

# Master of Community Planning and Development

The master's degree in community planning and development degree provides an opportunity for those with an interest in shaping the environment and economy of cities and towns to acquire the skills and knowledge needed to be effective members of the planning and economic/community development professions.

The professional field of community planning and development concerns itself with the continuing attempt by society to strike a balance among community growth, environmental quality, and human welfare. It involves the development of economic growth strategies, the formulation of capital budgets and infrastructure programs, the analysis of existing and proposed land use policies, the preparation of comprehensive community plans, and the evaluation of private development proposals to manage change in the built and natural environments.

The Muskie School's CPD program is designed to meet the unique challenges of our region. It is neither strictly urban, nor strictly rural in focus, but reflects the wide variety of communities found in Maine and New England. Students will acquire a firm grounding in the past, through courses in planning history, as well as the latest technologies, such as Geographic Information Systems (GIS). All students will learn about the interaction between the economy and the environment which makes planning such a challenging profession.

A major component of the program is that it provides opportunities to do professional work in the planning and development field. All students without significant experience in the field are required to complete a field experience. Many other opportunities are made available by the school and by local and state agencies to help acquire job experience while completing the degree program.

## Program Requirements

The master's degree in community planning and development requires 48 credits. A required core of 30 credits (including capstone and field experience) combines basic skills for planning (such as geographic information systems and conflict resolution), with basic courses in planning as theory and practice, economics, and methods of analysis.

### Core Curriculum

CPD 601	Planning Theory and History	3
CPD 602	Sustainable Communities	3
CPD 603	Planning Workshop	3
CPD 605	Elements of Plan Making	3
CPD 615	Citizen Involvement and Dispute Resolution in Planning	3
CPD 622	Introduction to Arc/GIS	3
CPD 696	Field Experience	0
CPD 699	Capstone	3
PPM 601	Applied Statistics for Public Policy and Management	3
PPM 611	Economics and Public Policy	3
PPM 640	Public Finance and Budgeting	3
Total Core Credits		30

### Research Methods

Select three credits from the following courses:		3
CPD 607	Analytic Methods for Planning and Development	
CPD 625	Community Planning Analysis and Land Use Modeling	
GEO 608	GIS Applications I	
PPM 603	Applied Research Methods	
PPM 606	Survey Methods and Design	

Students select an additional 15 credits of focused course work from among three specializations: *land use and environment*, *community and economic development*, and *health planning*. A joint-degree option with the University of Maine School of Law is available.

### *Land Use and Environment Track*

Select 3 credits			
CPD 660	Introduction to Community Planning		3
CPD 661	Land Use Control and Zoning		3
CPD 664	Principles of Town Design		3
Select 3 credits			
CPD 652	Introduction to Community Development		3
PPM 650	State and Regional Economic Development		3
Select 9 credits			
ANE 638	Reading the Cultural Landscape		3
ANE 641	Environment and Culture		3
CPD 622	Introduction to ArcView		3
CPD 625	Community Planning Analysis and Land Use Modeling		1
CPD 665	Transportation Planning		3
CPD 667	Housing and Real Estate		3
CPD 668	Local Environmental Planning		3
CPD 669	Historic Preservation Through Growth Management		3
CPD 670	Growth Management Workshop		3
LAW 635	Land Use and Growth Policy		3
PPM 519	Communication Skills for Public Managers		3
PPM 603	Applied Research Methods		3
PPM 623	Risk and Public Policy		3
PPM 633	Strategic Planning in the Public and Nonprofit Sectors		3
PPM 637	Intergovernmental Relations		3

### *Community and Economic Development Track*

Required Course			
CPD 652	Introduction to Community Development		3
Select 3 credits			
CPD 660	Introduction to Community Planning		3
CPD 661	Land Use Control and Zoning		3
Select 9 credits			
CPD 665	Transportation Planning		3
CPD 667	Housing and Real Estate		3
CPD 669	Historic Preservation Through Growth Management		3
MBA 649	Special Topics in Management: Introduction to System Dynamics		3
PPM 519	Communication Skills for Public Managers		3
PPM 551	Public Policy Dispute Resolution		3
PPM 633	Strategic Planning in the Public and Nonprofit Sectors		3
PPM 650	State and Regional Economic Development		3
PPM 651	Government-Business Relations		3
PPM 652	Community Economic Development		3
PPM 666	Environmental Policy		3
PPM 623	Risk and Public Policy		3

