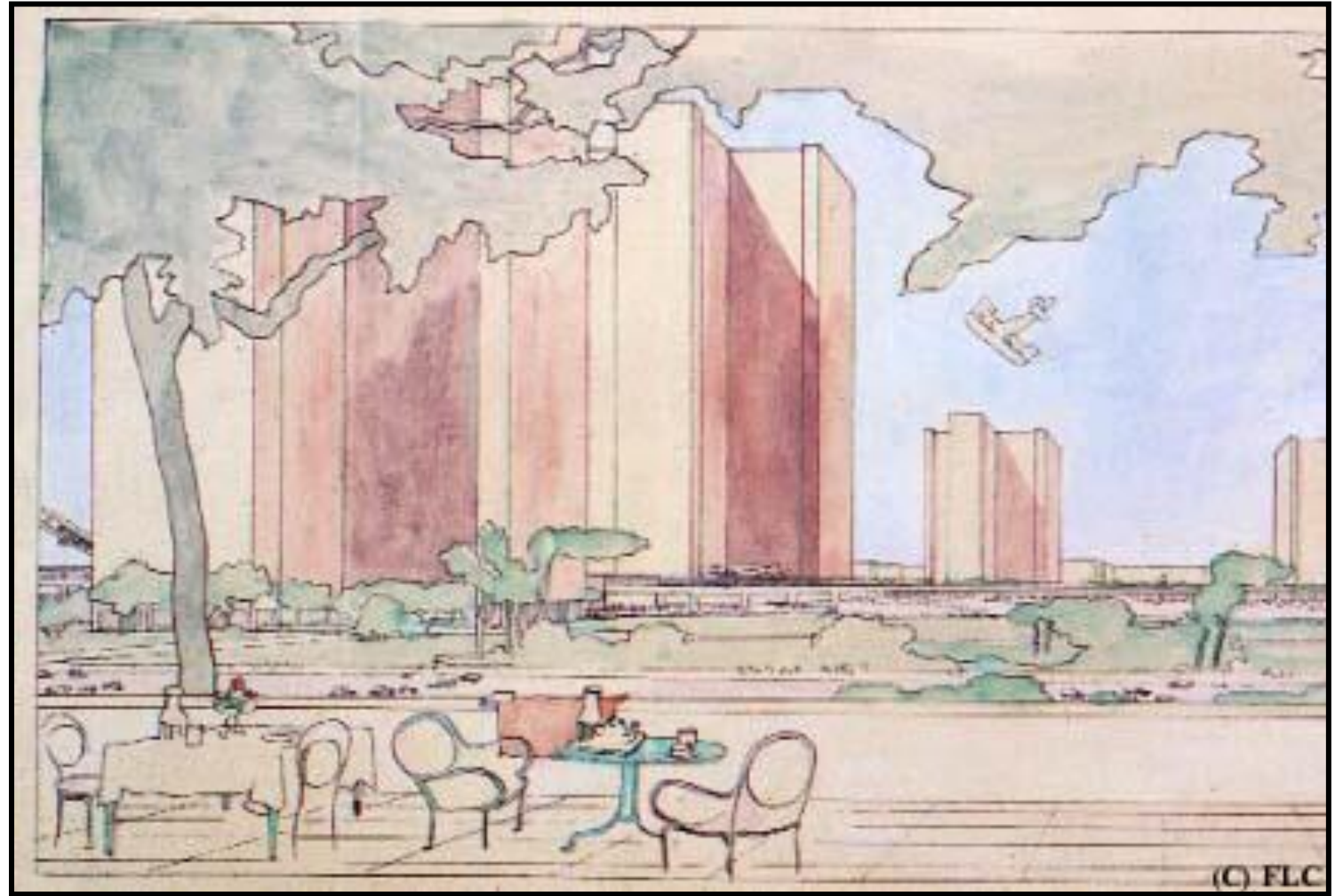
Nevertheless, in a surreptitious way, the tumor of the great American waste fastens itself upon this magic station. Grand Central is the head of the gigantic suburbs of Connecticut Luxurious trains, agreeable servants of exodus. Leave! It is proof of an urban existence which has been upset, turned upside down. In the course of my talks in the USA, my thought concerned itself more and more with the great evil of the USA: the excessive extension of urban regions, the prodigious—and mad—networks of railways, of roads; a whole people in eternal and sterile movement; the hurry, the agitation, failure of action. Hundreds of thousands of houses pushing nature into the distance and spoiling it; conduits for water, gas, electricity, telephone, which go to each house! A gigantic expense, an immense burden on the nation, a bewildering social deficit...”



# American Planning History – The Radiant City

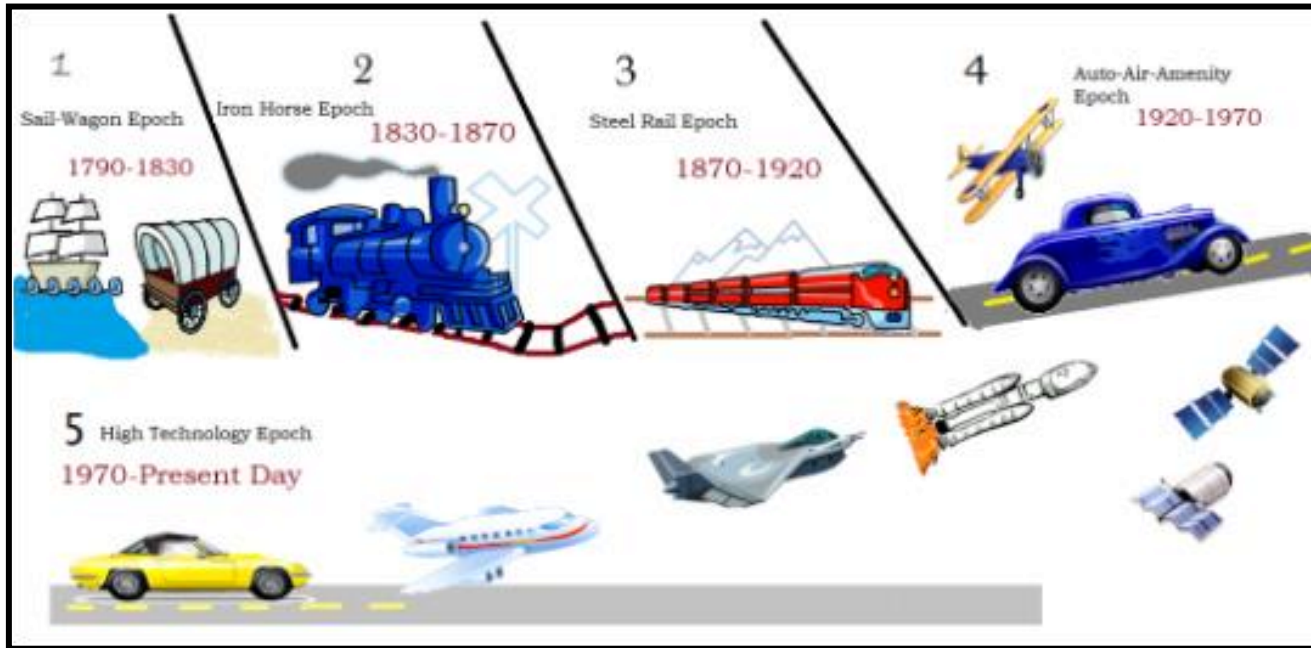


“Even Philip Goodwin, who paid for Le Corbusier’s visit to Hartford, confided to Austin, ‘I admire the new ideas, and think we are going toward them, but to live in one of his two hundred and twenty thousand human being-honeycombs—or one of his chairs—would be hell.” (Gaddis, 2000: 288)



