

## PLANNING HISTORY TIME LINE 1785 TO 2002

- 1785 Ordinance of 1785. Provided for the rectangular land survey of the Old Northwest. The rectangular survey has been called "the largest single act of national planning in our history and ... the most significant in terms of continuing impact on the body politic" (Daniel Elazar).
- 1855 First "model tenement" built in Manhattan.
- 1862 Homestead Act opened the lands of the Public Domain to settlers for a nominal fee and five years residence.
- 1864 New York Council of Hygiene of the Citizens Association mounts a campaign to raise housing and sanitary standards. 1867 First major tenement house law (NY) restricting physical conditions. 1867 San Francisco prohibits specific obnoxious uses in certain districts—beginning of land-use zoning in U.S.
- 1879 Debut of the "Dumbbell Tenement," so called because of its shape. A form of multifamily housing widely built in New York until the end of the century and notorious for the poor living conditions it imposed on its denizens (lack of light, air, space).
- 1880-84 Building of Pullman, Illinois, model industrial town by George Pullman.
- 1890 How the Other Half Lives (Jacob Riis) is published; a powerful stimulus to housing and neighborhood reform.
- 1892 First U.S. federal government recognition of the problems of slums and cities (a survey).
- 1893 World's Columbian Exposition in Chicago commemorating the 400th anniversary of the discovery of the New World. A source of the City Beautiful Movement and of the urban planning profession.
- 1898 Ebenezer Howard publishes Tomorrow A Peaceful Path to Real Reform, start of Garden City movement. Reissued in 1902 as Garden Cities of Tomorrow.
- 1899 First state court support of ordinance/act restricting heights of buildings.
- 1901 New York State Tenement House Law. The legislative basis for the revision of city codes that outlawed tenements such as the "Dumbbell Tenement." Lawrence Veiller was the leading reformer.
- 1903 Letchworth constructed. First English Garden City and a stimulus to New Town movement in America (Greenbelt Towns, Columbia, etc.).

- 1903 First local "civic center" plan developed for Cleveland, by Daniel H. Burnham.
- 1906 First application of "City Beautiful" principles to a major American city Burnham's Plan for San Francisco.
- 1907 First comprehensive city survey, Pittsburgh.
- 1907 First official, local, and permanent planning board (at Hartford, Connecticut).
- 1909 First National Conference on City Planning in Washington, DC
- 1909 First American use of zoning to restrict future development. Los Angeles creates multitude of zones.
- 1909 First State Enabling Act passes (Wisconsin).
- 1909 Plan of Chicago—first metropolitan regional plan in U.S. (Daniel Burnham).
- 1910 First American test of neighborhood idea - Forest Hill Gardens, Long Island, NY.
- 1913 First major American textbook on planning - Flavel Shurtleffs Carrying Out the City Plan.
- 1913 First private planning consulting firm, created in NYC by George B. Ford and Earnest P. Goodrich (Technical Advisory Corporation).
- 1913 First state to institute mandatory referral of subdivision plats (beginning of subdivision control) - New Jersey.
- 1913 First state to make planning mandatory for local governments (Massachusetts).
- 1914 First full-time municipally employed planner, Harland Bartholomew, at Newark, New Jersey.
- 1915 First state to institute extraterritorial mandatory referral of subdivision plats, California.
- 1915 Patrick Geddes writes Cities in Evolution creating the foundation for regional planning theory.
- 1916 National Park Service established with sole responsibility for conserving and preserving resources of special value.
- 1916 Nation's first comprehensive zoning resolution adopted by New York City Board of Estimates under the leadership of George McAneny and Edward Bassett, known as the "Father of Zoning."
- 1916 Nelson P. Lewis published Planning of the Modern City. First federal-aid highway act.

- 1916 First regional functional authority plan adopted - Miami Conservancy District, Ohio.
- 1917 Frederick Law Olmsted, Jr. becomes first president of newly founded American City Planning Institute, forerunner of the American Institute of Planners and the American Institute of Certified Planners.
- 1919 Three early unifunctional regional authorities - the Metropolitan Sewerage Commission, the Metropolitan Water Board and the Metropolitan Park Commission - combined to form the Boston Metropolitan District Commission.
- 1919 First parkway in America completed - Bronx River Parkway, NY.
- 1919 First statewide citizens organization in support of planning - Ohio Planning Conference. (Model for ASPO - see 1934)
- 1921 New Orleans designates the Vieux Carre Commission, the first historic preservation commission in the U.S.
- 1921 First bi-state functional authority - the Port of New York Authority. Inauguration of Regional Plan of New York under Thomas Adams.
- 1921 Los Angeles County Regional Planning Commission created. First of its kind in the United States.
- 1922 First suburban auto-oriented shopping center, "County Club Plaza" in Kansas City, Missouri.
- 1924 U.S. Department of Commerce under Secretary Herbert Hoover issues a Standard State Zoning Enabling Act.
- 1925 Cincinnati, Ohio, becomes first major American city officially to endorse a comprehensive plan. (Alfred Bettman).
- 1925 Ernest Burgess's "Concentric Zone" model of urban structure and land use is published.
- 1925 First comprehensive plan to be adopted by the planning board of a major American city - Cincinnati.
- 1926 First public subsidy for housing. State of New York.
- 1926 Supreme Court upholds constitutionality of comprehensive zoning (Village of Euclid v. Amber Realty Co.).
- 1928 U.S. Department of Commerce under Secretary Herbert Hoover issues a Standard City Planning Enabling Act.
- 1928 First "new town" built (Radbun, N.J.).

