CRPLAN 3400: Planning for Sustainable Economic Development

Instructor name: Tobias Rittner
Year and term: 2018 Autumn
Meeting time: Monday, 02:20 – 05:00pm
Meeting location: Baker Systems 198
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Office location: Knowlton Hall
Office hours: Day(s), As requested
Teaching assistants: None

COURSE INFORMATION

DESCRIPTION
The goal of this class is to examine the intersection of economics, the environment, and development in order to use planning tools to promote sustainable economic development. The course addresses key questions in social science around the topic of Human, Natural and Economic Resources. By the end of the course, students will understand the need for economic research in planning development and redevelopment, while recognizing when to seek specialist economic assistance. Students will also be able to describe and differentiate between key policies used to attract economic development and have tools for assessing the sustainable and social impacts of alternative proposals and interventions. The class will also focus on the development finance tools available to local government for attracting, supporting and catalyzing economic development. The following is a list of topics that will be addressed throughout the course:

- Characteristics of Economic Development Strategies
- Overview of the Development Finance Toolbox
- Types of Economic Development Structures – analysis, format, methodology
- Economic Development Research – market, research, economic analysis
- Communication & Economic Development
- Bedrock Economic Development Tools – bonds, capital markets, public-private investment
- Targeted Economic Development Tools – TIF, SIDs, BIDs, special assessments, geographic based redevelopment
- Small Business & Access to Capital Tools – loan funds, collateral support, credit enhancement
- Economic Development Investment Tools – tax credits seed, venture, angel capital
- Sustainable Economic Development – Practice, Policy & Reality
- Real World Redevelopment Site Visits (3)
- Case studies
- Guest lecturers

Fundamental economic development and economic valuation concepts and terminology will be covered initially, followed by practical application of concepts through group learning and real world redevelopment site visits to local projects, proceeding towards a final project in which the student’s learned skill are combined with the concepts learned through coursework, class discussion and review and field trips.

GOALS
By the end of this class, students should be able to:

- Explain the intersection of sustainability and economic development policy.
- Describe and differentiate between key policies and financing tools used to attract economic development.
- Know the variety of economic and financial planning approaches to advance city planning goals related to sustainability, such as economic development, environmental preservation and social equity.
- Understand how planning practices around land use management and urban development can have unequal economic and environmental impacts on neighborhoods and communities.
- Apply key methods used in evaluating the economic and environmental sustainability of planning and design projects.
- Describe key economic fundamentals associated with urban planning (e.g. supply and demand, socio-economic indicators, labor markets)
- To be acquainted with techniques used by economists and planners in assessing economic development investment opportunities

Update: 8/2018
Understand the need for economic research in planning projects and to recognize when to seek specialist economic assistance.

**FORMAT**

This course will be taught through lecture, site visit field strips, student debate and oral presentations, video/documentary review and guest speaker presentations.

**PLANNING ACCREDITATION CRITERIA MET**

The Planning Accreditation Board has a series of standards by which accredited planning programs are measured. Both Virginia Tech and Ohio State University have accredited planning programs. Below is a list of accreditation criteria that are covered in this course.

- Purpose and Meaning of Planning: appreciation of why planning is undertaken by communities, cities, regions, and nations, and the impact planning is expected to have.
- Planning Theory: appreciation of the behaviors and structures available to bring about sound planning outcomes.
- Human Settlements and History of Planning: understanding of the growth and development of places over time and across space.
- The Future: understanding of the relationships between past, present, and future in planning domains, as well as the potential for methods of design, analysis, and intervention to influence the future.
- Research: tools for assembling and analyzing ideas and information from prior practice and scholarship, and from primary and secondary sources.
- Written, Oral and Graphic Communication: ability to prepare clear, accurate and compelling text, graphics and maps for use in documents and presentations.
- Quantitative and Qualitative Methods: data collection, analysis and modeling tools for forecasting, policy analysis, and design of projects and plans.
- Leadership: tools for attention, formation, strategic decision-making, team building, and organizational/community motivation.
- Sustainability and Environmental Quality: appreciation of natural resource and pollution control factors in planning, and understanding of how to create sustainable futures.
- Growth and Development: appreciation of economic, social, and cultural factors in urban and regional growth and change.
- Social Justice: appreciation of equity concerns in planning.