### *Health Planning Track*

Required course			
HPM 670	The American Health Care System		3
Select 3 credits			
CPD 652	Introduction to Community Development		3
CPD 660	Introduction to Community Planning		3
Select 9 credits			
CPD 622	Introduction to ArcView		1-3
HPM 634	Health Care Finance I		3
HPM 672	Politics of Health Policy		3
HPM 674	Community Health and Medical Care		3
HPM 676	Health Care Planning and Marketing		3
PPM 519	Communication Skills for Public Managers		3
PPM 633	Strategic Planning in the Public and Nonprofit Sectors		3

Available in all tracks			
GEO	605	Remote Sensing	3
GEO	608	GIS Applications I	3
GEO	618	GIS Applications II	3
GEO	658	Research Applications in GIS	3
PPM	513	Law and Public Policy	3
PPM	610	Foundations of Public Policy and Management	3

***Law and Community  
Planning Joint Degree***

Select 3 credits			
CPD	660	Introduction to Community Planning	3
CPD	661	Land Use Control and Zoning	3
Select 12 credits*			
LAW	633	Natural Resources Law	3
LAW	637	Environmental Law	3
LAW	658	Marine Resources Law	3
LAW	684	Alternative Dispute Resolution	2
LAW	689	Environmental Law Clinic	3

\*Or other University of Maine School of Law courses approved by the CPD chair.

***Cross-Listed Courses***

For cross-listed course descriptions, please see the respective departmental listings.

American and New England Studies

ANE	612	Documenting America: Ethnography and Oral History
ANE	638	Reading the Cultural Landscape
ANE	641	Environment and Culture

School of Law

(Contact the Law School directly for law course descriptions.)

LAW	616	State and Local Government	3
LAW	618	Health Care Law	3
LAW	633	Natural Resources Law	3
LAW	635	Advanced Land Use	3
LAW	637	Environmental Law	3
LAW	658	Marine Resources Law	3
LAW	684	Alternative Dispute Resolution	2
LAW	687	Coastal Zone Law	3
LAW	689	Environmental Law Clinic	3

**CPD 601 Planning Theory and History**

This course introduces students to basic elements of planning theory and history. Other topics covered include: planning in a diverse society and an introduction to ethical issues facing planners. Cr 3.

**CPD 602 Sustainable Communities**

CPD 602 is designed for students who have previously been exposed to planning history and theory (CPD 601 or its equivalent). Its purpose is to introduce the student to one current approach to community planning, known as sustainable communities, which embraces a holistic approach to community development as a goal to be pursued in the complex interplay among natural, economic, and social systems. The course aims to establish command of the basic concepts, principles, policies, and obstacles associated with sustainable development, sustainable communities, and, as a practical example, smart growth. Prerequisite: CPD 601 or permission of the instructor. Cr 3.

**CPD 603 Planning Workshop**

This course will center around one or more group projects in planning and/or economic development. It will focus on getting students to be able to design, research, produce, and communicate professional-level projects during one semester, and is intended to serve as the foundation for the capstone. In all but exceptional cases, it will be a prerequisite to the capstone. Cr 3.

**CPD 605 Elements of Plan Making**

The course focuses on the foundations of planning primarily at the regional, local, and neighborhood levels. It covers the legal and political foundations of plan making, including an introduction to planning and zoning law; the architecture of plans; and themes around the integration of planning elements, such as transportation/land use and urban form/classical zoning. Cr 3.

**CPD 607A Analytic Methods for Planning and Development: Fiscal Impact Analysis**

A five-week course covering the theory and techniques used to conduct fiscal impact analyses for state and local governments. Issues to be covered include the impact of land-use activity on community demographics, government revenues and expenditures, demand for services, and state funding formulae. Cr 1.