# Transportation Epochs

# American Planning History – Transportation Epochs



- Improved modes of transportation were a driving force behind the growth of U.S. cities.
- John Borchert (1967) identified four epochs in urban history, that characterized fundamental changes in transport technology.
- Each epoch created changes in the spatial interactions among urban areas and in the internal arrangement of activities.



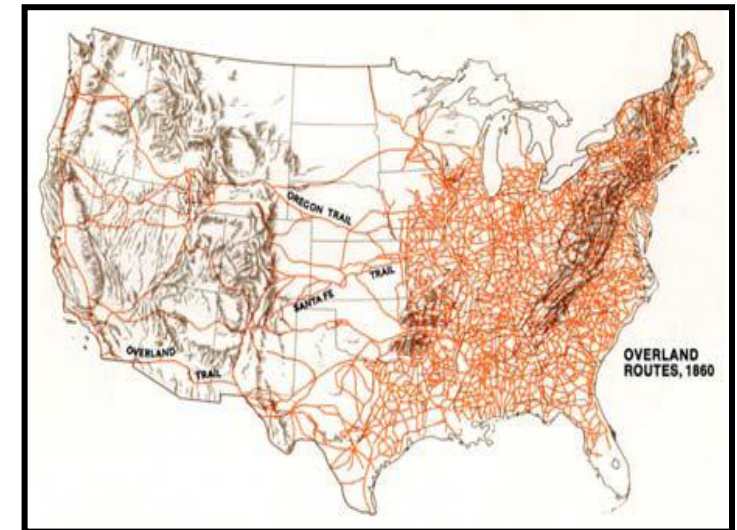
# American Planning History – Transportation Epochs

## Horse and Wagon 1790-1830:

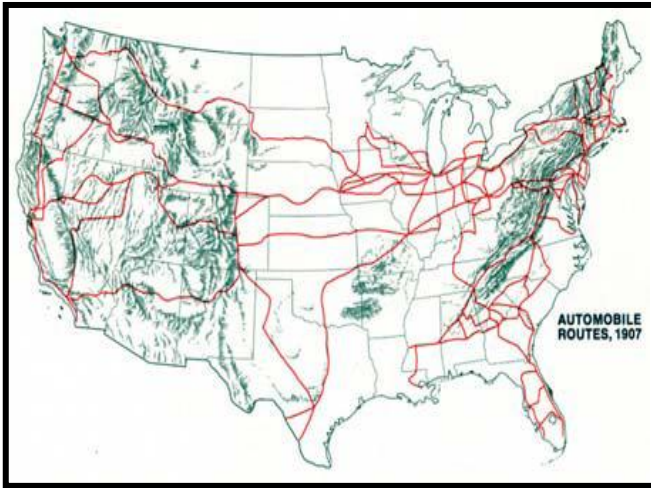
- All sizable urban areas located on the Atlantic coast or navigable rivers.
- These cities served as Atlantic ports with limited hinterlands and strong economic ties to Western Europe.
- Small, compact centers based on walking and horses and wagons.

## Regional Rail Network 1830-1870:

- Invention of steam-driven railroad and its rapid expansion from population centers into surrounding regions creates an advantage largest urban centers.
- Emergence of steamboats greatly increased the tonnage hauled on the Great Lakes and Ohio-Mississippi-Missouri river system.
- River cities experience significant growth.



# American Planning History – Transportation Epochs



## National Railroad Network 1870-1920:

- Full integration of standardized rail 1870.
- The contemporary distribution of major metropolitan areas emerging.
- The large industrial urban centers of the Northeast and Midwest continued to grow in importance.
- River cities decline as rail centers (Chicago, Atlanta, & Dallas) grow.
- Western cities (LA, San Fran, Seattle, & Denver) grow rapidly.

## Automobile-Airplane 1920-1960:

- Starts with the decline of railroads, coal-based energy, and steam power and the rise of internal combustion engine.
- Results in the dispersal of urban areas into suburban and rural locations.
- Automotive technology & infrastructure.
- Air travel increased as rail travel declined.