**PREREQUISITES**

Econ 2001.01, 2001.02 (200), 2001.03H, or AEDEcon 2001

**REQUIRED TEXTS**

**Course Book:**

**Online Readings:** [http://www.cdfa.net/cdfa/cdfaweb.nsf/pages/osucrp3400readings.html](http://www.cdfa.net/cdfa/cdfaweb.nsf/pages/osucrp3400readings.html)

1. Unlocking the Development Finance Toolbox, Toby Rittner, CDFA, Development Finance Perspectives, 2011
2. Tools for Understanding Economic Change in Communities: Economic Base Analysis and Shift-Share Analysis, Circular 643A, New Mexico State University, 2009
3. Industry Cluster Analysis: Regional Economic Base Analysis, Chicago Metropolitan Agency for Planning, June 2009
ASSIGNMENTS
Grading: Grades will be based on the following breakdown:

<table>
<thead>
<tr>
<th>Assignment</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Reflection Essays (2) – two pages each</td>
<td>30%</td>
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<tr>
<td>Sustainable Economic Development Report &amp; Presentation (1)</td>
<td>30%</td>
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<tr>
<td>Final Project: How the Tool Works Poster (1)</td>
<td>30%</td>
</tr>
<tr>
<td>Class Participation/Discussion/Attendance</td>
<td>10%</td>
</tr>
</tbody>
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CRITERIA FOR EVALUATION OR GRADING
Grading Assessment: Assignments will be graded on the quality of your writing and content of the covered material. Written assignments must be well crafted and properly written. Special attention should be given to grammar, punctuation and sentence structure. Failure to edit and proofread your work will result in a lower score. In addition, students should focus on incorporating proper content within the assignment. Arguments and discussions should be fact based and address the questions asked in depth. Superficial or common place content shows a lack of proper assessment and critical thinking. Failure to address the key elements of the assignment will result in a lower score. The goal for all assignments is for the writing to be both well written and contextually compelling.

For Lecture Courses:
Letter grades are assigned based on a standard scheme:

<table>
<thead>
<tr>
<th>Grade</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>A</td>
<td>93-100</td>
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<tr>
<td>B+</td>
<td>87-89</td>
</tr>
<tr>
<td>B-</td>
<td>80-82</td>
</tr>
<tr>
<td>C</td>
<td>73-76</td>
</tr>
<tr>
<td>D+</td>
<td>67-69</td>
</tr>
<tr>
<td>E</td>
<td>&lt;60</td>
</tr>
<tr>
<td>A-</td>
<td>90-92</td>
</tr>
<tr>
<td>B</td>
<td>83-86</td>
</tr>
<tr>
<td>C+</td>
<td>77-79</td>
</tr>
<tr>
<td>C-</td>
<td>70-72</td>
</tr>
<tr>
<td>D</td>
<td>60-66</td>
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SCHEDULE
The following will outline the week by week direction of this class. The schedule is subject to change to accommodate guest speakers, site visits and the general direction of the course.

August 27
- Course Overview & Introductions
- Sustainable Economic Development Discussion (Part 1 - Groups)

September 3
- No class – Labor Day

September 10
- Introduction to Economic Development Concepts
- Characteristics of Economic Development Strategies
- Overview of the Development Finance Toolbox
- Types of Economic Development Structures
- Economic Development Research
- Community Economic Development Marketing
- Sustainable Economic Development Discussion (Part 2 - Groups)

Assignment:
- Assignment 1 - Reflection Essay One (Due: October 1 at start of class)

September 17
- Video - Independent America: The Two-Lane Search for Mom & Pop
- Guest Lecturer - TBD

September 24
- Real World Sustainable Economic Development Site Visit
- Ohio Food Policy Council Conference
  [http://glenn.osu.edu/food](http://glenn.osu.edu/food)
- Logistics and details to follow

Assignment:
CRPlan 3400: Planning for Sustainable Economic Development

Group Project Assignment – Sustainable Economic Development Report & Presentation

October 1
- Lecture - Bedrock Tools
- Student Dashboard Reports (Assignment 1 due)

October 8
- Lecture - Targeted Tools

October 15
- Real World Sustainable Economic Development Site Visit
  Council of Development Finance Agencies
  100 E. Broad Street, Suite 1200, Columbus, OH 43215

  Assignment:
  - Individual Final Project Assignment – How the Tool Works (Due: December 7 by 5:00pm)

October 22
- Lecture – Investment Tools

October 29
- Lecture - Access to Capital Tools

  Assignment:
  - Assignment 2 - Reflection Essay & Dashboard Report (Due: November 19 at start of class)

November 5

November 12
- No class – Veterans Day Observed

November 19
- Lecture - Energy & Water Finance Tools
- Student Dashboard Reports (Assignment 2 due)

November 26
- Real World Sustainable Economic Development Site Visit
  Practice, Policy & Reality Discussion
  Council of Development Finance Agencies
  100 E. Broad Street, Suite 1200, Columbus, OH 43214

December 3
- State Sustainable Economic Development Report Presentations (Report due at start of class)
- Reminder – Individual Final Project Assignment due on December 7 by 5:00pm

COURSE POLICIES

ATTENDANCE
Students are expected to attend all scheduled class meeting times and related events as outlined in the course syllabus. There are five situations which constitute an “excused absence”. They are:

Personal illness: Students who are too ill or injured to participate in class must provide written documentation from a physician stating that the student cannot participate in class.

