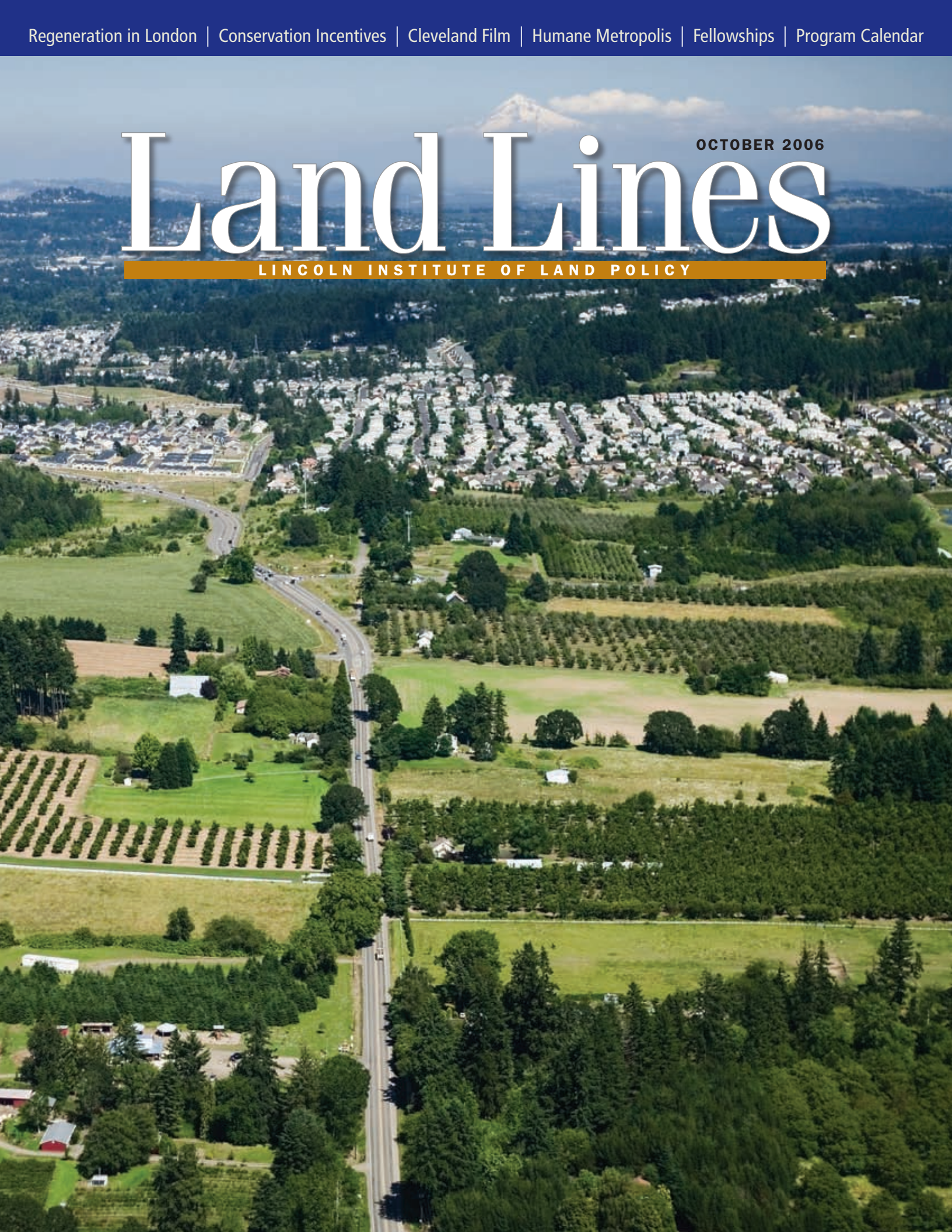


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The Lincoln Institute of Land Policy is a nonprofit educational institution established in 1974 to study and teach land policy and taxation. By supporting multidisciplinary educational, research, and publications programs, the Institute brings together diverse viewpoints to expand the body of useful knowledge in four departments—valuation and taxation; planning and urban form; economic and community development; and international studies. Our goal is to make that knowledge comprehensible and accessible to citizens, policy makers, and scholars in the United States and throughout the world. The Lincoln Institute is an equal opportunity institution.

Land Lines is published quarterly in January, April, July, and October to report on Lincoln Institute–sponsored education programs, research, publications, and other projects.

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The Lincoln Institute Web site (www.lincolnst.edu) provides a variety of features that make it easy for users to quickly obtain information on land and tax policy issues and on specific education programs, research, and publications. The e-commerce function permits users to order publications and multimedia products and to register for courses.

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L LINCOLN INSTITUTE
OF LAND POLICY



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Portland, Oregon. © Alex MacLean/
Landslides Aerial Photography

Changes in Institute Programs and Activities

The content of the Institute's work program has evolved significantly over the past two years, and its annual activities have increased by about half since 2004. Reflecting this evolution and growth, the Institute's programs and staffing are also changing.

The former Department of Planning and Development has been replaced by two new departments. The Department of Planning and Urban Form, headed by Armando Carbonell, addresses planning and its relation to the form of the built environment with a focus on three themes: spatial externalities and multijurisdictional governance issues; the interplay of public and private interests in the use of land; and land policy, land conservation, and the environment. The Department of Economic and Community Development, headed by Rosalind Greenstein, connects planning to development and fiscal issues with a focus on four themes: the city, land, and the university; neighborhood planning and development; fiscal dimensions of planning; and urban economics and revitalization.

The Department of Valuation and Taxation, headed by Joan Youngman, continues its focus on land taxation, property taxation, and the valuation process within an expanded program. The main activities of the Department of International Studies continue to be its programs in Latin America and in China focusing on land and tax policy issues. Other international activities include work in Eastern Europe on administration of market value based property taxation, in South Africa on property taxation and land markets, and in Taiwan on infrastructure development and planning.

This year the Institute established a new position, Manager of Public Affairs, and Anthony Flint took up this work in late July. He will be responsible for disseminating information about the Institute's products, findings, and activities, particularly with the media and through the Internet. He will develop the Institute's Web site as an outreach tool, writing regular columns, making the site more interactive, and strengthening its capacity as a key Internet portal for those interested in land policy.

Anthony covered transportation, planning and develop-



Gregory K. Ingram

ment, architecture, and urban design as a reporter for the *Boston Globe* from 1989 to 2005. For the past year, he was Smart Growth Education Director at the Massachusetts Office of Commonwealth Development. While a visiting scholar at the Harvard Graduate School of Design (GSD), he wrote the book *This Land: The Battle over Sprawl and the Future of America* (Johns Hopkins University Press, 2006) on the forces influencing urban growth in the United States. Anthony

became familiar with the Institute as a Loeb Fellow at the GSD in 2000 and has since contributed to the Institute's annual journalists program and authored an Institute working paper on density. A graduate of Middlebury College and Columbia University's Graduate School of Journalism, Anthony will continue to do research and writing.

The Institute also has been adapting its training programs to take advantage of the capabilities of the Internet. Several of the Institute's basic courses have been made available for distance education and Internet-based instruction. These typically involve videotaped presentations that can be downloaded from the Internet or a CD. Examples include the introductory courses on conservation easements, mediation of land use disputes, and planning fundamentals. This shift has freed up resources for new classroom courses, such as one based on the book *The Humane Metropolis*, published this fall by University of Massachusetts Press in association with the Institute.

The Latin American Program has developed several Internet-based courses offered live with real-time instructor feedback on the students' work. These courses on urban land policy and property taxation topics are presented in Spanish and Portuguese to participants in Latin America.

Finally, the Institute will soon launch a program of evaluations of land policy programs in the United States. One of the first of these will assess the performance of smart growth policies that have been applied to different degrees in many states. This work is part of a new Institute initiative to improve our knowledge of what works and why in land policy. □



London's Large-scale Offer Community Benefits

Randy Gragg

The Tate Modern Collection, housing modern and contemporary art, is connected to central London by the Millennium Bridge over the River Thames.

(L) Randy Gragg
(R) Etty Padmodipoetro

The sound of electricity hums deep inside the Tate Modern, the power plant turned art sanctuary on the south bank of London's River Thames. Despite the 4 million visitors per year now streaming inside since the galleries opened in 2000, the switching plant is still generating 2 megawatts of power for its neighborhood, making the Tate one of the most unusual mixed-use urban redevelopments ever concocted.

But an even more far-reaching hum is reverberating all around the Tate—that of regeneration. Connected to central London by the arching spine of Lord Norman Foster's Millennium Bridge and further magnetized by the whirling mega-folly of the London Eye Ferris wheel nearby, the Tate has catalyzed well over \$200 million worth of other redevelopments to the area. Yet, even as it joins other high-end arts institutions in the "Bilbao effect" of high art sparking higher-end gentrification, the Tate is working hard to nurture an economically and ethnically diverse live/work/play urban neighborhood.

"We've had impacts," says Donald Hyslop, head of education for the Tate and coordinator of its community initiatives. "We attract 4 million visitors a year, and 12 million now move between the Tate and the London Eye. The question for us became, 'How do we spread that wealth?'"