- 1929 Clarence Perry's monograph on the Neighborhood Unit is published in Volume VII of the Regional Survey of New York and Its Environs.
- 1929 Stock market crash in October ushers in Great Depression and fosters ideas of public planning on a national scale.
- 1931 National Land Utilization Conference convened in Chicago. Three hundred agricultural experts deliberate on rural recovery programs and natural resource conservation.
- 1933 FDR inaugurated. New Deal begins with a spate of counter-depression measures.
- 1933 Federal Emergency Relief Administration set up under Harry Hopkins to organize relief work in urban and rural areas.
- 1933 Home Owners Loan Corporation established to save homeowners facing loss through foreclosure.
- 1933 The Tennessee Valley Authority is created to provide for unified and multipurpose rehabilitation and redevelopment of the Tennessee Valley, America's most famous experiment in river-basin planning. Senator George Norris of Idaho fathered idea. America's first large-scale regional program in integrated economic, social, and physical development planning by the federal government.
- 1933 First U.S. National Planning Board created (abolished as the National Resources Planning Board in 1943).
- 1934 National Housing Act. Established FSLIC for insuring savings deposits and the FHA for insuring individual home mortgages.
- 1934 American Society of Planning Officials (ASPO) founded (Alfred Bettman, is the first president).
- 1934 First U.S. federally built housing for the general population.
- 1935 Resettlement Administration established under Rexford Tugwell, Roosevelt "braintruster," to carry out experiments in land reform and population resettlement. This agency built Greenbelt, Maryland and Greenhills, Ohio forerunners of present day New Towns: Columbia, Maryland and Reston, Virginia, etc.
- 1935-37 First U.S. federally built new towns in peacetime: the "greenbelt" towns.
- 1937 First major federal legislative commitment to public housing, U.S. Housing Act of 1937.
- 1939 Homer Hoyt's influential "sector theory" of urban structure appears in his monograph, *The Structure and Growth of Residential Neighborhoods in American Cities*.

- 1939 ACPI renamed American Institute of Planners (AIP).
- 1944 Serviceman's Readjustment Act ("GI Bill"). Guaranteed loans for homes to veterans under favorable terms, thereby accelerating the growth of suburbs.
- 1945 First state redevelopment act passed - Pennsylvania.
- 1947 Construction of Park Forest, Illinois, and Levittown, New York, begun.
- 1948 First American city to adopt a new comprehensive plan following World War II, Cincinnati.
- 1949 Housing Act (Wagner-Ellender-Taft Bill). First U.S. comprehensive housing legislation. Aimed to construct about 800,000 units. Inaugurated urban redevelopment program.
- 1949 The National Trust for Historic Preservation is created and chartered by Congress.
- 1949 First U.S. federal urban redevelopment (clearance program) in U.S. House Act of 1949.
- 1954 In *Berman v. Parker*, U.S. Supreme Court upholds right of Washington, DC Redevelopment Land Agency to condemn properties that are unsightly, though non-deteriorated, if required to achieve objectives of duly established area redevelopment plan.
- 1954 The Council of Government movement (COG's) begins in the Detroit area. It soon spreads nationwide.
- 1954 First U.S. federal conservation and rehabilitation program, and first federal 50/50 funding for preparation of general plans ("701") in U. S. House Act of 1954.
- 1960 *Image of the City* by Kevin Lynch defines basic elements of a city's "imageability" (paths, edges, nodes, etc.).
- 1961 Hawaii becomes first state to institute statewide zoning.
- 1961 *The Death and Life of Great American Cities*, by Jane Jacobs, includes a critique of planning and planners.
- 1961 First U.S. federal housing subsidy program ["221-d (3)"].
- 1961 First zoning ordinance for a major American city to introduce "flexible" controls (such as FAR), NYC.
- 1963 Columbia, Maryland, a new town situated about halfway between Washington and Baltimore, featuring some class integration and the neighborhood principle.