**CPD 615 Citizen Involvement and Dispute Resolution in Planning**

Introduces students to the processes of conflict resolution, stakeholder involvement, communication with non-technical audiences, and styles of leadership that are essential to effective adoption and implementation of plans. Cr 3.

**CPD 622 Introduction to Arc/GIS**

An introduction to the ArcMap program, a Windows-based Geographic Information Systems

program. Covers beginning and intermediate uses of the program. Cr 1-3.

**CPD 625 Community Planning Analysis and Land Use Modeling**

Introduction to estimating and projecting the demand for land, housing, and public space for long-range land use planning; developing future growth scenarios at the town and regional scale; and using GIS tools such as buildout calculators and planning support systems to organize and visualize these analyses. Prerequisites: GIS course and CPD 660 or CPD 661 or instructor permission. Cr 3.

**CPD 652 Introduction to Community Development**

An investigation of the nature and role of community development activities as a strategy to increase the assets a community has at its disposal to solve problems. Examines both local government and not-for-profit sector organizations for community development with a focus on public/private partnerships and community development corporations as major vehicles for contemporary community development efforts, as well as the continuing role of the federal Community Development Block Grant program. Cr 3.

**CPD 660 Introduction to Community Planning**

This course will examine the methods and techniques of preparing small-area and community land use plans, with particular emphasis on rural and small town planning incorporating housing, transportation, development, and resource protection. Techniques for preparing community resource and problem inventories, population and employment forecasts, assessing land consumption trends, and public involvement also will be covered. Cr 3.

**CPD 661 Land Use Control and Zoning**

This course will cover the procedures and practices employed in the implementation of land use plans, programs, and policies, including zoning, subdivision regulations, site plan review procedures, and official mapping. The course covers the use of nonregulatory methods of implementation such as tax incentives, capital planning and budgeting, special assessment districts, and tax increment financing. Cr 3.

**CPD 664 Principles of Town Design**

This course addresses a range of community design and site design issues at the local level. It requires a student to become familiar with literature on town design, conduct field observations and measurements, perform limited land use ordinance research, communicate design observations and ideas in writing, through drawing, by using photographs, newspaper research, as well as in class discussions. Cr 3.

**CPD 665 Transportation Planning**

The basic elements of transportation planning and engineering and the relationship between trans-

portation planning and land use will be examined throughout this course. Cr 3.

**CPD 667 Housing and Real Estate**

This course provides an introduction to major economic, social, and historical factors affecting the development of the housing marketplace and the interplay between these factors and land use planning. Cr 3.

**CPD 668 Local Environmental Planning**

An in-depth look at several contemporary environmental protection issues and planning responses pursued by local governments and their community-based partners. Selected scientific and technical aspects of environmental protection are introduced for laypersons, with a focus on landscape ecology and water quality issues and their other applications to biodiversity, watersheds, and growth management. Cr 3.

**CPD 669 Historic Preservation through Growth Management**

This course examines the policy foundations for preservation of historic landmarks, buildings, districts, and other cultural resources, including elements of preservation planning for rural and urban areas. It also provides students the opportunity to identify and evaluate historic, cultural, and natural resources in the comprehensive planning process. Cr 3.

**CPD 670 Growth Management Workshop**

Growth Management refers to the legal and political arrangements through which state, local, and

regional governments share authority and responsibilities for shaping overall patterns of development. This course provides background on the history, principles, and track record of growth management in the United States. Through a semester-long workshop format, students will have hands-on opportunities to learn how state and local governments in Maine interact under Maine's Growth Management Program. Prerequisites: CPD 660 and CPD 661 or CPD 664. Cr 3.

**CPD 695 Independent Study**

Cr 3.

**CPD 696 Field Experience**

Internship in a planning or development agency. Students without significant professional experience in the planning or development field will complete a field experience. Students should consult their advisor or the program chair early in their career to assess the need for a field experience and identify suitable options for filling this requirement. Students with sufficient professional experience (generally six months or more in a responsible position in a planning or development agency) may have this requirement waived. Cr 0.

**CPD 699 Capstone**

Students will complete individual capstone research or planning projects that will provide the opportunity to integrate material from throughout the curriculum. The capstone element is similar to the existing requirement in PPM. Cr 3.