# Urban Models

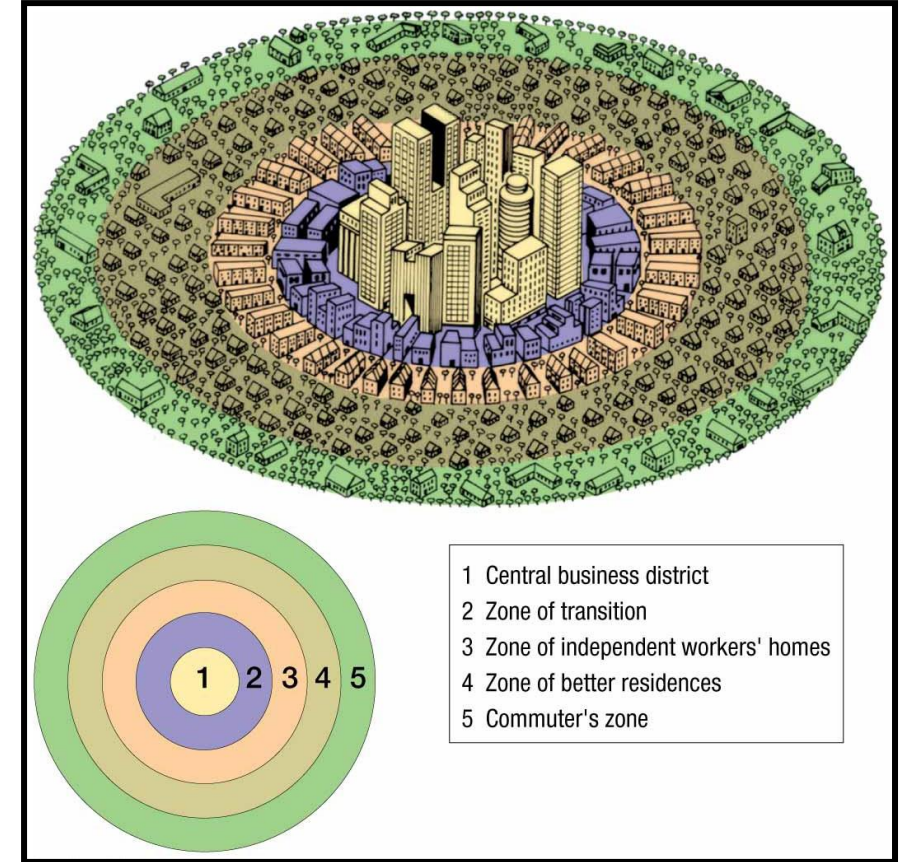


# American Planning History – Urban Models

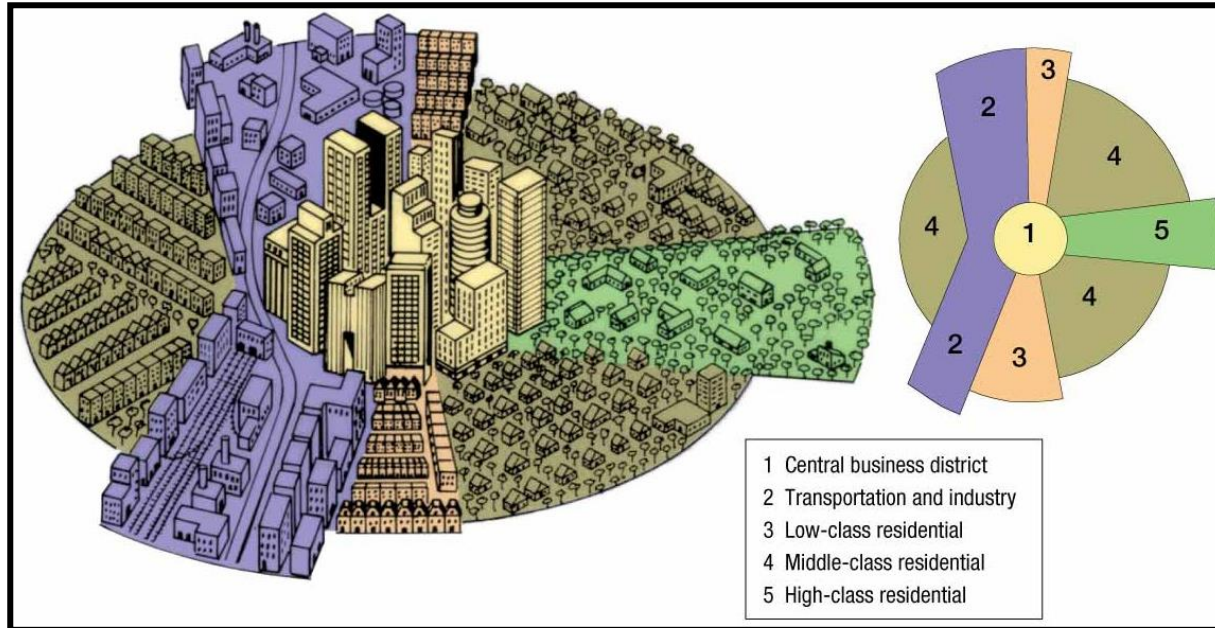
## Concentric Zone Model - Ernest Burgess, 1923

- Based on Chicago: walking & horse-riding for transportation
- Model suggests that a city grows outward from a central area in a series of concentric rings:
  1. **Central Business District**: innermost ring where nonresidential activities occur
  2. **Zone of Transition**: area eventually consumed by CBD – residential deterioration and encroachment by CBD and light manufacturing
  3. **Zone of Working-Class Homes**: modest, older houses; blue-collar labor force
  4. **Zone of Better Residence**: newer, larger houses for middle-income families
  5. **Commuter Zone**: suburban ring; high-income residential

The model is dynamic – as the city grows, inner zones encroach on outer ones



# American Planning History – Urban Models



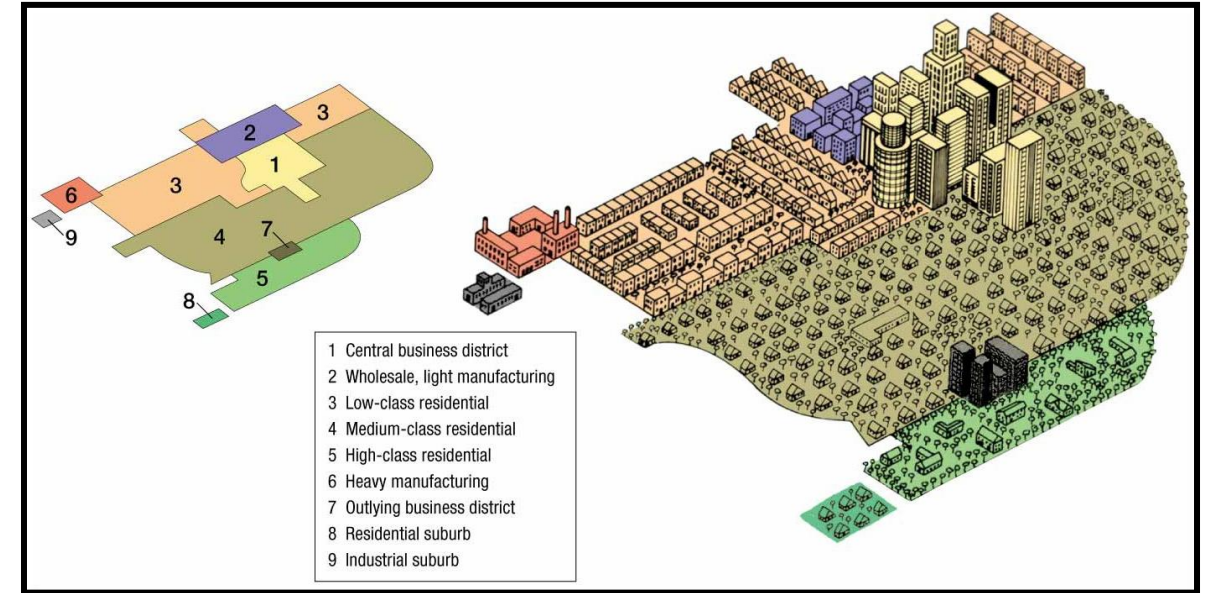
## Sector Model – Homer Hoyt, 1939

- Model that suggests a city develops in a series of sectors
- Based on street cars as main transportation
- As a city grows, activities expand outward in wedges, or sectors, from the center:
  1. Central business district
  2. Transportation and industry
  3. Low-income residential
  4. Middle-income residential
  5. High-income residential