Such models of urban regeneration lured the 2006 Loeb Fellows from Harvard University's Graduate School of Design to London for their annual study trip abroad, cosponsored by the Lincoln Institute. Aided by Jody Tableporter's connections as the former director of regeneration for London Mayor Ken Livingston, the group gained a first-hand look at the leaps, stumbles, and lessons to be learned from one of the world's most rapidly redeveloping cities.

"London has proven the relationship between transportation planning and economic growth," observed Luis Siqueiros, a planner who has worked in Juarez/El Paso, Guadalajara, and other Mexican cities. "They are mixing all kinds of activities together in their buildings. In North America, we talk about these things a lot, but they are showing us how to do it and why."

The Beginnings of London's Regeneration

The story of London's regeneration is long and complicated. It begins in the Thatcher years with a bold refocusing of government aid to cities that created urban redevelopment agencies and enterprise zones to assemble land and better focus new development and transportation infrastructure projects. The most conspicuous early success was Canary Wharf, the sleek, steel-and-glass commercial new town that became the first major project in the Royal Docklands, and in the Thatcher government's vision for a larger, regional corridor of redevelopment, dubbed the Thames Gateway, stretching all the way to the North Sea.

Despite the misfortunes of Canary Wharf's original developer, Olympia & York, the larger

While Margaret Thatcher's free-market programs—particularly the release of huge tracts of government-owned land for redevelopment—broke a long freeze on urban redevelopment, subsequent Labor Party policies have guided recent successes. In the 1980s, forecasts of 4 million new households by 2020 led John Major's government to create the Urban Task Force overseen by architect Richard Rogers. The resulting 2000 Urban White Paper made urban renaissance official national policy.

The reverberations have been widespread, stretching from Leeds to Norwich, but the epicenter is London. Projects like Canary Wharf and the Tate established momentum that gained further steam with the city's election of its first mayor,

The Royal Victoria Dock Bridge provides access to the Silver-town Quays in the Royal Docklands redevelopment area.

Etty Padmodipoetro

The red circled C painted on the street indicates an area subject to congestion pricing.

Etty Padmodipoetro

Regeneration Projects



Docklands redevelopment agency and enterprise zone resulted in the Jubilee Line tube extension and the first phase of the Docklands light rail line. Today, with more than 100,000 workers, Canary Wharf is competing with downtown London to be the center of the financial services sector, decidedly shifting the momentum of the city's growth to the east.



Ken Livingston, to set policy for the metropolitan region's 24 boroughs. Livingston has unleashed a panoply of internationally attention-getting initiatives, from the much-lauded "congestion pricing" of automobiles traveling into the core to a series of bold, new buildings and public spaces by top-rung architects like Rogers and Norman Foster. Now, with the Olympics scheduled for 2012,

London has succeeded Barcelona as the “It girl” of European cities, while luring other English cities onto the dance floor.

“Having an architect like Richard Rogers involved in the destiny of cities was a major force,” Tableporter says. “His work with the Urban White Paper spawned a whole batch of English cities that all of a sudden are attuned to design standards and urban principles via master planning.”

But for all the excitement and the dozens of major projects underway, the Loeb Fellows agreed that London's growth will live or die in the details. As Jair Lynch, a developer from Washington, DC, put it, “The question is, can they give these new places soul.”

Guiding Land Use Principles

While far more modest than some of the huge redevelopments that have been and are being completed, the Tate Modern offered the kind of careful instrumentality that attracted the Loeb Fellows, by both seeding major new development in the long-dormant south bank and spreading the benefits to the existing community.

Under Hyslop's guidance, the Tate joined a national pilot program to create one of England's first Business Improvement Districts (BIDs). This initiative developed an employment training program called START, helping to bring more than 40 percent of the museum's employees from the nearby, and historically downtrodden, South London districts. It started a new community group now boasting 450 members who wanted more open space, meeting places, and a movie theater. Their efforts moved the Tate to open up rooms for public use, develop a community garden, and host a new neighborhood film club.

“The Tate is trying to create a dual function for an arts institution,” noted Lisa Richmond. A long-time arts administrator and activist who has worked on community development projects for the Atlanta Olympics and the Seattle Arts Commission, Richmond says most major U.S. cultural institutions focus solely on audience development. “On the one hand, the Tate has a major global impact, representing the U.K. to the world, but it is also taking responsibility for its immediate community,” she observed. “I don't know of any U.S. arts institution trying anything like it.”

By combining a major attraction, top-notch architecture, public space, and transportation infrastructure, the Tate became an early standard

setter. But, it is rapidly gaining many potential equals, from the centrally located King's Cross, where a new Channel Tunnel station designed by Norman Foster is triggering a 50-acre redevelopment with 1,800 new homes plus retail and commercial uses, to the outlying Wembley Stadium, the building and master plan designed by Rogers, including a plaza and grand boulevard lined with shops, bars, and restaurants, as well as 4,200 homes.

The primacy of the pedestrian is another common denominator. With Michael Jones, a director at Foster and Partners, the Loeb Fellows toured the newly renovated British Museum. There, the breathtaking glass roof—gently domed in a Fibonacci sequence of diamond-patterned steel structure—covering the 2½-acre Queen Elizabeth II courtyard has garnered all the headlines. But the restoration of the museum's forecourt—ripped out in the 1960s for a road—has transformed the area into a new magnet for lunching, lounging, and strolling tourists and locals alike.

Nearby, Jones pointed out the similarly transformed Trafalgar Square. This traffic-choked cameo player has set the scene of “busy London” in so many movies. But it is now costarring in Livingston's remake of the city through a “World Squares for All” campaign that will link Trafalgar with Westminster Abbey and Parliament Square as a major pedestrian corridor.

“For too long London's public realm has been neglected and ignored,” Livingston said in a 2005 speech, as he unveiled plans to build 100 new public spaces for the Olympics. “Now we have an opportunity to get things right by rebalancing the spaces of the city for people and cars. I believe that the street is the lifeblood of city life.”

The Loeb Fellows also saw some of the method behind Livingston's Midas touch in the work of Space Syntax, a dynamic new studio pioneering techniques of measuring and shaping traffic—both on wheels and on foot. Growing out of research at University College London by Professor Bill Hillier in the 1970s, and now a four-year-old company with offices in Sydney, Tokyo, Brussels, and South Africa, Space Syntax has developed new software to algorithmically model impacts on congestion and movement. It is based on a simple principle: people's urge to take the shortest route.

In early studies of the potential impact of the Millennium Bridge, for instance, the city's planners guessed it would be crossed by 2 million pedestrians annually. Space Syntax's formulas predicted at



least 4.4 million, but already more than 9 million are crossing the bridge each year. Jones added that similar studies eased planners' minds about the benefits and impacts of removing streets at the British Museum and Trafalgar Square.

"Space Syntax is using the traffic engineer's language for the urban designer's goals," noted Ety Padmodipoetro, a Boston urban designer who designed several key open spaces for the Big Dig highway project. "In the United States, we could learn a lot from how they have harvested academic research for use in the profession."

Challenges to Redevelopment Goals

Such innovations, however, only mitigate some of the risks in London's bold experiments in regeneration. So far, London's greatest successes have been catalytic projects within the existing city fabric that humanize the public realm while generating new developments that attract new residents and jobs. On the horizon are dozens of larger-scale projects that will determine whether London's mastery of regeneration is a moment or an era. Some are widely considered to be mirages, like the Battersea Power Station, where an all-star cast of designers—Cecil Balmond, Nicholas Grimshaw, Ron Arad, and Kathryn Gustafson among them—has teamed up for a Tate-like power station to arts remodel as part of a proposed \$1.5 billion transformation of 40 acres into hotels, offices, retail spaces, and flats. But other projects, like the soon-to-break-ground Silvertown Quays, teeter precariously in the gusts of London's transformation.

Land Ownership

As the Loeb Fellows learned from Timothy Britain-Catlin, a historian and lecturer at the Architectural Association, enormous swaths of London's land base are owned by a small number of families who first gained control when King Henry VIII abolished church land ownership, handing the land over to his cronies whose descendants, like the Duke of Marlborough, still control it. In short, most of central London's land is leased rather than sold. Most of these areas are also protected under the city's strict historic preservation policies. With Livingston's hopes of building 120,000 new units of housing in the next 10 years, the success of projects like Silvertown Quays—outside the core, on government-owned land less bound by historic codes and neighborhood NIMBYs—is essential.

Partnering with the Government

But "developing in London is not for the faint-hearted," even in partnership with the government, according to James Alexander of KUD International, the company codeveloping Silvertown Quays. Borrowing a page from its successful playbook in the United States, in which it has partnered with local governments to build aquariums and stadiums, KUD is working with the Docklands Redevelopment Agency to transform the now largely empty 60-acre Quays site. At the center will be the Terry Farrell-designed Biota!, Europe's largest aquarium, along with 5,000 units of housing, 420,000 square meters of commercial space, and 73,000 square meters of retail and leisure facilities.

"Shared streets" is the term used for redesigned streets to accommodate vehicles and people on differently textured and marked surfaces.

