C378/ (12012

Carolina Planning

Vol. 16, No. 1 Spring 1990

POLITICS AND PLANNING



Inside:

- An Interview with Harvey Gantt
- Politics and Planning In North Carolina
- Building Consensus
- The Politics of Planning a Growth Management System
- Fear and Loathing in The Planning Profession
- Planners as Leaders

Digitized by the Internet Archive in 2011 with funding from University of North Carolina at Chapel Hill

http://www.archive.org/details/carolinaplanning161univ

Carolina Planning

A Student-Run Publication of the University of North Carolina Department of City and Regional Planning

Volume 16 Number 1 Spring 1990

Forum	An Interview with Harvey Gantt	Trina Gauld Dale McKeel	3
Perspectives	Yellow Stripes and Dead Armadillos	Lanier Blum	8
	Fear and Loathing in the Planning Profession: Ten Comments on the Political Factor	Charles G. Pattison	12
	The Politics of Design	Norma DeCamp Burns	17
	Cary's Response to Rapid Growth: Reflections Upon Twenty Years of Change	Robert C. Hinshaw	21
Articles	The Politics of Planning a Growth Management System: The Key Ingredients for Success	John M. DeGrove	26
	Local Dispute Settlement Centers: Helping Planners to Build Consensus	Andy Sachs	35
	The Politics of Planning: Where is North Carolina Heading?	Bill Holman	40
	Planners as Leaders	Mary Joan Manley Pugh	48
	The Durham Cooperative Planning Initiative With Commentary by A. Paul Norby	Robert G. Paterson	54
	Recent Cases of the Progressive City	Pierre Clavel	64
	A Real Massachusetts Miracle: Local Affordable Housing Partnerships	Monte Franke	68
	A Paradigm for Affordable Housing Through Equity Sharing and the Use of Accrued-Interest Mortgage Notes	Runyon Colie Woods Dennis Eisen	73
Department News	Faculty and Student Research		76
Book Review	City: Rediscovering the Center by William Whyte	Robert E. Ansley	80

Staff

Editor's

Note

Editor Associate Editor Associate Editor Business Assistant Trina Gauld L. Dale McKeel Sara J. Hendricks Julia Vant-Hull

Photograph and Illustration Credits (author name in italics): *Blum*: Helga Pratsch (p. 9). *Pattison*: illustration by author (p. 15). *Burns*: photographs by author. *Hinshaw*: photographs by author. *DeGrove*: Florida Department of Commerce (p. 28); Anne Nelson, 1000 Friends of Florida (p. 30). *Sachs*: Bob Cross, News and Observer Publishing Co. (p. 37). *Holman*: Jim Page, N.C. Dept. of Environment, Health and Natural Resources (p. 41); Bud Davis (p. 42); Clay Nolen, N.C. Dept. of Natural and Economic Resources (p. 45). *Pugh*: N.C. Dept. of Environment, Health and Natural Resources (p. 50); Jim Davis, N.C. Dept. of Environment and Natural Resources (pp. 52 and 53). *Paterson*: News and Observer Publishing Co. (p. 59). *Franke*: Jeff Thiebauth (p. 71). *Eisen/Woods*: Colie Development Co. (p. 74, top); BRW, Inc., Design and Construction (p. 74, bottom). *Ansley*: Victor Junco, *The Orlando Sentinel* (p. 80).

Cover photography by Dale McKeel. Zoning notice courtesy of the city of Columbia, S.C.

Carolina Planning wishes to thank Ray Burby, Pat Coke, Asta Cooper, Bruce Egan, and the Center for Urban and Regional Studies.

Planners by profession are inextricably linked to the political process. But how can practicing planners effectively manage the vagaries of that process and the at-times differing agenda of the elected body? In this issue *Carolina Planning* takes a broad look at politics and planning and the role of the planner.

We begin with an interview of **Harvey Gantt**, 1990 Democratic candidate for the U.S. Senate. A politicianplanner-architect, Gantt suggests that "Planners need to remain objective in a highly charged political environment." Lanier Blum "questions the goal of being objective," in our *Perspectives* section, and argues that "ambivalence about the proper professional role of the planner diminishes power." According to Blum, vision is an indispensable form of leadership; and planners help create and develop a community's vision. Robert C. Hinshaw emphasizes that breadth of vision, as well as a generalist background, are the hallmarks of planners in this age of specialization.

Mary Joan Manley Pugh, former assistant secretary of the N.C. Department of Natural Resources and Community Development, asserts that planners are less effective if they are not leaders. She defines leadership in the profession and provides a simple methodology for activating latent leadership qualities in planners. Moreover, Charles G. Pattison believes that planners are ineffective if they do not integrate planning and the political process.

John M. DeGrove illustrates the importance of integrating politics and planning in his article entitled "The Politics of Planning a Growth Managment System." Bipartisan political support, strong gubernatorial leadership, sustained citizen support, and new governance arrangements are among the key ingredients for a successful growth management system. Robert G. Paterson describes an example of new governance arrangements at the regional and local level in his article on the merger of the Durham City and County planning departments. Paul Norby, planning director of the new Durham City-County Planning Department, comments on the successes and failures of the process selected for merging the planning functions.

The underlying themes of this issue stress the necessity for leadership ability and effective communication skills in the planning profession. Andy Sachs, coordinator of the Public Disputes Program at the Orange County Dispute Settlement Center, provides guidelines on how planners and planning departments can sharpen their conflict resolution skills and develop an effective consensus-building capacity. Bill Holman charges environmentalists and planners to "forge coalitions" to lobby the NC General Assembly to pass more statewide planning legislation. Also, Norma Burns emphasizes the importance of consensus-building among elected officials and members of the design and development community.

Picking up on the theme of "progressiveness" established in the interview with Gantt, Pierre Clavel defines a "progressive" city and provides a useful frame of reference for this much-used term. Clavel, like Gantt, describes the importance of bringing "profoundly opposing forces together to the bargaining table."

Communication, leadership, and negotiating skills are indispensable if a planner is to effectively implement plans and solutions in a political system. We hope these articles are provocative and instructive; we welcome your comments and suggestions.

Trina Gauld

Carolina Planning welcomes comments and suggestions on the articles published. We are currently accepting articles for our Spring 1991 issue. For more information about submissions, address correspondence to: Carolina Planning, The University of North Carolina at Chapel Hill, Campus Box # 3140, New East Building, Chapel Hill, North Carolina 27599-3140.

Carolina Planning is published biannually by students in the Department of City and Regional Planning, University of North Carolina at Chapel Hill with the assistance of funds from the John A. Parker Trust Fund, Department of City and Regional Planning.

Subscriptions to Carolina Planning are available at an annual rate of \$10.00, or \$18.00 for two years.

© 1990 Department of City and Regional Planning