# American Planning History – Urban Models

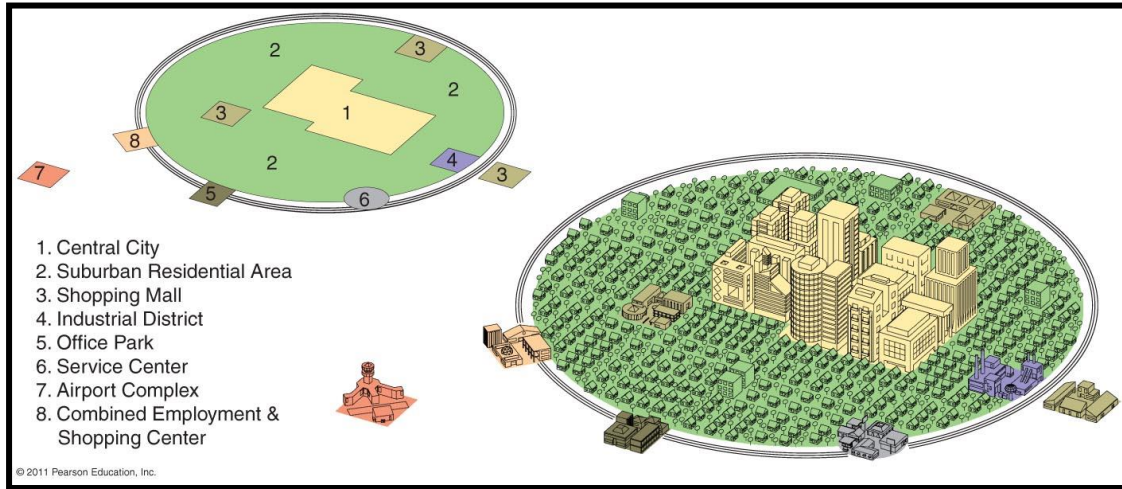
## Multi-Nuclei Model – Harris & Ullman, 1945

- Model suggests that a city is a complex structure that includes more than one center around which activities revolve.
  - Examples: Ports, Universities, Airports, Parks
- Cars are main form of transportation
- CBD was losing dominant position as single nucleus of urban area
- Incompatible land-use activities avoid clustering together – for example, high-income housing and heavy industry rarely exist together





# American Planning History – Urban Models



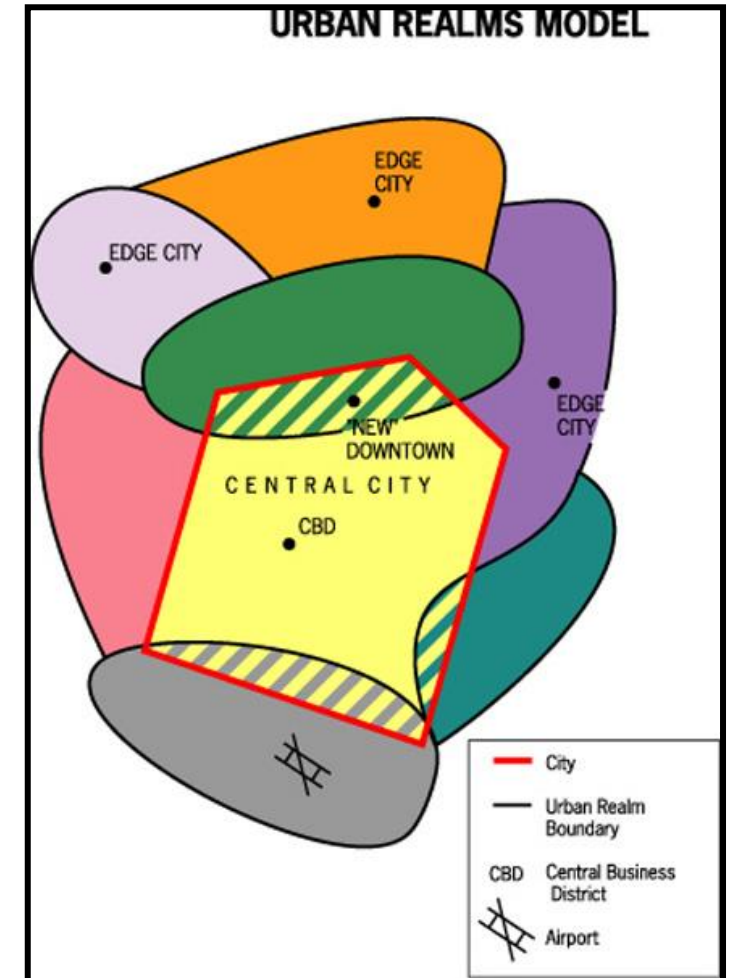
## Galactic City Model – Harris, 1960

- Based on Detroit - shows a city that's been taken over by a car-based living and affected by sprawl.
- Rapidly growing suburbs and increased edge cities.
- Highways are main form of transportation
- Outer cities of suburban ring became more self-sufficient
- Inner city surrounded by large suburban residential and business area tied together by a beltway or ring road
- In the 1970's, American suburbs surpassed the central cities in total employment
- Galactic city – a complex urban area in which centrality of functions is no longer significant
- Represents distinct decentralization of the commercial urban landscape as the economy transitions to services.

# American Planning History – Urban Models

## Urban Realms Model – James Vance, 1970s

- Based on San Francisco. Explains changing urban growth patterns based on automobiles and large suburban “realms” emerged
- Each "realm" is a separate economic, social, and political entity
- Realms are linked together to make one large, fluid city
- Shows that the outer cities are not "satellites" of the central city, but are becoming cities themselves.
- Edge cities are as likely to interact with each other as they are with the traditional CBD
- “Exurbs” are suburbs that are so far away from a city they really can’t be called suburbs anymore
- Fluid transitions into various realms



# American Planning History

## New Towns – 1920s & 30s

- Garden Cities evolve into New Towns
  - 1920's and 1930's
  - Unwin and the 'Greenbelt' towns, Radburn N.J.
  - Modern versions of garden cities w/o greenbelts and w/cars
  - Sets ideals for Post - WWII Suburbs
    - Levittown NY, Reston VA, and Columbia MD.
  - Linked to new design forms and modern architecture
    - Frank Lloyd Wright, Bauhaus Movement, The International Style, Le Corbusier
- Influence readily visible in a subdivision near you

## Early Regional Planning

- Regional Planning Association of America
  - Regional Planning from the theoretical perspective
  - Lewis Mumford
- New York Regional Plan (1929)
  - Regional infrastructure/development keyed to business
  - FDR's influence
- Rural Developing Regions
  - Appalachian planning - TVA
- Regionalism with an environmental focus



# American Planning History

## Planning & The Great Depression

- Planning Impacts (the New Deal)
  - Environmental Conservation
    - Pollution and Protection issues come w/the Baby Boomers
  - Early Urban Renewal
  - Lots of housing legislation (1930s and 1940s)
  - Finance Programs
  - First Efforts at Highway Planning (the parkways)
    - Robert Moses and others
    - Bronx Parkway 1926-others followed during Depression
  - First Efforts at Regional Planning
    - TVA

## Post World War II & Planning

- The Post-War Economic Boom
- The Baby Boom
- Post War Housing
  - FHA & VA loan programs
  - Pent up demand during Great Depression
  - Changes in who owns homes
- Fueling Growth
  - Highways - 1953 starts the highway acts - 1956.
  - Consumer Spending
  - Urban Renewal
  - American becomes Suburban