- 1964 Civil Rights Act outlaws discrimination based on race, creed, and national origin in places of public accommodation.
- 1964 T.J. Kent writes *The Urban General Plan*.
- 1965 First Secretary of new U.S. Department of Housing and Urban Development—Robert C. Weaver.
- 1965 U.S. Department of Housing and Urban Development (HUD) created.
- 1966 National Historic Preservation Act passed. Establishes the National Register of Historic Places and provides, through its Section 106, for the protection of preservation-worthy sites and properties threatened by federal activities. This act also creates the national Advisory Council on Historic Preservation and directs that each state appoint a State Historic Preservation Officer (SHPO).
- 1966 The Demonstration Cities and Metropolitan Development Act launched the "model cities" program, an interdisciplinary attack on urban blight and poverty. A centerpiece of President Lyndon Johnson's "Great Society" program.
- 1969 Ian McHarg publishes *Design with Nature*, linking planning to the natural environment.
- 1969 National Environmental Policy Act requires an "environmental impact statement" for every federal or federally aided state or local major action that might significantly harm the environment.
- 1970 Federal Environmental Protection Agency established to administer main provisions of the Clean Air Act (1970).
- 1971 First major introduction of the transfer of development rights (TDR) concept, at Chicago.
- 1972 In *Golden v. Planning Board of Ramapo*, New York high court allows the use of performance criteria as a means of slowing community growth.
- 1972 First federal revenue sharing program. First national land-use legislation introduced (aborted).
- 1972 First rapid transit system built for fast center-to-center service begins service (BART— Bay Area Rapid Transit). San Francisco Bay Area.
- 1972 Senator Jackson proposes national land-use legislation to protect natural resources and undeveloped land.
- 1974 The Housing and Community Development Act replaces the categorical grant with the block grant as the principal form of federal aid for local community development.

- 1974 Housing and Community Development Act—eliminated categorical grants, created block grants.
- 1978 American Institute of Planners (AIP) and American Society of Planning Officials (ASPO) merge to become American Planning Association (APA).
- 1978 Penn Central Transportation Co. v. City of New York, 438 U.S. 104 (1978): U.S. Supreme Court upholds New York City's Landmark Preservation Law as applied to Grand Central Terminal. In this landmark decision, the Court found that barring some development of air rights was not a taking when the interior of the property could be put to lucrative use.
- 1978 First state to institute statewide zoning (Hawaii).
- 1980 "Reagan Revolution" begins. Planning profession challenged to adapt to a new (counter-New Deal) policy environment: reduced federal domestic spending, privatization, deregulation, etc. Phase-out of some earlier aids to planning (e.g., sewer grants) and planning programs (e.g., "Title V Regions").
- 1983 In a case focusing on Mt. Laurel, New Jersey, the New Jersey Supreme Court rules that all 567 municipalities in the state must build their "fair share" of affordable housing. A precedent-setting decision against racial segregation.
- 1987 In First English Evangelical Lutheran Church v. County of Los Angeles, the U.S. Supreme Court finds that even a temporary taking requires compensation. In Nollan v. California Coastal Commission, it finds that land-use restrictions, to be valid, must be tied directly to a specific public purpose.
- 1991 Passage of Intermodal Surface Transportation Efficiency Act (IS TEA) includes provisions for a National Scenic Byways Program and for transportation enhancements, each of which includes a historic preservation component. Congress passes the Intermodal Surface Transportation Efficiency Act (ISTEA), the first federal transportation law to mandate planning
- 1992 In Lucas v. South Carolina Coastal Council, the U.S. Supreme Court limits local and state government's ability to restrict private property without compensation.
- 1994 In Dolan v. City of Tigard, the U.S. Supreme Court rules that a jurisdiction must show that there is a "rough proportionality" between the adverse impacts of a proposed development and the exactions it wishes to impose on the developer.
- 2000 President Clinton Creates eight new national monuments in five western states: Canyons of the Ancients (Colorado); Cascade-Siskiyou (Oregon); Hanford Reach (Washington); Ironwood Forest Grand Canyon-Parashant, Agua Fria (Arizona);

Grand Sequoia, California Coastal (California). He also expanded one existing national monument in California (Pinnacles).

2005 In *Kilo v. City of New London*: After approving an integrated development plan designed to revitalize its ailing economy, respondent city, through its development agent, purchased most of the property earmarked for the project from willing sellers, but initiated condemnation proceedings when petitioners, the owners of the rest of the property, refused to sell. Petitioners brought this state-court action claiming, *inter alia*, that the taking of their properties would violate the “public use” restriction in the Fifth Amendment’s Takings Clause. The trial court granted a permanent restraining order prohibiting the taking of the some of the properties, but denying relief as to others. Relying on cases such as *Hawaii Housing Authority v. Midkiff*, 467 U.S. 229, and *Berman v. Parker*, 348 U.S. 26, the Connecticut Supreme Court affirmed in part and reversed in part, upholding all of the proposed takings. *The Supreme Court Held*: The city’s proposed disposition of petitioners’ property qualifies as a “public use” within the meaning of the Takings Clause.