Death of a member of the student’s immediate family: Students who have missed class due to a death in the family must provide documentation of the death (death certificate, obituary, etc.).

Military of government duty: Please notify the instructor prior to service.

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University/Knowlton School sanctioned events: Students who will be participating in University/Knowlton School sanctioned events must provide the instructor with a copy of the scheduled events and those classes of which will be missed.

Major religious holiday: Students who will be observing a religious holiday must provide date/event written notification to the instructor within the first two weeks of the semester.

A student's grade will drop one letter grade after the second and third unexcused absences; and a student with four unexcused absences can be dropped from the course and given an “E”.

DEADLINES
Students who miss deadlines due to valid and documented extenuating circumstances may submit the required work at a date agreed upon with the instructor. Students should contact instructor to arrange a discussion within one week of the missed classes and/or work.

Unexcused work will not be accepted, incomplete projects will be evaluated in relation to their degree of completion, and a student is present only if he or she displays sufficient preparation for the course to the instructor.

Students should be aware that grade records are not required to be kept longer than two terms beyond the course offering. Any issues about grades should be reported to the instructor as soon as possible, and no later than the next active term (Autumn term for spring or summer courses, spring for autumn courses.)

Field Trips
We will conduct three field trips during the course of this class. Field trips are mandatory and you will be asked to write reflection essays on certain visit. Students must find their own means of transportation to these locations. All are easily accessible on COTA. You can go to www.cota.com to review bus schedules and routes. For those students who have transportation, I encourage you to coordinate with your fellow classmates on getting to and from sites. Students are expected to be at each site 10 minutes prior to the start of the class. Please make every attempt to be on time and ready to participate. Students should dress appropriately for interaction with site visit personnel and conduct themselves in a professional and courteous manner. Phone, computer, professional conduct and all other policies related to this class remain in effect during all site visits.

DOCUMENTATION (if applicable)
Students must provide project documentation as requested by the instructors of the course. Failure to provide this information by the deadline will result in a grade of “Incomplete” and could result in a drop in grade.

COMMUNICATION
Students must check their university email daily.

Texting Your Instructor
Students are not permitted to send me text message for any reason. I will not respond to these messages and will not acknowledge them. You are welcome to email me at rittner.5@osu.edu or to call me at the numbers above.

Texting
You are prohibited from texting in class and during site visits. I have a zero tolerance policy for this. If you are caught texting during class you may be asked to leave and/or you will receive an unexcused absence for that class period.

Phone Use
You may not answer your phone in class. Please turn your ringers off, including the vibrate function. If you have an emergency please let me know and you may be able to take the call outside. You also will not be allowed to use Facebook, Twitter, email, or any other phone application and I have a zero tolerance policy for those who choose to break this rule.

In-class Computer Use
I encourage note taking during class and students are permitted to use their laptop computers for such. You are not permitted to use the internet, email or other non-class related software/application during class. I reserve the right to ask students to close their computers during class if you break these rules. During group work you are permitted to use your computers for group related work. You are encouraged to use the university provided computer labs and space to work in groups as well.

GENERAL POLICIES AND PROCEDURES

ACADEMIC MISCONDUCT
Academic integrity is essential to maintaining an environment that fosters excellence in teaching, research, and other educational and scholarly activities. Thus, The Ohio State University and the Committee on Academic Misconduct (COAM) expect that all students have read and understand the University's Code of Student Conduct, and that all students will complete all academic and scholarly assignments with fairness and honesty. Students must recognize that failure to follow the rules and guidelines established in the University's Code of Student Conduct and this syllabus may constitute "Academic Misconduct."

OSU's Code of Student Conduct (Section 3335-23-04) defines academic misconduct as: "Any activity that tends to compromise the academic integrity of the University, or subvert the educational process." Examples include (but are not limited to) plagiarism, collusion (unauthorized collaboration), copying the work of another student, and possession of unauthorized materials during an examination. Ignorance of the University's Code of Student Conduct is never considered an "excuse" for academic misconduct, so it is recommended that you review the Code of Student Conduct.

If a faculty member suspects that a student has committed academic misconduct in a course, they are obligated by University Rules to report suspicions to the Committee on Academic Misconduct. It is the responsibility of the Committee on Academic Misconduct to investigate or establish procedures for the investigation of all reported cases of student academic misconduct. If COAM determines that a student has violated the University's Code of Student Conduct, the sanctions for the misconduct could include a failing grade in this course and suspension or dismissal from the University.