# American Planning History

## 1960s & 70s Urban Crisis

- Advocacy Planning & Civil Rights
  - Davidoff 'Advocacy Planning' – Planners as Advocates
  - Arnstein's 'Ladder of Public Participation'
- Jane Jacobs' 'Life and Death of Great Cities' 1961
- Environmental Planning-NEPA 1969
  - The Media & Rachel Carson's 'Silent Spring'
  - Ian McHarg's 'Design with Nature'
  - Environmental Legislation
    - Clean Air (1970), Clean Water (1972), Coastal Zone (1972), Endangered Species (1973), Superfund (1980)
- APA/AICP established (clap...clap...clap...) in 1978

## Regionalism 1960s & 70s

- HUD 701 Program
  - Housing and Urban Development Act
  - Modified in 1965 to make money available to COG's
  - Favored comprehensive projects (in scope and area)
- A-95 Review Process
  - Intergovernmental Cooperation Act of 1968
    - '...all federal aid for development purposes shall be consistent with and further the objectives of state, regional, and local comprehensive planning.'
- Economic Development Regions
  - Public Works and Economic Development Act of 1965
  - Funding for multi-county economic development districts

# American Planning History

## The Reagan Legacy

- A great step backwards?
  - Limiting Federal Involvement
    - Government slims down
    - Powers transferred to communities
  - Independent Communities
    - Home rule not regions
  - Funds not Structures
    - Grant support rather than direct federal investment
  - Planning for Economics-growth pole economics
    - Investment not handouts

## More Recent History

- Resolving the Limits of Planning
- Return to Cities - sort of
- Sprawl and smart growth
- The New Demographics of America
- New Urbanism
- Creative Cities
- Sustainability
- Creativity and Innovation
- Resiliency



Some Things to Know

# American Planning History

## Know the Fathers

- American Landscape Architecture – Fredrick Law Olmsted
- Regional Planning – Patrick Geddes
- Zoning – Edward Bassett
- City Planning – Daniel Burnham
- Modern Ecology – Ian McHarg
- Modern Housing Code – Lawrence Veiller
- Advocacy Planning – Paul Davidoff

## Some...Important Figures

- **William Alonso** – Bid Rent Theory (1960)
- **Edward Bassett** - Heights of Buildings Commission – NY City be zoned and districted. Father of Zoning.
- **Catherine Bauer (Wurster)** - Housing and social planning.
- **Edward Bennett** - Minneapolis plan. Worked with Burnham on San Fran plan.
- **Ernest Burgess** – Concentric Zone Model, *The City* (1925)
- **Daniel Burnham** - Columbian Exposition (1893), City Beautiful Movement, Chicago Plans (1909).
- **Rachel Carson** – *Silent Spring*
- **Peter Calthorpe** – urban land use planner, helped popularize TOD and New Urbanism
- **Lord Anthony Ashley Cooper** - Laid out Charleston S.C. in 1704.
- **Andres Duany** – Founding member Council of New Urbanism, Seaside, FL (1982) and Kentlands, MD. Wrote *Suburban Nation*.
- **Andrew Jackson Downing** - The Horticulturist, Rural Cemeteries, Public Gardens, the Country cottage.
- **Andrew Ellicott** - Took over L'Enfant plan for D.C.

# American Planning History

## Some...Important Figures

- **Richard Florida** – *Rise of the Creative Class* in 2002
- **Joel Garreau** – *Edge Cities* (1991)
- **Patrick Geddes** - Biologist; organizer of the first international exhibitions on town planning.
- **Robert Moses** – NYC and Top Down Planning
- **Lewis Mumford** – *The City* (1962)
- **Ebenezer Howard** – *Garden Cities of To-morrow* (1898 & 1902)
- **Homer Hoyt** – Sector Model (1939)
- **Jane Jacobs** – *Death and Life of Great American Cities* (1961)
- **Le Corbusier** – The Radiant City (1920s and 1930s)
- **William Levitt** – Levittown, post-1945 mass suburbanization
- **Ian McHarg** – *Design with Nature*
- **Harvey Molotch** – *The Growth Machine* Theory (1976)
- **Harris and Ullman** – Multi-Nuclei Model (poly-centrality) (1945)
- **Frank Lloyd Wright** – *Broadacre City* (1932)

## Some Facts to Know

- Erie Canal was completed in 1825
- Union Pacific and Central Pacific joint at Promontory Point, UT to form the first transcontinental railroad in 1869
- First American City with a subway was Boston in 1897
- Washington D.C. redesign was part of the City Beautiful Movement (1890s)
- Jean Gottmann termed the word Megalopolis (1962)
- ACIP and ASPO joined in 1978 to form the APA
- Zip Code stands for Zone Improvement Plan Code
- First historic preservation commission was formed in Vieux Carre, New Orleans, LA
- First historic preservation ordinance enacted in Charleston, SC
- First Department Store was located in Salt Lake City, UT



# American Planning History

## Some Facts to Know

- 1820-1840 ‘suburban’ Borderland development
- 1830s steam railway (a commuter rail)
- 1835 *Rural Residence*, by Alexander Jackson Davis
- 1841 *A Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America*, by Andrew Jackson Downing
- 1853 [1857] Llewellyn Park, NJ – First romantic suburb
- 1840s and 1860s introduction the Omnibus and streetcar.
- 1868 Olmsted designs Riverside, IL
- 1871 Copeland’s Plan for Boston and Cleveland’s Plan for Chicago
- 1908 Henry Ford’s Model T Ford
- 1913 Ford assembly line production
- 1914 the birth of Fordism and conspicuous consumption.