Ety Padmodipoetro

The Loeb Fellows got a behind-the-scenes tour of the refurbishment of Royal Festival Hall in the South Bank Centre.

Armando Carbonell

Mixed-use development is new to KUD, better known as a horizontal developer that leverages land values with large-scale infrastructure. But KUD's techniques are new to London: sharing equity with the redevelopment agency and offering a guaranteed delivery price for infrastructure and the aquarium. Even in partnership with the agency, according to

Alexander, getting to a final deal has taken four years—tracing deeds, completing archeological surveys, dealing with watchdog groups, and hopping other regulatory hurdles, not to mention negotiating against Livingston's demand for 50-percent social housing (talked down to 30 percent).

KUD's Alexander was candid about the firm's worries. It will be betting \$250 million up front on reclaiming the land and building the aquarium with no profit projected for seven years. The affordable housing goals remain aggressive, particularly with no guarantee that government grants, estimated at \$20,000 per unit in the development agreement, will come through. Project delivery also will converge with the Olympics, which is guaranteed to trigger construction inflation and capacity issues. And, with many developers following the current boom and the government's housing goals, Alexander adds, "an equal challenge will be to maintain value over time as the market inevitably drops off."

Volatile Housing Markets

Indeed, with more than 90 percent of new housing permits in London's pipeline designated for flats, a recent study, "New London," by Knight Frank estate agency predicted a softening market for flats, signs of which are already appearing. More critical, the study suggested, is an already failing market for flats in other, less robust English housing markets that have followed the London model.

Citing a range of studies showing the dramatic tilt nationwide to brownfield/flat development over greenfield/single-family houses, historian Peter Hall also expressed concern in a recent paper presented at a Lincoln Institute conference that government and private developers are failing to meet a critical market for workforce housing, particularly single-family houses for young families. Several Loeb Fellows worried about the continued focus on large-scale, Bilbao-style attractors like Biota!. "The Tate's BID model seemed potentially ground-breaking," Lisa Richmond reflected, "while the aquarium (at Silvertown Quays) felt like a disaster in the making."

Ambitious Plans for Olympic Village

On the 23rd floor of Barclay's building overlooking the sleek Canary Wharf development and the future Olympic Village beyond, Tim Daniels of the London Olympic Delivery Authority offered the Loeb Fellows an overview of what will be



Loeb Fellows, 2005–2006

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International Planning Consultant, Mexico City, Mexico

Kennedy Smith

Principal, The Community Land Use and Economics Group, LLC, Arlington, Virginia

Jody Tableporter

Chief Executive, Peterborough Urban Regeneration Company, Peterborough, United Kingdom

London's most ambitious attempt at regeneration. The Olympic Village dates to the Thatcher government's launch of the Thames Gateway corridor, but it is finally sprouting under Livingston's mix of go-go capitalism with a larger social agenda.

Livingston cannily separated the usual single Olympic authority into two separate agencies—one for building facilities, the other for marketing. Consequently, London is keeping one eye on the long game of what Daniels calls the “regeneration dividend.” In the short term, a new velodrome, stadium, tennis center, and the much-anticipated aquatics center by architect Zaha Hadid, along with a major new Euroline transit hub ushering in visitors from all over Europe, will anchor what will be the first village to fully integrate athletes' housing with sports facilities. The goal, Daniels says, is to have more than 50 percent of the participants within walking distance. But long after the Olympic Games close, those facilities will anchor a mixed-use neighborhood in which the bedrooms originally built for 23,000 athletes and support staff will become 4,300 units of family housing.

Numerous speed bumps lie ahead, however, ranging from the tough deals still being negotiated for land assembly with owners looking to cash in, to finding new homes for “travelers”—gypsies who under British law have the right to squat on unused land. More than 6 kilometers of rivers and canals need to be dredged and remodeled, and 40 bridges either refurbished or built anew. Since the village site is cut off from any existing neighborhood by a major freeway and rail line, at least two major 50-meter “land bridges” are being proposed to make the awkward link to nearby Stratford.

But challenges aside, “it's a great way to look at the Olympics,” noted Jair Lynch, a developer and former Olympic medalist who now sits on the U.S. Olympic Committee. “The whole thing can be taken over by the marketing people, but by splitting the authority, they can keep a strong focus beyond the event.” He and other Loeb Fellows concluded that the key for the village, along with all of London's increasingly larger, bolder efforts at regeneration, will be keeping—and, in many cases, creating—a sense of local connection. As Lynch put it, “How do you create a real sense of neighborhood at those scales?”

Closing Observations

At the end of our study tour, most Loeb Fellows felt that Donald Hyslop of the Tate Modern



The Hungerford Bridge features both pedestrian and rail access between Charing Cross Station and the South Bank Centre.

Etty Padmodipoetro

offered the clearest, most hopeful, and most far-reaching aspirations for London's bold, new brand of large-scale urban neighborhood building. With architects Herzog & de Meuron adding on to their celebrated first phase with an eye-catching, high-rise annex, the Tate will move out the electrical switching station and reclaim the huge, decommissioned fuel tanks beneath the building for a new 400-seat theater, more restaurants and shops, and more spaces for flexible programming.

Hyslop says the goal will be to develop a “life-long learning center” spawning a “16-hour-a-day” corridor along the 15-minute walk between the Tate and the rapidly regenerating Elephant & Castle neighborhood. Rather than being merely a catalyst for development, the Tate hopes to be an active agent in creating a neighborhood—a transformer, if you will, rechanneling financial and social wealth throughout the community. **L**

▶ ABOUT THE AUTHOR

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CONSERVATION INCENTIVES in America's Heartland

James N. Levitt

The Mississippi River watershed has, since the administration of Thomas Jefferson, played a central role in American life. This centrality has been both literal, in a geographic sense, and figurative, in the sense that the mighty river runs through America's agricultural and cultural heartland.

One of the nation's greatest conservationists, Aldo Leopold, grew up along the banks of the Mississippi, in Burlington, Iowa. After gaining a forestry degree at Yale University and serving in the U.S. Forest Service in the desert Southwest, Leopold returned to the upper Midwest to teach and write his most enduring prose at the University of Wisconsin in Madison. Leopold and his family also devoted themselves to the restoration of a farm and forest landscape that included a ramshackle home, affectionately known as "the Shack," on the sandy soils adjacent to the Wisconsin River, a tributary of the Mississippi.

In his work at both the university and the Shack, Leopold gained a first-hand view of the enormous challenges Americans face in attempting to conserve the nation's soil, water, wildlife, and landscape. As the instigator of the first "wilderness" designation of a federally owned landscape in the Gila National Forest in Arizona, and as a founder of the Wilderness Society, Leopold was a prominent proponent of conservation on public lands. Still, he understood that unless private lands were also conserved for the long term, the conservation community would not be able to effectively protect America's natural heritage. He wrote presciently for *The Journal of Forestry* in 1934:

Let me be clear that I do not challenge the purchase of public lands for conservation. For the first time in history we are buying on a scale commensurate with the size of the problem. I do challenge the assumption that bigger buying is a substitute for private conservation practice.... Bigger buying, I fear, is serving as an escape-mechanism—it masks our failure to solve the harder problem. The

geographic cards are stacked against its ultimate success. In the long run, it is exactly as effective as buying half an umbrella.... The thing to be prevented is destructive private land use of any and all kinds. The thing to be encouraged is the use of private land in such a way as to combine the public and private interest to the greatest degree possible.... This paper forecasts that conservation will ultimately boil down to rewarding the private landowner who conserves the public interest. It asserts the new premise that if he fails to do so, his neighbors must ultimately pay the bill. It pleads that our jurists and economists anticipate the need for workable vehicles to carry that reward. (Leopold 1991)

More than seven decades after Leopold penned those words, American jurists, economists, policy makers, public natural resource agency administrators, nonprofit conservation leaders, and concerned citizens are still working on his challenge. In October 2005 the Lincoln Institute convened more than 30 conservation leaders to consider the most effective ways to design and use such "workable vehicles." The Johnson Foundation cohosted the conference at its Frank Lloyd Wright–designed Wingspread Conference Center in Racine, Wisconsin.

From that base the participants visited several sites in the Upper Mississippi watershed in south-central Wisconsin that showcase impressive public-private conservation efforts. Brent Haglund and Alex Echols of the Sand County Foundation led the group to an expansive site on the Portage River managed by the U.S. Fish and Wildlife Service, where participants learned how cooperative public-private land management practices effectively enhanced wildlife habitat and helped restore native ecosystem functions. At the nearby Baraboo River we saw a public-private effort that had restored the river to health through the removal of several aged dams.

For historical perspective, the group visited the site of Leopold's Shack, where we read from his posthumously published volume, *A Sand County Almanac*. Leopold (1949) lyrically describes the critical role of private stewardship in maintaining

the long-term value of the region's ecosystems. The participants also visited the campus of the International Crane Foundation (ICF), where we stood face-to-face with several of the world's rarest birds and learned of cofounder George Archibald's nonprofit efforts to restore their populations.

