

Planning  
America's  
Communities:

*Paradise Found?  
Paradise Lost?*

Herbert H. Smith

**PLANNERS PRESS**  
AMERICAN PLANNING ASSOCIATION  
Chicago, Illinois  
Washington, D.C.

# Contents

---

Acknowledgments	xiii
-----------------	------

---

Foreword	xv
----------	----

---

Introduction	1
--------------	---

---

<b>1. The Forces At Work</b>	<b>7</b>
Federal Government's Role	8
Examples of Other Federal Influence	10
The Cumulative Effect of These Federal Programs	17
State Governments' Role	19
Conclusions	38

---

<b>2. Economics and Taxing Policies</b>	<b>39</b>
The 1954 Federal Housing Act, Section 701	39
The Effect of Taxing Policies	46
The Effect of Changes in Society	47
What Economic Pressure Has Done To Local Governments	49
Economic Development Quality	52
Building a Strong, Lasting Economy	56

---

<b>3. The Courts' Role In Land Use Planning</b>	<b>65</b>
Interpretive Changes	66
Public Health, Safety and General Welfare	69
Police Power and Eminent Domain	69
Land Use Attorneys and Expert Witnesses	71
The Appeal Process	77
The "Back-Room" Scenario	77
Landmark Euclid v. Ambler Case	79
The "Taking" Issue	80
A Final Word	86

---

<b>4. Four Cities that Have Made Planning Work</b>	<b>89</b>
The City Is the People	90
Portland, Oregon	90

Charlotte, North Carolina	98
Minneapolis, Minnesota	106
Pittsburgh, Pennsylvania	111
An Editorial Summary	116

---

**5. Some Have Tried** **119**

Baltimore, Maryland	119
San Diego, California	130
Denver, Colorado	136
Saint Paul, Minnesota	139

---

**6. Then There Are Others** **143**

The Mason/Dixon Line and Planning Attitudes	143
New Orleans, Louisiana	144
San Antonio, Texas	149
Memphis, Tennessee	156
Corpus Christi, Texas	161
Albuquerque, New Mexico	164

---

**7. How We Got to Where We Are** **171**

Horizontal v. Vertical Pattern: The New Corporation	172
Form and Structure of Government	176
Political and Community Leadership	180
Public Officials' Planning Attitudes	185
Major Influences on Policymakers	188
Three Major Factors Contributing to How We Got Where We Are	190
Evaluate Your Elected Officials	192
Lack of Coordination in All Levels of Government	193

---

**8. The Planning Profession: Past, Present and, Maybe, Future** **197**

The City Beautiful Movement	197
National Planning Organizations	204
Interviewees' Critique of National Planning Organizations	205
The Planning Profession's Present—and Future?	211
Conclusion	219
Postscript	222

---

**9. Quo Vadis?** **227**

The Importance of Urban Form Decision Making	228
The Bright Side	234
Planners and the Planning Profession	240

The Need For Change 247

---

**Index** 251

**Tables**

Table One - Profile of Persons Interviewed By Profession 188

Table Two - Interview Ranking Tabulation 190