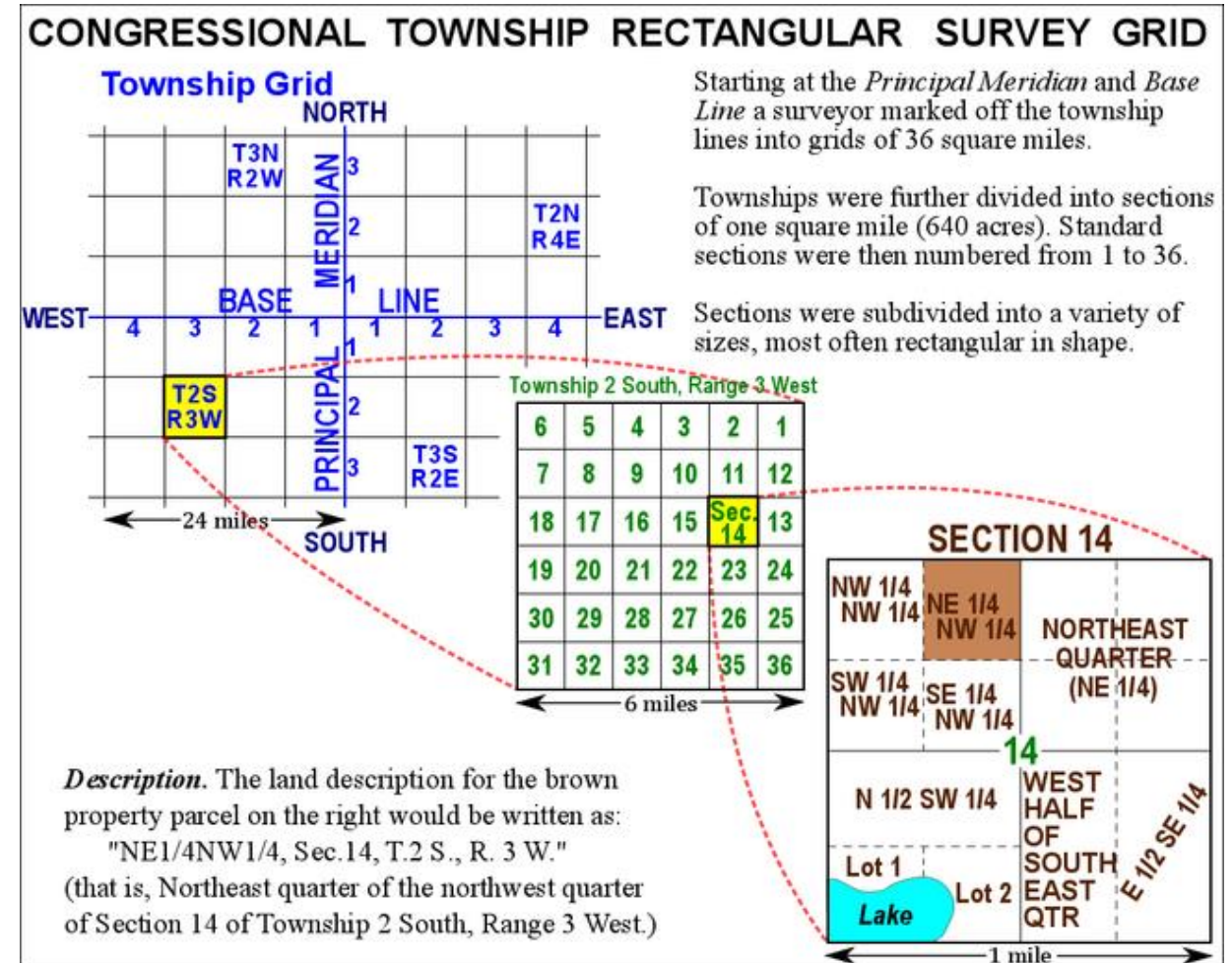
## Some Facts to Know

- 1916 Federal Road Act, amended in 1921.
- 1917 “The number of electric streetcars peaked at 72,911, while total ridership increased in 1923 at 15.7 billion.”
- 1920 – one in five households own an automobile
- 1929 is the start of the Great Depression.
- 1933 Homeowners Refinancing Act establishes the Home Owners Loan Corporation
- 1934 National Housing Act of 1934 establishes the Federal Housing Authority.
- 1938 the Federal National Mortgage Association (Fannie Mae) is established.
- 1939 World War II begins.
- 1942 the United States enters the War.
- 1945 World War II ends.

# American Planning History

## Some Facts to Know

- There are 43,560 square feet in one acre
- There are 5,280 linear feet in one mile
- There are 2.47 acres in one hectacre
- There are 640 acres in one square mile
- First urban growth boundary established in the US in Lexington, KY in 1958
- Hawaii became the first state to institute statewide zoning in 1961



# American Planning History

• Public water system	Philadelphia
• Planning Commission	Hartford, Connecticut (1907)
• Board of Survey	Philadelphia
• Regional Planning Commission	Los Angeles
• Zoning Ordinance	NY City (1916)
• Height Limitation and Restriction	Boston
• Large urban park	NY City
• Playgrounds	Boston
• Metropolitan Utility Commission	Boston
• Public Works	Chicago
• Suburban Cemetery, 1st	Hygia Kentucky
• Tenement Housing Law	NY City and Brooklyn, 1807
• State law creation of city planning commission	Wisconsin, 1909



# Research Methods

# Research Methods

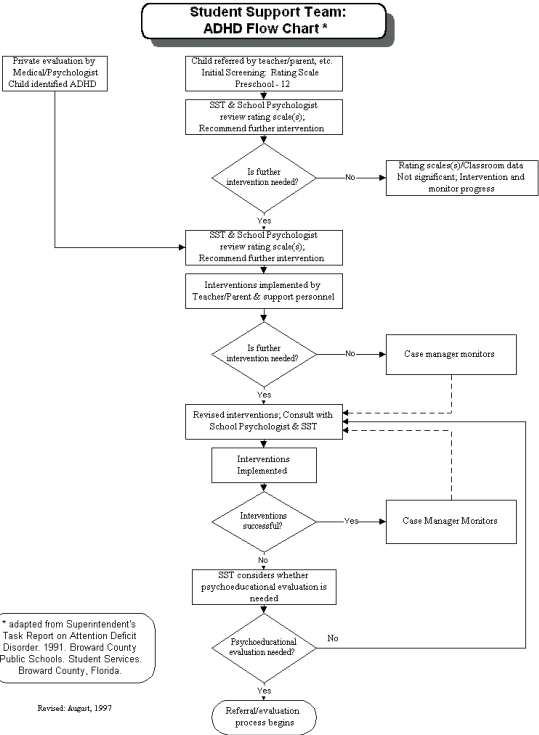
- **Quantitative:** numbers, closed-ended, data hypotheses, experiments, deductive
  - A means for testing objective theories by measurement of variables
  - Use when research problem calls for understanding of causality/influence, results of intervention, prediction of outcomes.
- **Qualitative:** words, open-ended, interviews, ethnography, inductive
  - A means for exploring meaning ascribed to social or human problems
  - Use when problem is not well-understood and requires exploration
- **Mixed Methods** – can be combination of Quantitative and Qualitative in parallel, series, or transformational combination
  - Use when problem can not be accurately assessed using only one design.

Quantitative	Qualitative
1. Scientific	1. Naturalistic
2. Positivist	2. Interpretivist/hermeneutic
3. Objective	3. Subjective
4. Structuralism	4. Individualism
5. Experimental	5. Ethnographic
6. Macro events/processes/relations	6. Micro events/relations/processes
7. Deductive	7. Inductive
8. Hard/factual	8. Soft/anecdotal
9. Representative/generalisable	9. Selective/context or site-specific
10. Apolitical	10. Critical/political
11. Realist	11. Idealist/relativist/constructivist

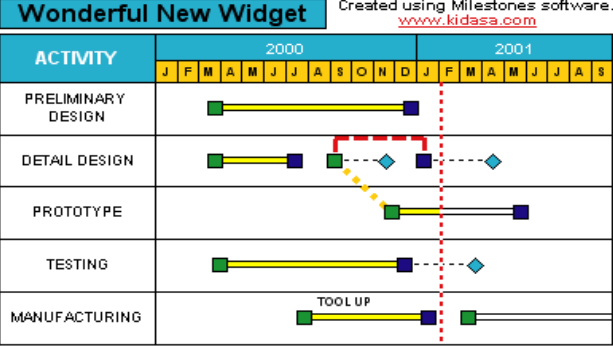
Sources: Franklin (1986), Punch (1998), Winchester (2000), Spencer *et al.* (2003).