Over the next two days at Wingspread, the group discussed ways to enhance a broad array of conservation incentives in an economically efficient, measurably effective, and reasonably equitable manner. The participants focused on three types of incentive programs of interest to the conservation community in the early twenty-first century: tax incentives, market-based incentives, and fiscal (or budgetary) incentives.

Tax Incentives

Jean Hocker, president emeritus of the Land Trust Alliance (LTA), explained how the federal tax incentives associated with the donation of conservation easements, codified in the 1970s and 1980s, have become a key driver of growth in the U.S. land trust movement. Jeff Pidot, chief of the Natural Resources section of the Maine Attorney General's office, and a 2004–2005 visiting fellow at the Lincoln Institute, followed Hocker with a critique of easement policy and practice, explaining how the use of conservation easements has resulted in a variety of unintended consequences. He argued that reform of easement law and regulation at the state and national levels would both reduce misuse of the tool and improve its effectiveness in achieving conservation purposes (Pidot 2005).

Responding to Pidot's critique, the participants, led by Mark Ackelson of the Iowa Natural Heritage Foundation, considered a number of potential reforms, paying special attention to opportunities for strong voluntary standards, improved training and accreditation programs, stronger enforcement of existing regulations, and revision of appraisal standards. Several of these reforms have since been implemented, including LTA's establishment of a voluntary accreditation program.





Alex MacLean/Landslides

Contoured fields on the banks of the Mississippi River, McGregor, Iowa.

In response to persistent advocacy by the conservation community, the U.S. Congress in August 2006 approved an expansion of conservation easement tax benefits. In the opinion of James Connaughton, chair of the White House Council on Environmental Quality, the new provisions provide “substantial new incentives to landowners who want to commit their land to open space while keeping our nation’s working farms and ranches working” (*The Chattanooga* 2006).

Market-based Incentives

Adam Davis, a California-based expert on ecosystem services, explained how private interests, in the context of public cap-and-trade regulatory structures, were becoming increasingly active in providing public and private goods, by employing new ecosystem service trading mechanisms for land and biodiversity conservation (Davis 2005). He noted that U.S. Army Corps of Engineers regulations for the mitigation of adverse impacts to wetlands were evolving to require all mitigators to meet measurable, relatively efficient performance standards. Such developments, he reported, would allow commercial wetlands banking firms to compete effectively and efficiently, improving the per-unit cost and quality of mitigation banking initiatives over time.

Davis’s remarks were expanded upon by several speakers, including Fred Danforth, who offered a

case study of his own entrepreneurial experience in ecosystem service provision on a ranch in Montana’s Blackfoot River valley; George Kelly of Environmental Bank & Exchange (EBX) and Wiley Barbour of Environmental Resources Trust, who offered insights on the importance of clear norms and standards in ecosystem service markets; and Leonard Shabman, resident scholar at Resources for the Future and a widely respected economist, who has published several papers on the future of mitigation banking.

Recent events offer considerable hope that some of the legal and regulatory reforms discussed at the session will be implemented in the near future. Specifically, in the spring of 2006 the U.S. Army Corps of Engineers published new draft regulations that appear to address many of the concerns raised about wetlands mitigation. As reported by *Ecosystem Marketplace* (2006), “central to the proposed new regulations is the requirement that all forms of mitigation meet the same environmental standards already required of mitigation banks. . . . The proposed regulations will raise accountability levels for projects funded by in-lieu fee payments and will implement a more timely approval process for mitigation banks.”

Fiscal Incentives

The third type of incentive is generally funded through governmental budgets. Ralph Grossi

of the American Farmland Trust; Craig Cox of the Soil and Water Conservation Society; Roger Claassen of the U.S. Department of Agriculture; and Jeff Zinn of the Congressional Research Service offered a variety of perspectives on the complex negotiations associated with reauthorization of the Farm Bill, which offers opportunities to expand and change federal farm programs in 2007.

Whether or not the next Farm Bill provides for growth or shifts in incentive programs, achieving measurable impacts will depend on skillful program implementation. Jeff Vonk, director of Iowa's Department of Natural Resources, offered detailed insight into the challenges of using a conservation budget to address agricultural water quality problems. He argued persuasively that even if conservation budgets increase over time, they will not achieve their intended effect without careful resource allocation analysis and follow-through.

Howard Learner, director of the Chicago-based Environmental Law and Policy Center, offered a detailed case of how a federally funded agricultural renewable energy program benefited from focused legislative design and follow-through on implementation. Andrew Bowman of the Doris Duke Charitable Foundation added the idea that, if implemented in a well-coordinated fashion, the State Wildlife Action Plans submitted to the federal government by the 50 states offered another important opportunity to make progress in wildlife and habitat conservation.

Help for the Mississippi River Watershed

Recent progress in strengthening U.S. tax and market-based incentives for land and biodiversity conservation, combined with potentially significant fiscal incentives, could provide an historic opportunity to realize ambitious conservation objectives in the next decade. There are many thorny conservation challenges that might be addressed with such incentives.

One of most urgent is associated with the Mississippi River watershed where Aldo Leopold spent much of his life. Stretching from Montana to Pennsylvania to Louisiana, the watershed picks up an enormous load of phosphorus and nitrogen from farms, parking lots, and lawns. These chemicals and other pollutants are carried by the great river into the Gulf of Mexico, where they are instrumental in creating hypoxia—an ecological condition characterized by a shortage of available oxygen. It can be caused by surplus amounts of

phosphorus and nitrogen that feed huge, oxygen-consuming algal blooms on the ocean's surface. As the blooms grow rapidly, deeper ocean waters may become relatively depleted of oxygen, sometimes resulting in the death of massive numbers of fish.

A combination of innovative tax, market-based, and fiscal incentives could make a significant impact in improving the ecological character of the watershed and reducing hypoxia in the Gulf. For example, incentives targeted to encourage stream bank restoration, the establishment and stewardship of buffer strips, the implementation of crop rotation schemes that reduce fertilizer runoff, and the reduction of impervious surfaces near watercourses could, after sufficient trial and error, prove to be efficient, measurably effective, and reasonably equitable across geographic and socioeconomic lines. If implemented across the Mississippi watershed, such tools would benefit marine and bird populations, as well as the Gulf fishing industry and local economies. Aldo Leopold would likely applaud news of such an effort's success, seeing private landowners rewarded to conserve the public interest. **L**

▶ ABOUT THE AUTHOR

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Jeffrey Sundberg is associate professor of economics and business at Lake Forest College in Lake Forest, Illinois, where he has taught since 1989. He also serves as chair of the College's interdisciplinary Environmental Studies Program. He earned his B.A. from Carleton College in 1982, and subsequently received an M.A. and Ph.D. in economics from Stanford University. His current research examines various aspects of public policy toward land conservation, including tax incentives for conservation easements and factors influencing voter approval for programs to protect open space. In a recent article in *Land Economics*, he examined membership patterns in land trusts across the country as evidence of private willingness to provide a public good (Sundberg 2006).

Sundberg's interest in conservation extends to his volunteer activities as well. He currently serves as the vice president of the board of directors for the Liberty Prairie Conservancy, a countywide land trust in Lake County, Illinois, and is a past member of the board of directors of the Chicago Audubon Society. He initiated and directs an ongoing habitat restoration program on the grounds of Lake Forest College. A dedicated birder, he leads bird walks annually for several different organizations and volunteers as a bird-bander every spring. Contact: jsundber@lakeforest.edu.

Jeffrey Sundberg

LAND LINES: *Conservation easements are a topic of great interest to the Lincoln Institute. What specific aspects of them are you researching?*

JEFFREY SUNDBERG: There has been quite a lot of research on the use of easements as a tool for conservation, and there is a growing interest in various legal aspects of easement policy. However, there has been relatively little work on the economic aspects of easements. The number and value of these incentives have increased over the past 20 years, and so has the number of acres under easement. This has had a largely unmeasured effect on tax collections at the local, state, and federal levels.

In collaboration with Richard Dye, my colleague at Lake Forest College and a visiting fellow at the Lincoln Institute, I am examining tax incentives for the donation of easements to nonprofit conservation groups and government agencies (Sundberg and Dye 2006). A broad range of incentives exists, and their effects may vary with the income and assets of the property owner, and the state in which the parcel is located.

An analysis of these tax incentives suggests certain conclusions about the type of property owner who is most able to benefit financially from such a donation. These incentives are likely to affect both the number of available easements and the cost to society of accepting the donations. The easement must have conservation value in order to qualify for the tax savings, but there is no benefits test that compares the amount of conservation value to the amount of tax revenue lost.

LAND LINES: *What are some of your findings?*

JEFFREY SUNDBERG: Numerous publications, including Jeff Pidot's recent work with the Institute (Pidot 2005), have speculated that under certain circumstances it would be possible for a landowner to receive tax savings that exceed the value of the donated easement. In fact, under certain conditions a taxpayer could receive more than two dollars of tax savings for every dollar of easement donation, even when future tax savings are discounted. The largest single potential benefit often stems from various estate tax reductions that result from the donation of a qualified easement. However, a donation could create a positive net present value even without qualifying for the estate tax benefit. Many states also have substantial incentives of their own in the form of income tax credits, property tax reductions, or both.