Resources you can refer to include:
The Committee on Academic Misconduct web page: oaa.osu.edu/coam.html
Ten Suggestions for Preserving Academic Integrity: https://oaa.osu.edu/coamtsuggestions.html

SEXUAL HARRASSMENT: Title IX

No forms of sexual harassment or intimidation will be tolerated. Sexual Harassment includes lewd remarks and inappropriate comments made in the studio environment, classroom, and computer labs as well as the "display of inappropriate sexually oriented materials in a location where others can see it." Sexual harassment includes inappropriate behavior among two or more students; between students and/or faculty and/or staff; and within those groups. The actions can take place in physical, verbal, or written forms.

Title IX makes it clear that violence and harassment based on sex and gender are Civil Rights offenses subject to the same kinds of accountability and the same kinds of support applied to offenses against other protected categories (e.g., race). If you or someone you know has been sexually harassed or assaulted, you may find the appropriate resources at http://titleix.osu.edu or by contacting the Ohio State Title IX Coordinator at titleix@osu.edu or (614) 247-5838. Also, refer to University's Code of Student Conduct 3335-23-04 (C) for additional information.

KNOWLTON SCHOOL CONDITIONS FOR PROBATION BY SPECIAL ACTION

All undergraduate students must meet standards of academic progress. Students who do not meet these standards are subject to probation and dismissal. Dismissed students have an opportunity to apply for reinstatement. As described in University Rules, the responsibility for administering these rules is split between the university and the student's school or program. Refer to the Undergraduate Advising Handbook, Section D for details on how these provisions are implemented: knowlton.osu.edu/students/current-students.

SAFETY

To provide the best education, the Knowlton School must act as a community. As such, its members (faculty, students, and staff) must respect and watch out for each other. The studio is available for students 24/7. The OSU Student Safety Service is at https://dps.osu.edu/student-safety-service or Sss@dps.osu.edu.

The University escort service provides safe transportation to and from Knowlton Hall 7:00PM-3:00AM. Call 292-3322 or visit https://dps.osu.edu/safe-ride.

STUDENTS WITH DISABILITIES

If you have a documented disability, you MUST register with Student Life Disability Services in order to receive accommodation. After registration, make arrangements to meet with instructors as soon as possible to discuss your accommodations, so they may be implemented in a timely fashion. If you have any questions about this process, please contact Disability Services at 614-292-3307 or through http://www.ods.ohio-state.edu.

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PROFESSIONAL CONDUCT

Students are expected to conduct themselves in a professional manner and to abide by the provisions in the Code of Student Conduct. Students should appreciate diversity, and they should conduct themselves professionally with members of the same or opposite gender and/or from different ethnicities and cultures.

Students should represent themselves in a professional manner in forums that have public access. This includes information posted on social networking sites such as Facebook and Twitter. Information on these pages is often screened by potential employers, and unprofessional material can have a negative impact on job or graduate school prospects.

PROHIBITED ITEMS AND ACTIONS

- The following items are prohibited in Knowlton Hall: Non-Knowlton School furniture, alcohol, cigarettes, weapons, bicycles, skateboards, rollerblades, pets, spray paints, foam cutter wands, welding devices, heat guns and any flame or gaseous liquid device. Appropriately vented spaces are provided for use of many items. Contact FabLab staff for up to date information.
- The following safety compliances must be observed: electrical power cords cannot be connected in a series or extend over traffic areas; fire extinguishers must remain accessible and in full view; access to stairwells, corridors, and aisles must maintain a 44” clear width and handrails must be unobstructed.
- Neither building surfaces nor furniture can be marked, anchored to, or penetrated. See the student code of conduct, section 3335-23-04 D: Destruction of Property. Serious infractions can result in dismissal from the university.
- Installations may not occur in any part of the building except by permission of the Knowlton School Building Coordinator.
- Power tools are restricted to the shop except when permission is granted by the Knowlton School Building Coordinator.
- Loud noise is forbidden.
- Graffiti and vandalism are grounds for disciplinary action.

STUDENT RESOURCES

In addition to the Student Service and Life links above, these might be helpful:

Knowlton Student Services
100 Knowlton Hall. Hours: 8 a.m. – 5 p.m. weekdays
Undergraduate Students: http://knowlton.osu.edu/students/undergraduates
Graduate Students: http://knowlton.osu.edu/students-current-students/graduate

Student Advocacy and the Dennis Learning Center
advocacy.osu.edu
dennislearningcenter.osu.edu

University Counseling and Consultation Services
https://ccs.osu.edu

Ohio State Department of Public Safety:
ps.ohio-state.edu
General non-emergency: (614) 292-2121

To report an emergency, dial 9-1-1

Student Life:

General Resources: https://studentlife.osu.edu/resources/
Student Life Disability Services: http://www.ods.ohio-state.edu/; 614-292-3307
Office of Diversity and Inclusion: https://odi.osu.edu/
Office of Sexual Civility and Empowerment: https://sce.osu.edu/; 614-292-1111