

PRACTICE – SMART GROWTH AND ZONING

Directions: As a member of the Tokyo Zoning Board, you must choose the best location for a new shopping mall. You will analyze the pros and cons of each proposal before making a final decision.

SPEAKER #1:

I represent the Japanese Development Company. We believe there is plenty of excess farmland along the border between Tokyo and other cities that could be purchased for cheap and used for construction. We would have to build new roads and rail tracks connecting the mall to the main highway and existing train lines so residents of the suburbs could drive north to the mall in 25 minutes or take the train in the 20 minutes. We need to extend the infrastructure (water, power, etc) and re-zone the land from agriculture to commercial use.

PROS: _____

CONS: _____

SPEAKER #2:

I represent the Tokyo Business Club. We believe that the best place for the new mall is to squeeze it between the a baseball stadium downtown and nearby office buildings. When the crowds turn out for baseball they could also go shopping at the new proposed mall. We would not have to build a parking garage because of there is plenty of mass transit already available by the stadium. We will need permission to make a nearby main road a two-way street. however. One way traffic will not allow for the visibility needed to make our mall well-known and popular with shoppers.

PROS: _____

CONS: _____

SPEAKER #3:

I represent the Central Community Association. We believe the site of an abandoned Ames Department Store on the edge should be used for the new mall. The building could easily be re-modeled and the lot already contains a nearby metro stop. Many people live within walking distance, so the mall would have a lot of customers and local people to hire. The land is already zoned for commercial use.

PROS: _____

CONS: _____

DO NOW: Explain which location you think would be best for the new mall and give your reasons. Also, be sure to include an explanation of how this proposal **matches the goals of Smart Growth**.
