Urban Revitalization / Urban Redevelopment
762:413  XL970:622 (Urban Redevelopment) Tuesdays 9:50-12:50
Fall 2012

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Course Overview and Objectives
The course objective is to present an opportunity for students to think critically about urban revitalization. Each class period is split between lecture and discussion in the classroom and tours, lectures, and meetings with private and public actors in the city of New Brunswick. This is a grounded approach to learning. As a student, this course will bring you directly to the people, organizations, and institutions that do the work of urban revitalization. You’ll hear first hand about their efforts, vision, successes, frustrations, and concerns. Class lectures and readings will provide a contextual framework for these visits. You’ll learn about why and how urban disinvestment happened and about historical efforts to revive cities and you’ll be challenged to think critically about current revitalization efforts. At the end of the course, you should be able to explain the forces that produced urban disinvestment, describe a variety of strategies used to revitalize cities, and think critically about their objectives, goals, and intended and unintended consequences.

Your preparation and participation are essential for a productive and successful class. Please read all assigned materials before class to provide a solid foundation for discussion and field visits. Take notes during guest lectures and field visits. A camera is a great tool for field research. You’ll write 4 short reflection papers in which you’ll link what you learn in the field with what you learn in the classroom. These reflection papers will help you to prepare for the midterm and final. The exam format includes short answer and essay questions.

Course Material
Course reading, viewing, and listening materials are on the Sakai course website and on the Internet.

Undergraduate material is listed first. Material with asterisks is optional.

*Masters students read the undergraduate material plus the material with one asterisk. Readings with two asterisks are optional.

**Doctoral students may read any or all of the material assigned for undergraduate and masters students and select at least one item with two asterisks. Doctoral students should develop their own reading lists and submit them for approval during the first week of class.
Grading

Attendance & Participation 10%
To get full credit for participation, attend class & tours, read, engage thoughtfully and come prepared to discuss urban revitalization. If you miss class, download the presentation slides from Sakai and ask a colleague for notes. Please turn off digital devices prior to entering class to ensure that nothing on your person hums, vibrates, rings, or tweets.

Reflection Papers 20%
Submit four two-page reflection papers (undergraduates double space; graduates single space) on Sakai in the assignments folder by 11pm on the date they are due. Due dates are noted below. The reflection papers present an opportunity for you to think critically about what you learn in the classroom and to integrate what you learn from the readings with what you learn while in the classroom of the city. A well written reflection paper will do more than describe the literature and tours. Think about a theme to unite your reflection paper. What did you take away from the tour? What key issues and themes were discussed? How do you link the real world experience with the course materials?

Reflection due dates
September 25
October 23
November 13
December 4

Please include this checklist with your work and digitally initial that you’ve done these things.

Reflection paper checklist
___ Integrated readings, tours, and discussion
___ Engaged critically with the material
___ Use quotes minimally and preferably not at all
___ Proofread
___ Did not use others’ work without attribution
___ Cited and sourced appropriately

We will not accept late reflection papers.

Exams  Mid-term 35%, Final 35%
Two essay exams will be offered in class. Use blue or black ink. Make-up exams are only available in emergencies.

Academic Integrity
Please review the University’s Academic Integrity Policy here http://academicintegrity.rutgers.edu/integrity.shtml. Please do not use someone else’s intellectual property without proper attribution. If you have any questions about citing material, refer to an academic citation and style guide, ask me, another faculty member, or a research librarian at one of the University’s libraries.

Rutgers Self-Reporting Absence Website
Students are expected to attend all classes; if you expect to miss one or two classes, please use the University absence reporting website https://sims.rutgers.edu/ssra/ to indicate the date and reason for your absence. An email is automatically sent to me.
Course Schedule

September 4. Introduction (Newman/Rivero) (September 7 grad students)
Learning how to think about the city, "reading" New Brunswick 101

What is “urban”? What is “redevelopment?” Why do we think about redevelopment?
The institutional context; the legal basis
Private/Public; Global/Local; People/Places
Problematising linearity

Introductions and interests (ours, yours), Expectations
Plagiarism
Urban Context, Disinvestment and Reinvestment

View & Listen

• Professor Briavel Holcomb talk on New Brunswick Urban Change http://policy.rutgers.edu/faculty/holcomb/newbrunswick.htm
• New Brunswick History website http://www.imhistories.org/newbrunswickwalk/

September 11. Pre-War (Newman)
The roots of urban decline: 1920s deindustrialization, 1930s slum clearance, The Great Migration


Edith Elmer Wood. 1929. "Slums and the City Plan"; American City; August.