These incentives offer both good and bad news for conservation policy. While they certainly make it easier to persuade property owners to donate a conservation easement on their land, they also create an incentive for owners to take efficiency-reducing actions by tailoring their easements to create the maximum tax benefit, rather than the maximum conservation value. In addition, land trusts and other qualified organizations may have to spend time and energy evaluating relatively low-quality easements offered by financially motivated donors, who may be able to expend considerable effort to find a willing holder of an easement.

LAND LINES: *What are some public policy implications of your work?*

JEFFREY SUNDBERG: It is important to distinguish between federal and state tax incentives in making policy recommendations. Federal incentives consist of tax deductions, which are most valuable to property owners who have substantial tax liabilities and face high marginal tax rates. Many land parcels with significant conservation value are owned by land-rich, low-income individuals who are unable to take any significant advantage of income tax deductions, and who may not be subject to the estate tax. Federal tax incentives offer relatively low benefits to this type of landowner, even with the recent change that allows a longer carry-forward period until those benefits expire.

State incentives typically offer credits that can be used to offset existing income taxes on a dollar-for-dollar basis. The benefit to the donors does not depend on their

marginal tax rate, though high-income donors are still more likely to be able to use their credits. Most credits are not “refundable,” which means that a donor must have taxable income to make use of them. Two states currently allow donors to sell their excess credits, which increases the likelihood that they will be able to benefit financially by donating an easement. A move toward credits, rather than deductions, would allow low-income donors to receive more benefits without necessarily reducing the benefits to high-income donors. This should increase the number of high-quality parcels potentially available for conservation.

Our research also studies the possible impact of eliminating the federal estate (or death) tax. In 48 of the 50 states, estate tax savings are the single largest source of potential financial benefits to easement donors, so elimination of the tax could have a significant chilling effect on easement donations across the country.

Programs for the sale of easement credits highlight another area of concern, the potential for fraudulent activity. Needless to say, fraud is costly in terms of lost tax revenue, in the administrative burden it imposes on governments and conservation organizations that must resolve troublesome donations, and most of all in the loss of trust and goodwill for these important programs, which currently enjoy great public support.

LAND LINES: *How would an economic approach to easements differ from an environmental approach?*

JEFFREY SUNDBERG: An environmental approach might consider conservation benefits in both ecological and human terms, with an eye toward preserving significant benefits for the future. Their existence would be enough to justify creation of the easement, without the need to set a monetary value. This view is similar to current easement policy, where there is no comparison of benefit to cost.

An economic approach would attempt to place a monetary value on those benefits, not because they can be bought and sold, but because this is the only way to make any kind of reasonable comparison between the benefit of the easement and its cost. Without having at least a rough estimate of these figures, it is impossible

to ensure that any particular easement creates a net benefit for society. Under most current easement programs, the organization that accepts the easement only has to certify that some conservation value exists; the organization typically has little idea of the actual cost of the tax subsidy to the easement. The primary cost to the organization is likely to be the obligation to monitor and enforce the easement, which may be a widely varying fraction of the total cost of the easement.

Both environmental and economic approaches would agree that different easements will provide differing amounts and types of benefit, suggesting that the tax incentives should be tailored to encourage the donation of easements that provide the most overall value, whether measured in economic or environmental terms.

LAND LINES: *Are there alternatives to tax incentives for easement donations that might be more efficient?*

JEFFREY SUNDBERG: It’s a little difficult to answer that, since there is so little data available about our current system. We don’t know what the magnitude of the costs have been, so it would be premature to claim that it has been clearly inefficient. What we do know is that the current system does not provide incentives for efficiency.

For example, consider the case of a land trust that accepts an easement that meets or exceeds several of the requirements for qualification; it provides both ecological and human benefits that are significant. However, the land trust does not have any idea of the amount of tax revenue lost as a result of the donation. Depending on various circumstances, including location of the parcel and the income and wealth of the donor, the tax savings might range from thousands to millions of dollars. There is no way to know the net benefit to society, or even if that net benefit is positive. All we can say is that benefits have been created, and costs incurred. Such a system does not create any expectation of efficient behavior. At best, organizations will accept only easements that generate high conservation benefits, with no regard to the actual cost of the tax benefits generated for the donor.

The problem is that other systems, such as requiring that easements be pur-

chased rather than donated, also generate efficiency problems. Given how little we know about the magnitude of the benefits and costs being created, and the difficulty of predicting responses to a new set of incentives, I favor improvements to the existing system rather than beginning a new experiment.

LAND LINES: *What role do you see for economic analysis in shaping future environmental protection legislation?*

JEFFREY SUNDBERG: Easement policy is like many kinds of environmental protection legislation—it tends to be benefit-based. Economic analysis can point the way to the creation of appropriate incentives that can reduce the cost of achieving those benefits. It can also suggest the kind of benefits that have greater value to society, and which should therefore receive higher priority.

It is not realistic, or desirable, to use economic analysis to evaluate each easement before a donation is accepted. However, economic analysis can be used to create incentives that are compatible with more efficient kinds of donations. For example, most federal incentives, and those of most states, apply equally to any easement that meets one or more of several possible qualifications, including habitat for endangered species or scenic value for local residents. Economic analysis could be used to suggest which qualifications are of the highest value to society, and tax incentives could then be tailored to provide the most payment for the easements likely to offer the greatest benefit. ■

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Cleveland: Confronting Decline in an American City

The second film in the Making Sense of Place film series—*Cleveland: Confronting Decline in an American City*—has been completed and was set to have its inaugural airing in late September on WVIZ-TV, the public television station in Cleveland. Like the first documentary, *Phoenix: The Urban Desert*, this film

in Phoenix outrageous growth, and in Cleveland persistent decline. We looked at demographic change, economic change, and policy change, which all play a part, but our real interest is change from the standpoint of where people are choosing to live, and the manner in which a city is transformed by those choices.”

Making Sense of Place Cleveland: Confronting Decline in an American City

2006/58 minutes/\$20.00 (DVD or VHS format)
Codes: DVD002 (English and Spanish subtitles),
VHS003 (English), or VHS004 (Spanish)

Discounts are offered for teachers and for orders of 10 or more, and the teacher's guide and other resource materials will be available on request at no additional cost.

Ordering Information

Contact Lincoln Institute at www.lincolnst.edu
or the film Web site at www.makingsenseofplace.org.



was produced in collaboration with the Lincoln Institute by Northern Light Productions, the Boston-based film and video production company founded by filmmaker Bestor Cram.

Cleveland: Confronting Decline in an American City examines the ongoing crisis of urban decay and the erosion of inner suburbs in what was once America's fifth largest city. The film, in digital video, includes both original photography shot on location during 2004 and 2005, and historical and archival footage of Cleveland's vibrant economic past and early days as a manufacturing powerhouse. The producers conducted in-depth interviews with dozens of residents, leading civic figures, commentators, planners, policy makers, developers, business executives, and many others who live and work in the region—all confronting suburban growth and accompanying decline in the urban core, as well as signs of hope and neighborhood revitalization.

“We selected Cleveland to some extent as a counterpoint to Phoenix,” says Cram. “They are about the same size, but have had diametrically opposed experiences—

The film's candid and journalistic approach examines urban neighborhoods, booming suburban areas, and downtown Cleveland—home to the popular Rock and Roll Hall of Fame and Jacobs Field baseball stadium, but still falling short of a full revitalization. The film seeks to educate and inspire citizens to engage in a civic dialogue about economic opportunities, population loss, social equity, regional impacts, and public and private partnerships that can shape the city's future.

There is much in Cleveland's story that can inform other cities across the United States that are wrestling with similar issues and seeking to understand the forces that shape growth patterns. “This film is for a general audience who feels that there is something at stake when they think about the city they live in,” Cram says.

Educational Outreach Program

The Making Sense of Place film project is part of an effort by the Lincoln Institute to reach a broad audience, promote dialogue, and provide information and context for policy making. As such, an extensive out-

reach initiative will accompany the Cleveland film, as it did the Phoenix film.

Through screenings and partnerships with community organizations, civic groups, and other institutions, the goals of this effort are to

- engage diverse audiences involved in the city-making process, including citizens, land developers, local planning officials, and policy makers;
- provide a useful tool for educators who are teaching courses in urban and environmental studies, city planning, and related subjects;
- serve as a catalyst for community-oriented educational and programmatic activities;
- encourage development of formal and informal relationships among stakeholders dealing with compelling regional planning challenges; and
- stimulate a broad conversation, through media coverage, editorials, columns, and op-ed essays.

The outreach program seeks to raise awareness of land policy and development trends in American cities in general, and Cleveland in particular, and to inform the participants about individual and collective actions to help shape their cities. Film screenings and follow-up programs will be offered in secondary schools, colleges, and universities; public and school libraries; town meetings and civic forums; museums; and other cultural and historical institutions.