# Research Methods

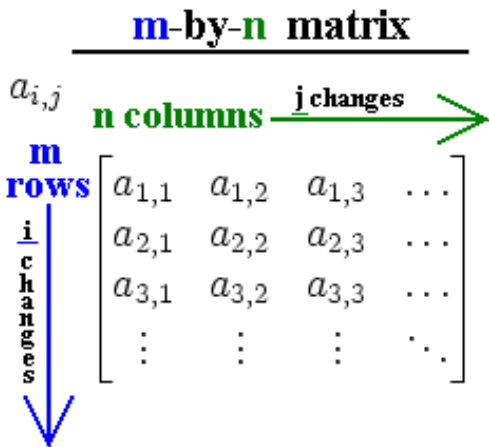
Flow Chart



Gant Chart



Matrix



## Organizing, Analyzing, & Reporting Data

Know terms such as Gant Chart, Bubble Chart, Flow Chart, Matrix, etc

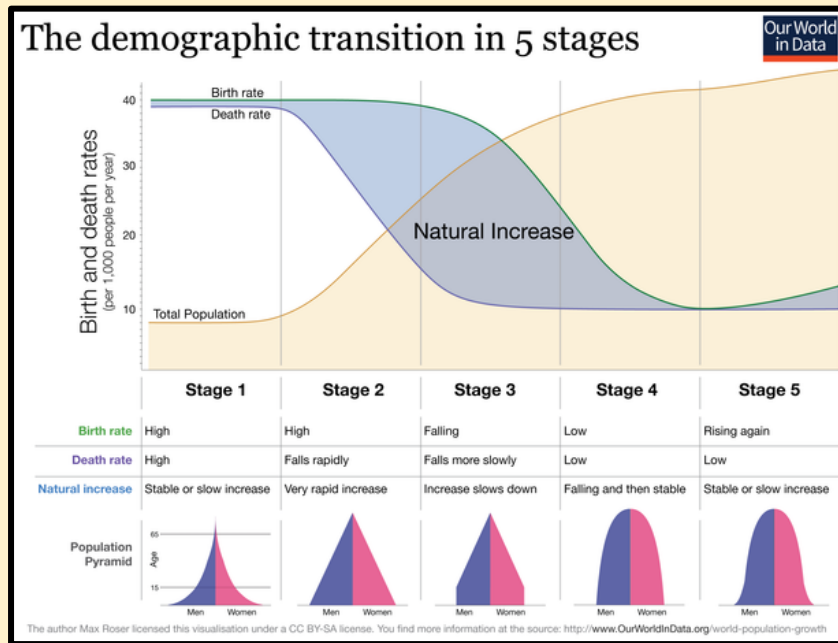
*What is most appropriate in a given circumstance?*



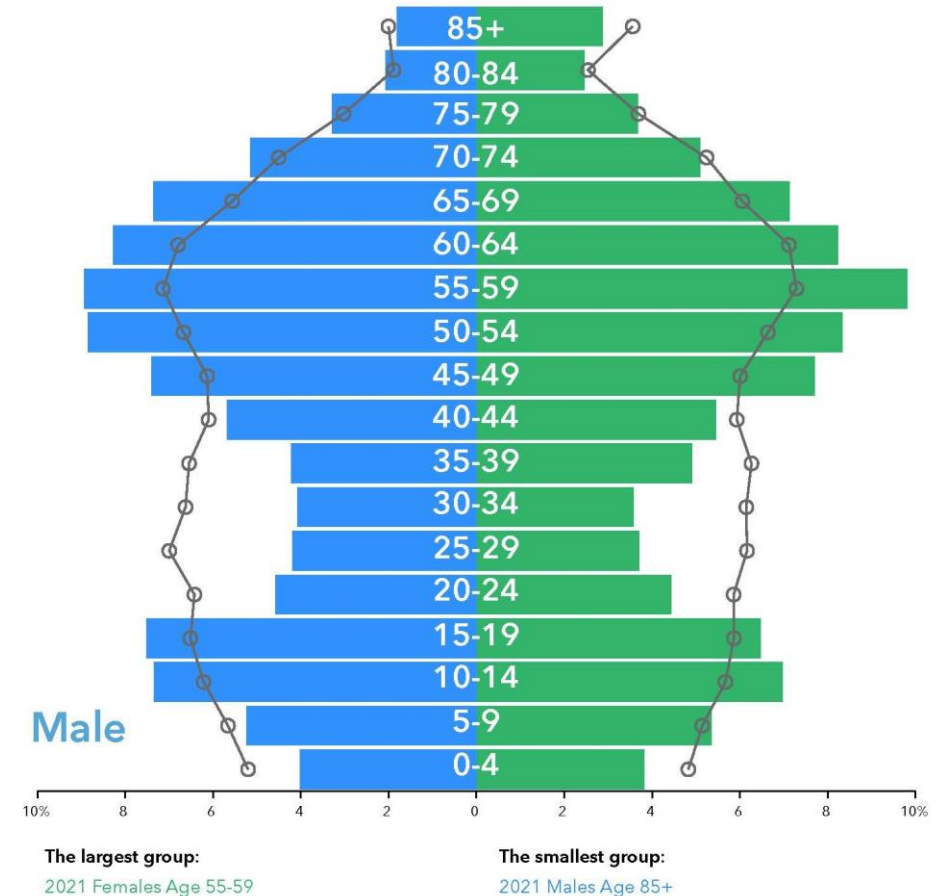
# Research Methods

3 major components of demographic analysis:

- Fertility
- Mortality
- Migration

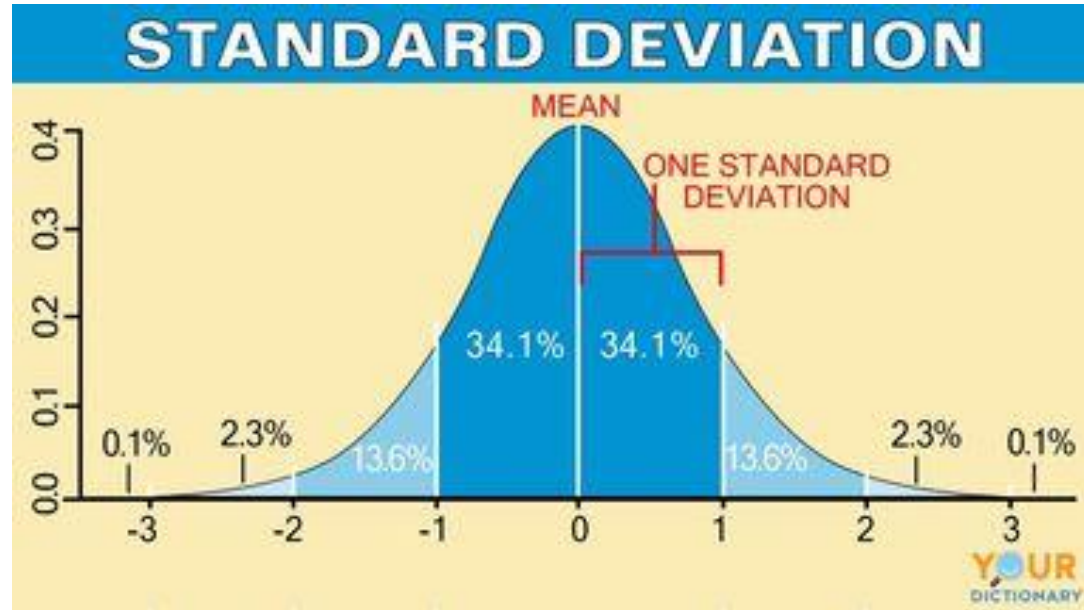


## AGE PYRAMID



Dots show comparison to Hartford County

# Research Methods



## Types of Descriptive Statistics

- Percentiles and Quartiles
- Measures of Central Tendency
  - Mean
  - Mode
  - Median
- Measures of Dispersion of Variability
  - Range
  - Standard Deviation
  - Variance
- Measures of distribution shape
  - Skewness
  - Kurtosis (thickness of the tails)

# Research Methods

## Demographic Analysis:

### Three Basic Types Used by Planners:

- **Descriptive:** tools, data, and methods to describe the population of an area
- **Trends:** look at how demographic data has changed over time
- **Projections:** estimates of future population and population structure

- **Targets:** express desirable future populations based on policies and goals.
- **Estimates:** measure of a present or past condition that cannot be measured directly because of a lack of resources (data, time, money).
- **Projections:** conditional statement about the future, describing what the future is likely to be if a given set of assumptions proves to be true; typically based on statistical models that extrapolate past and present trends into the future.
- **Forecasts:** conditional statement about the future, describing what the future is likely to be; typically based on statistical models, but reflecting and incorporating the decisions and judgment of the analyst with respect to various factors.



# Research Methods

*The Practice of Local Government Planning*  
*aka The Green Book (first published in 1941)*

- 2nd chapter of the 2nd edition is excellent for historical background.
- 3rd edition is more up to date and a little less of a dry read.
- Know dates, people, events, philosophies, publications, movements, acts, laws....

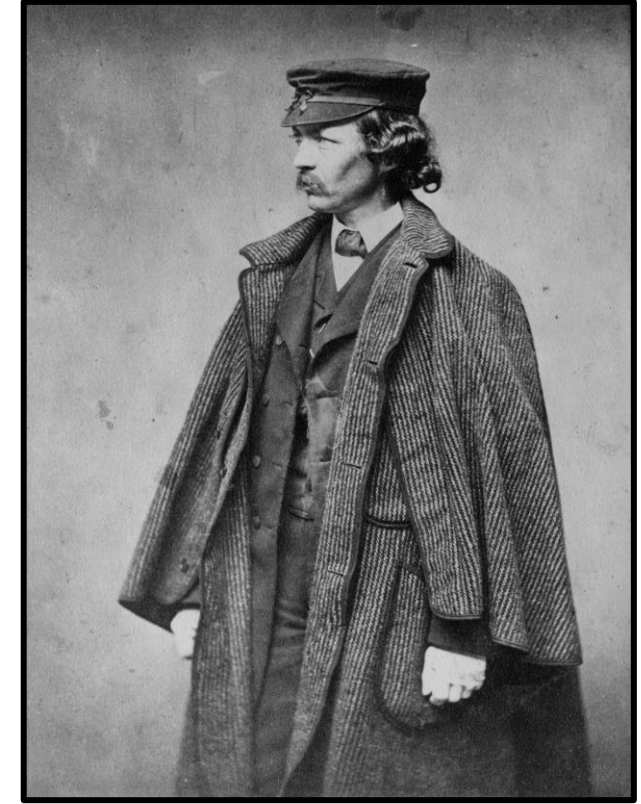
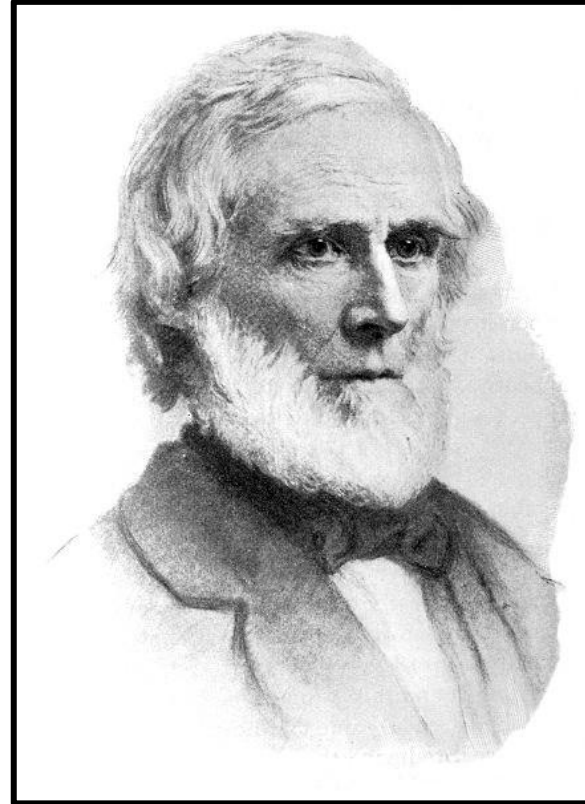


# The Birth of American Planning

# Unconscious Influence: Olmsted's Hartford

“Most human errors are amended by repentance, but here there is no amendment--an advantage lost can never be recovered, an error begun can never be repaired. Nothing is more to be regretted, in this view, than that our *American nation*, having a new world to make, and a clean map on which to place it, should be sacrificing our advantage so cheaply, *in the extempore planning of our towns and cities*. The peoples of the old world have their cities built for times gone by, when railroads and gunpowder were unknown. *We can have cities for the new age that has come*, adapted to its better conditions of use and ornament. So great an advantage ought not to be thrown away. We want therefore a city-planning profession, as truly as an architectural, house-planning profession. Every new village, town, city, ought to be contrived as a work of art, and prepared for the new age of ornament to come.”

*The Reverend Horace Bushnell, 'City Plans' Hartford, 1854*



[https://portal.ct.gov/-/media/DECD/Historic-Preservation/03\\_Technical\\_Assistance\\_Research/Research/Frederick-Law-Olmsteds-Hartford2020.pdf](https://portal.ct.gov/-/media/DECD/Historic-Preservation/03_Technical_Assistance_Research/Research/Frederick-Law-Olmsteds-Hartford2020.pdf)



THANK YOU!