Herbert Swan. 1920. "Does your City Keep its Gas Range in the Parlor..."; American City.


View

**September 18. Post-War Disinvestment, Urban Renewal**

Transformed metropolitan areas
Reviving the City, Large Scale Clearance, Highways, Suburbanization, Urban disinvestment, "triage," fires

Invited Bria Holcomb, Rutgers to lead a tour of New Brunswick highlighting the history of deindustrialization, urban revitalization and past federal/state/city programs to redevelop the city


**Sidorick, Daniel. 2009. *Condensed Capitalism: Campbell Soup and the Pursuit of Cheap Production in the Twentieth Century*.**


View


**September 25. The Restructuring of Urban Governance (Rivero/Newman)**

New Federalism; Fiscal Crisis; Public-Private Partnerships

*Invited Chris Palladino, New Brunswick Development Corporation (DevCo) to discuss New Brunswick’s redevelopment efforts - past, current, and future*


**Harvey, David. “From Entrepreneurialism...”


1st REFLECTION PAPER DUE

October 2. Urban Governance (Newman)
Pluralism; Urban Regimes; The Growth Machine; Development Politics; Metropolitanism/regionalism


*Imbrescio’s Shaming the Game and responses from Wyly and Swanstrom.
October 9. Community Development (Newman)
Community Development Approach, community based organizations, neighborhoods and downtown, consumption/neoliberalism/markets, triple bottom line/social entrepreneurship

11:15 New Brunswick Community Leaders including Lisanne Finston will give us a tour of Elijah’s Promise and Unity Square community efforts


O’Conner, Alice. Swimming Against the Tide. in Ferguson and Dickens. Urban Problems and Community Development.


Visit
October 16. Housing: Shelter, Revitalization, Economy (Newman)
Public Housing; Vouchers; Time Delimited Assistance; Redlining; Hope IV; Mixed Income
Housing addressing place; housing addressing people

Invited John Clarke, Executive Director, New Brunswick Housing Authority New Brunswick HOPE VI (Lord Stirling Management Office on George)


View
- The Community Builders. New Brunswick

October 23. Public and Private: Reinventing Downtown (Rivero)
CBDs; BIDs; Rebrandings


View
- Main Street Highland Park HTTP://www.mainstreethp.org/
- Downtown New Brunswick http://www.newbrunswick.com/

2nd REFLECTION PAPER DUE

October 30. Midterm

November 6. The Entertainment City
Convention Centers; Stadiums; and Mega-Events


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View
- Central New Jersey Convention and Visitors Bureau http://www.gocentraljersey.com/
- Camden Waterfront http://www.camdenwaterfront.com/

November 13. Mega-Projects (Juan Rivero with Benjamin Teresa)
Financing; TIFs, Risk/Benefits; CBAs


THIRD REFLECTION PAPER DUE

November 20. Post Industrial City: Real Estate and the Global Economy
Financialized economy, real estate and financial products, gentrification, foreclosures

This American Life. The Giant Pool of Money. NPR. http://www.thisamericanlife.org/radio-
archives/episode/355/the-giant-pool-of-money


November 27. THURSDAY CLASSES

December 4. Service Economy & The Creative City (Rivero)
The Creative Class; Historic Preservation; Public Amenities; Pickle Makers


**Giles, David. 2011. *Growth by Design*. New York City: Center for an Urban Future. [http://www.nycfuture.org/content/articles/article_view.cfm?article_id=1286&article_type=0](http://www.nycfuture.org/content/articles/article_view.cfm?article_id=1286&article_type=0)**


**View**

- The Change You want to See [http://thechangeyouwanttosee.com/](http://thechangeyouwanttosee.com/)
- Valley Arts District [http://www.valleyartsdistrict.org/](http://www.valleyartsdistrict.org/)
- Collaborative Arts movement [http://www.colab-arts.org/about/collaborative-arts](http://www.colab-arts.org/about/collaborative-arts)

**FOURTH REFLECTION PAPER DUE**

December 11. Final Exam