In the months ahead, resource materials to be used in conjunction with the film will include a moderator's guide to facilitate discussions following screenings, a teacher's guide for classroom use, and links to resources and other information at the Web site www.makingsenseofplace.org, reached directly or via the Lincoln Institute Web site at www.lincolnst.edu. For information about film screenings and outreach opportunities in Ohio, contact Scarlett Bouder at makingsenseofplace@makingsenseofplace.org.

The Humane Metropolis: People and Nature in the 21st-Century City

Four-fifths of Americans now live in the nation's sprawling metropolitan areas, and half of the world's population is now classified as "urban." As cities become the dominant living environment for humans, there is growing concern about how to make such places more habitable, more healthy and safe, more ecological, and more equitable—in short, more humane.

This book, edited by Rutherford H. Platt, explores the prospects for a more humane metropolis through a series of essays and case studies that consider why and how urban places can be made greener and more amenable. Its point of departure is the legacy of William H. (Holly) Whyte (1917–1999), one of America's most admired urban thinkers. He laid the foundation for today's smart growth and new urbanist movements with books such as *The Last Landscape* (1968). His passion for improving the habitability of cities and suburbs is reflected in the diverse grassroots urban design and greening strategies discussed in this volume.

Several premises underlie and connect the various topics discussed in the book.

- Most Americans now live and work in metropolitan regions.
- Contact with, and awareness of, nature is a fundamental human need.
- Access to unspoiled nature beyond metropolitan areas is increasingly limited by distance, cost, traffic congestion, and tourist/resort development.
- Urban ecology is not an oxymoron; nature abounds in urban places, if one knows where and how to find it.
- Therefore, opportunities to experience nature within urban places must be protected and enhanced.
- Furthermore, protecting and restoring ecological services is often preferable to using technological substitutes.
- Environmental education for all ages is critical to build support for such programs and to nurture a sense of ecological citizenship.

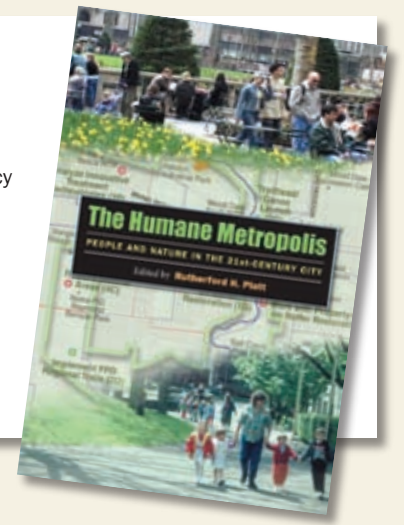
The Humane Metropolis: People and Nature in the 21st-Century City

Edited by Rutherford H. Platt
Published by the University of Massachusetts Press
in association with the Lincoln Institute of Land Policy
2006 / 368 pages / Paper / \$27.95
ISBN 1-55849-553-3

Included as a companion to the text is a DVD of a 22-minute film, also titled *The Humane Metropolis*, created by Ted White.

Ordering Information

Contact Lincoln Institute at www.lincolninst.edu



Some of the chapter contributors are recognized academic experts, while others offer direct practical knowledge of particular problems and initiatives. The editor's introduction and epilogue set the individual chapters in a broader context and suggest how the strategies described, if widely replicated, may help create more humane urban environments. Certain essays directly relate to Whyte's own interests, such as the design of city and regional open spaces, public attachment to city parks, and the use of zoning incentives to create public spaces. Other chapters discuss twenty-first-century dimensions of the humane metropolis that we assume Whyte would embrace today, including social and environmental equity, greening of brownfields, ecological rehabilitation of closed landfills, green building design, urban watershed management, and the idea of ecological citizenship.

Summary of Contents

Introduction: Humanizing the Exploding Metropolis

Part I: "The Man Who Loved Cities"

Part II: From City Parks to Urban Biosphere Reserves

Part III: Restoring Urban Nature: Project and Process

Part IV: A More Humane Metropolis for Whom?

Part V: Designing a More Humane Metropolis

Epilogue: Pathways to More Humane Urban Places

Contributors

Carl Anthony, Thomas Balsley, Timothy Beatley, Edward J. Blakely, Eugenie L. Birch, Colin M. Cathcart, Steven E. Clemants, Christopher A. De Sousa, Steven N. Handel, Peter Harnik, Michael C. Houck, Jerold S. Kayden, Albert LaFarge, Andrew Light, Charles E. Little, Anne C. Lusk, Thalya Parrilla, Deborah E. Popper, Frank J. Popper, Mary V. Rickel Pelletier, Cynthia Rosenzweig, Robert L. Ryan, Lauren N. Sievert, William D. Solecki, Ann Louise Strong, Andrew G. Wiley-Schwartz

ABOUT THE EDITOR

Rutherford H. Platt is professor of geography and director of the Ecological Cities Project at the University of Massachusetts Amherst. This book is based on a conference that he organized in June 2002 with support from the Lincoln Institute and numerous other institutions and agencies. Contact: platt@geo.umass.edu

Platt will present a lecture and sign books at the Institute on Wednesday, November 8, at 4:00 p.m.

Program on the People's Republic of China

The Lincoln Institute's China Program, established in 2003, is committed to building education and research capacity in land policy and land-related taxation in China. In only a few years the program has succeeded in bringing together international scholars, planning and taxation practitioners, and public officials to address three key issues:

- property tax reform and development of contemporary tax administration systems;
- conflicts between urban growth and farmland protection, including land acquisition and farmland policy in rapidly urbanizing regions; and
- urban planning to deal with rapid urbanization and emerging market forces.

The China Program aims to utilize the resources and expertise of the Lincoln Institute to assist Chinese government officials in addressing land market development, land policy, and land taxation reforms, and to strengthen the analysis of land issues in China by the international academic community. To achieve these goals, the Institute is conducting research and training programs directly with central and local government bodies, including the Development Research Center of the State Council, the Ministry of Finance, the Ministry of Land and Resources, and the State Administration of Taxation.

The Program awards research fellowships to faculty and researchers based at Chinese universities who are focusing on land and tax policy in the People's Republic of China. Candidates participate in a workshop to present their proposals and receive comments from an international expert panel. The scholars named here received fellowships for the 2006–2007 academic year. Applications for the next group of China Program research fellows are due April 1, 2007.

Gu Cheng

School of Public Finance and Taxation,
Dongbei University of Finance and
Economics, Dalian

Fiscal Decentralization and Property Taxation Reform

Lacking taxing powers and finding revenue transfers from the central government increasingly unreliable, local governments in China seek supplementary resources to finance local services. Informal fiscal activities that are largely outside the purview of Ministry of Finance have become the most important source of revenue. Whereas property taxation is an important source of local revenue in many countries, it remains in the development stage in China. This study probes the function and role of property tax in a decentralized fiscal system, and, along with statistical analysis, proposes a program for a property tax system within a decentralized fiscal environment.

Zhang Hong

School of Economics,
Tianjin Polytechnic University, Tianjin

Property Tax Elasticity

Currently, Chinese scholars focus a great deal on tax elasticity, but have yet to include property tax in their studies. With China's eleventh Five-Year Plan committed to property tax system development, the need for further information on property tax elasticity is critical. This study incorporates statistical analysis, regression models, and policy analysis to look at taxes directly affected by real property.

Shi Ping

Department of Accounting,
Northwest University, Xi'an

The Impact of University Towns on Local Land Prices

Although urban expansion as a result of China's rapid development is apparent, universities historically located in urban centers have been limited in their ability to expand due to rising land markets. As a result, Chinese universities have adopted new university towns on the urban fringe. This study analyzes the relationship between new university towns and land prices.

Xu Qing

School of Economics,
Fudan University, Shanghai

Land Fragmentation and the Farmer's Income: Should the Household Responsibility System Be Terminated?

This study evaluates the Household Responsibility System (HRS) and tests the hypothesis that land fragmentation caused by the HRS could sustain or increase rural income levels. This could be achieved by avoiding or decreasing the production and price risks in agricultural production due to the huge surplus rural laborers, underdeveloped grain marketing system, financial system, insurance system, and technology development in rural China.

Liu Yi

Service Economy Research Center,
Institute of Finance and Trade Economics,
Chinese Academy of Social Sciences,
Beijing

Efficiency Evaluation and Institutional Arrangement in the Context of Local Government and Property Taxation

Giving an empirical estimate of property tax revenues of representative provinces in China using rent price as a tax base and in-depth mathematical reasoning, this study considers whether property taxation affects rent pricing. Reform recommendations are proposed, highlighting the debate about the roles government should play in the property tax reform and implementation process.

NOTE: Research fellows who received the Lincoln Institute's David C. Lincoln Fellowships in Land Value Taxation for 2005–2006 were announced in the January 2006 issue of *Land Lines*, and those awarded the Planning and Development Research Fellowships for 2005–2006 were announced in the April 2006 issue of *Land Lines*.

For more information on application guidelines and deadlines for all of the Institute's fellowship programs, visit the Institute's Web site at www.lincolnst.edu/education/fellowships.asp.

DISSERTATION FELLOWS

The Lincoln Institute's Dissertation Fellowship Program assists Ph.D. students, primarily at U.S. universities, whose research complements the Institute's interests in land and tax policy. The program provides an important link between the Institute's educational mission and its research objectives by supporting scholars early in their careers. The Institute hosts a seminar for the fellowship recipients each year so they can present their research and share feedback with other fellows and Institute faculty members. Dissertation fellowship applications are due March 1, 2007.

Ajay Agarwal

School of Policy, Planning, and Development, University of Southern California, Los Angeles

The Influence of Land Use Policy on Urban Form: A Case Study of Los Angeles

Esther Geuting

School of Management, Radboud University, Nijmegen, The Netherlands

Property Rights and Land Use Plans

Justin B. Hollander

Edward J. Bloustein School of Planning and Public Policy, Rutgers, The State University of New Jersey, New Brunswick

Unwanted, Polluted, and Dangerous: America's Worst Abandoned Properties and What Can Be Done About Them

Julia Koschinsky

Department of Urban and Regional Planning, University of Illinois at Urbana-Champaign

Do Affordable Housing Programs Impact Nearby Property Values? Reconsidering Spatial Hedonic Tools

Miwa Matsuo

Department of Urban Planning and Design, Harvard Graduate School of Design, Cambridge, Massachusetts

Accessibility and Urban Productivity: Does Sprawl Matter?

Andreas Pape

Department of Economics, University of Michigan, Ann Arbor

Property Tax Limitations and Risk Aversion: Leviathan or Insurance?

Seth Payton

School of Public and Environmental Affairs, Indiana University, Bloomington

The Capitalization of Systematic and Assessor-Related Assessment Error: A Spatial Approach

Elizabeth Beck Reynolds

Department of Urban Studies and Planning, Massachusetts Institute of Technology, Cambridge, Massachusetts

Building Knowledge-Intensive Industries in Not-So-Hot Spots: The Case of Biotechnology

Phyllis Resnick Terry

Graduate School of Public Affairs, University of Colorado at Boulder

Do Tax and Expenditure Limitations Impede State Tax Reform Efforts?

Hu Yue

Department of Economics, Syracuse University, New York

The Effect of School District Consolidation on Property Values

Velma Zahirovic-Herbert

Department of Economics, Georgia State University, Atlanta
School Quality, Housing Prices, and Liquidity: Public School Reform in Baton Rouge

INTERNATIONAL FELLOWS Program on Latin America and the Caribbean

The Institute's Program on Latin America and the Caribbean (LAC) offers fellowships to doctoral and master's students. Fellows attend periodic evaluation meetings for orientation and feedback on their projects. Applications for next year's fellowships in the Latin America Program are due March 1, 2007.

The LAC Program also cosponsors, with the City Studies Program at the National Autonomous University of Mexico, the FEXSU (Formación de expertos en suelo urbano) fellowship, available to graduate students writing theses related to urban land policy. Information on the FEXSU program is available at <http://www.puec.unam.mx>.

Karina Andrea Cortina

Master's candidate, Department of Economics, Torcuato di Tella University, Buenos Aires, Argentina

Access to the City and Land: Infrastructure and Housing Policy in Metropolitan Buenos Aires

Betânia Alfonsin De Morães

Ph.D. candidate, Urban and Regional Planning and Research Institute (IPPUR), Federal University of Rio de Janeiro, Brazil

After the City Statute: Legal and Urban Policy Disputes in Porto Alegre

Fernando Alvarez De Celis

Master's candidate, Department of Economics, Torcuato di Tella University, Buenos Aires, Argentina

Changes in Regulations, Revenues, and Land Uses in Southern Buenos Aires

Patrícia Cezário Silva Spinazzola

Master's candidate, School of Architecture and Urbanism, University of São Paulo, Brazil

Impacts of Land Regularization in the Municipality of Osasco

Nicolás Cuervo Ballesteros

Master's candidate, Department of Economics, University of the Andes, Bogotá, Colombia

Impacts of the Construction Sector in Bogotá on the Urban Land Market



Martin O. Smolka

Jorge Eugenio Espinoza Arenas

Ph.D. candidate, Department of Economics, Jaume I University, Castellón, Spain; and Metropolitan Technological University, Santiago, Chile

The Affordable Housing Market in Chile

Adriana Hurtado Tarazona

Master's candidate, Interdisciplinary Center for Regional Studies (CIDER), University of the Andes, Bogotá, Colombia

Large-Scale Urban Development Projects: Renewal of Urban Spaces and Social Integration

Susana Medina Ciriaco

Ph.D. candidate, School of Architecture, National Autonomous University of Mexico, Mexico D.F.

Land Markets and the Urban Periphery: Recent Scenarios in the Toluca Valley

Alberto Jorge Rébora Togno

Ph.D. candidate, School of Architecture, National Autonomous University of Mexico, Mexico D.F.

Toward a Reassessment of Residential Settlement Planning in Mexico

Patricia Roland Oxilia

Master's candidate, School of Architecture, University of the Republic, Montevideo, Uruguay

Urban Flight from Downtown Montevideo: A Formulation of Instruments to Promote Density in Consolidated Urban Areas

Melba Rubiano Bríñez

Master's candidate, Urban and Regional Planning and Research Institute (IPPUR), Federal University of Rio de Janeiro, Brazil

Residential Development and Intraurban Structuring in Bogotá

María Angélica Santos

Master's candidate, Graduate Program in Law, Catholic University of Minas Gerais, Belo Horizonte, Brazil

Extrafiscal Aspects of Property Taxation as an Instrument of Socio-economic Justice

Isadora Tami Tsukumo Lemos

Master's candidate, School of Architecture and Urbanism, University of São Paulo, Brazil

Urban Development Instruments for Housing Policies in Downtown São Paulo



John Whitehead

INTERNATIONAL FELLOWS Program on the People's Republic of China

The Institute's China Program awards fellowships to master's and Ph.D. students residing in and studying land and tax policy in the People's Republic of China. Candidates participate in a workshop in China to present their proposals and receive comments from an international panel of scholars. A year later, awardees reconvene to present their findings and receive further critiques from experts in land and tax policy. Applications for the China Program graduate student fellowships are due April 1, 2007.

Gu Jie

Ph.D. candidate, Center for Real Estate Research, College of Management, Zhejiang University, Hangzhou

The Impact of Change in Urban Structure on Land Values in Hangzhou, 1996–2006

Zhao Jing

Master's candidate, Department of Urban and Regional Planning, Peking University, Beijing

The Impact of Employment and Housing Reform on Jobs-Housing Spatial Characteristics in Baoji City

Zhang Juan

Master's candidate, Department of Public Finance and Taxation, School of Economics, Sichuan University, Chengdu

Can Property Tax Reform Improve Local Fiscal Efficiency?

Ma Liang

Master's candidate, Department of Urban and Regional Planning, Peking University, Beijing

A Quantitative Estimation of the Inefficiency of Chinese Land Markets in the Yangtze River Delta Region

Ye Runing

Master's candidate, Department of Urban and Regional Planning, Peking University, Beijing

The Impact of Transportation on Property Values in Beijing

Ye Yanwu

Master's candidate, Nankai Institute of Economics, Nankai University, Tianjin

Urban Sprawl, Land Use Efficiency, and Land Requisition Reform in Tianjin

Lu Yanxia

Ph.D. candidate, Institute of Geographical Science and Natural Resources, Chinese Academy of Sciences, Beijing

Cultivated Land Protection: Economic Compensation Mechanisms for Major Cereal Crop Production Areas in China

Yu Yanyan

Master's candidate, Department of Land Resource Management, Zhejiang University, Hangzhou

Setting the Property Tax Rate in Hangzhou

Zhu Yexin

Master's candidate, Aetna School of Management, Shanghai Jiaotong University

Suburban Homestead Exchange in Shanghai

Yan Yongtao

Master's candidate, Department of Urban and Regional Planning, Center for Real Estate Studies and Appraisal, Peking University, Beijing

The Spatial Structure of Urban Land Use Intensity in Beijing

Courses and Conferences

The education programs listed here are offered for diverse audiences of elected and appointed officials, policy advisers and analysts, taxation and assessing officers, planning and development practitioners, business and community leaders, scholars and advanced students, and concerned citizens. For more information about the agenda, faculty, accommodations, tuition, fees, and registration procedures, visit the Lincoln Institute Web site at www.lincolninst.edu/education/courses.asp.

For information about programs offered by the Program on Latin America and the Caribbean, visit www.lincolninst.edu/aboutlincoln/lac.asp, and for information about the Program on the People's Republic of China, visit www.lincolninst.edu/aboutlincoln/prc.asp.

WEDNESDAY-THURSDAY, OCTOBER 4-5

Lincoln House

Large Urban Landowners and Their Impact on Land Values

Rosalind Greenstein and Harini Venkatesh, Lincoln Institute of Land Policy; and Raphael Bostic, University of Southern California, Los Angeles

Based on research developed through a formal request for proposals, this two-day seminar focuses on the impact of large urban landowners, such as universities, religious organizations, hospitals, and private companies on commercial and residential land values. Emphasis is on the role and responsibilities of universities as urban landowners and how the presence and development activities of large landowners affect their neighborhoods, cities, and regions.

WEDNESDAY-THURSDAY, OCTOBER 11-12

San Luis Obispo, California

Visioning and Visualization

Michael Kwartler, Environmental Simulation Center, New York City; and Gianni Longo, ACP-Visioning & Planning, New York City

Visioning has become an accepted technique to build broad-based agreement on goals and strategies for the future of a neighborhood, city, or region. When used with visualization techniques, visioning is a powerful tool for making informed decisions on the physical quality of future development. This course defines principles for effective visioning, reviews case

studies, and includes a hands-on workshop that demonstrates visioning and visualization techniques in a realistic situation. This course qualifies for 13 AICP and AIA continuing education credits.

MONDAY-TUESDAY, OCTOBER 16-17

Stone Mountain, Georgia

Making the Property Tax Work in Developing and Transitional Countries

Joan Youngman, Lincoln Institute of Land Policy; and Jorge Martinez-Vazquez, Georgia State University, Atlanta

While developing and transitional countries have been able to achieve high levels of decentralization on the expenditure side of the budget, typically they have been less effective on the revenue side. Experts generally consider the property tax an ideal source of revenue for subnational governments, and an effective way to promote accountability among local public officials. This conference examines aspects of property taxation, including social and political issues; data collection and information technology issues; approaches to valuation (area-based assessment, rental value, and site value taxation); and collection and enforcement issues.

WEDNESDAY, OCTOBER 18

Seattle Washington

Synopsis of the Community Land Trust Model

Michael Brown, Burlington Associates in Community Development, Vermont, and Julie Brunner, OPAL Community Land Trust, Eastsound, Washington

This program offers sessions on the basics of the "classic" community land trust (CLT) model. It is designed specifically for affordable housing practitioners, elected officials, housing program administrators, planners, lenders, and other intermediaries with little or no prior experience with CLTs.

SUNDAY-WEDNESDAY, OCTOBER 22-25

Chaska, Minnesota

National Community Land Trust Academy: Intermediate Survey Course

John Davis and Michael Brown, Burlington Associates in Community Development, Vermont

This course provides resources and tools for seasoned CLT practitioners, helping them address opportunities and challenges in building a stronger organization. Prior familiarity and experience with the CLT model is required.

THURSDAY, NOVEMBER 2

Lincoln House

The Impact of Property Tax Assessment Limitation Measures

Daniel P. McMillen, University of Illinois at Chicago

Percentage limitations on the amount that assessed values can rise in any given year are a frequent and popular policy attempt to limit the impact of rapidly increasing real estate prices on property tax bills. The resulting decrease in the property tax base, however, can require higher rates to maintain level tax collections. This seminar considers research on the net impact of these two effects on property tax bills.

THURSDAY-FRIDAY, NOVEMBER 2-3

Fairfax, Virginia

Resolving Land Use Disputes

Merrick Hoben, Patrick Field, and Ona Ferguson, Consensus Building Institute, Cambridge, Massachusetts

Land use disputes are among the most contentious issues facing communities throughout the United States. Local officials struggle to find ways of balancing environmental protection, economic development, and private property rights. This two-day introductory course presents practical experience and insights into negotiating and mediating solutions to conflicts over land use and community development. Through lectures, interactive exercises, gaming, and simulations, participants discuss and work with cases involving land development and community growth, designing and adopting land use plans, and evaluating development proposals. Questions of when and how to apply mediation to resolve land use disputes are also explored. This course qualifies for 13.25 AICP continuing education credits.

MONDAY-FRIDAY, NOVEMBER 20-24

Santiago, Chile

Urban Land Market Analysis

Martim Smolka, Lincoln Institute of Land Policy; and Francisco Sabatini, Catholic University of Chile, Santiago

The quality of discussion on urban and land policy is directly related to the information available and to researchers' capacity to interpret the complexities of urban land markets. This new week-long course covers methods of data generation and analysis related to land market processes. It is geared to provide academic researchers and land policy practitioners with the theory and tools for understanding the dynamics of land markets.

THURSDAY, DECEMBER 7

Austin, Texas

Visualizing Density

Julie Campoli, Terra Firma Urban Design, Burlington, Vermont; and Alex MacLean, Landslides Aerial Photography, Cambridge, Massachusetts

As smart growth initiatives gain momentum across the country, one of the persistent obstacles to compact development is the public's aversion to density. Misplaced concerns over density often prevent the construction of urban infill projects or the revision of zoning regulations that would allow for compact growth. This workshop offers planners, designers, and community development officials specific tools for understanding residential density, as well as graphic techniques for illustrating it. Using aerial photography and computer graphics, it focuses on the link between urban design and density, and explores how various design approaches accommodate different levels of density. This course qualifies for 13 AICP continuing education credits.

FRIDAY, JANUARY 19, 2007

Lincoln House

Economic Perspectives on State and Local Taxes

Daphne A. Kenyon, D. A. Kenyon & Associates, Windham, New Hampshire; and Robert Tannenwald, Federal Reserve Bank of Boston

This program encourages policy makers to consider state and local tax decisions from an economic perspective. Leading tax experts discuss current issues involving property, income, sales, and business taxes. One session focuses on the impact of pending and proposed federal policy changes on state and local tax revenues. Another evaluates state and local tax expenditure limitations. The program is cosponsored with the Federal Reserve Bank of Boston.

MONDAY-FRIDAY, JANUARY 22-26, 2007

Lima, Perú

Informal Land Markets: Regularization of Land Tenure and Urban Upgrading Programs

Martim Smolka, Lincoln Institute of Land Policy; and Claudio Acioly, Institute for Housing and Urban Development Studies (IHS), Rotterdam, The Netherlands

Participants examine informality and the land tenure regularization process through the analysis of Latin American and other international cases. Topics include the formal-informal urban land market nexus; legal issues associated with the security of tenure; property rights and housing rights; alternative policy instruments; new institutional settings; managerial procedures leading to alternative modes of project implementation, including community participation; and program evaluation at the project and city levels.

FEBRUARY 2007

Rotterdam, The Netherlands

Introduction to Land Policies

Claudio Acioly and Maartje van Eerd, Institute for Housing and Urban Development Studies (IHS), Rotterdam, The Netherlands

This two-week module, offered as part of the IHS Master Course in Urban Management and Development, analyzes the functioning of land markets in different contexts. Examples from North American and Western European countries are compared to developing and transition countries in Central and Eastern Europe. Land markets, property rights, land use planning, smart growth policies and urban density, and informality in land development are addressed through case studies, comparative research, and role playing. Participants acquire an understanding of price gradients and land policy interventions to deliver affordable and serviced land to low-income families.

MONDAY-FRIDAY, APRIL 23-27, 2007

Santiago, Chile

Land and Building Taxation in Latin America

Martim Smolka, Lincoln Institute of Land Policy; and Claudia De Cesare, Municipality of Porto Alegre, Brazil

Leading practitioners involved in policies and administration of property taxes share experiences and exchange views on tax issues. Theoretical and practical aspects of the property tax are examined:

determination of property values; links with urban finance; components and definition of the tax base; assessment performance; tax rates and exemptions; information systems (cadastre, maps, and GIS); collection and appeal; and responsibilities of policy makers and administrators.

Lincoln Lecture Series

The Institute's annual lecture series is presented at Lincoln House in Cambridge, Massachusetts, beginning at 12 p.m. (lunch is provided), unless otherwise noted. Consult the Lincoln Institute Web site (www.lincolninst.edu) for information about other dates, speakers, and lecture topics. The programs are free, but pre-registration is required. Contact help@lincolninst.edu to register.

WEDNESDAY, OCTOBER 18

Assessing the Impact of a Large-Scale Urban Redevelopment Project

Ciro Biderman, Getúlio Vargas Foundation and Metropolitan Urban Laboratory, University of São Paulo, Brazil

WEDNESDAY, NOVEMBER 8, 4:00 P.M.

Lecture, book signing, and reception

The Humane Metropolis: People and Nature in the 21st-Century City

Rutherford H. Platt, Ecological Cities Project, University of Massachusetts Amherst

TUESDAY, NOVEMBER 14

Informal Cities in a Global Context: What Can We Learn from Them?

Claudio Acioly, Institute for Housing and Urban Development Studies (IHS), Rotterdam, The Netherlands

THURSDAY, NOVEMBER 30

Will "Streamlining" the Mortgage Foreclosure Process Reduce Vacancy and Abandonment?

Dan Immergluck, Department of City and Regional Planning, Georgia Institute of Technology, Atlanta

MONDAY, DECEMBER 11

The Demand for Housing in Greater Boston

Parag A. Pathak, Ph.D. candidate, Business Economics, Harvard University, Cambridge, Massachusetts



www.lincolninst.edu

The Lincoln Institute of Land Policy is pleased to collaborate with many individuals and organizations in the development and production of training programs, conferences, publications, and multimedia resources. Highlighted here are three organizations with whom the Lincoln Institute is working currently.

American Planning Association www.planning.org

The Lincoln Institute and the American Planning Association (APA) cosponsor several training programs that offer face-to-face, Web-based, or CD-ROM-based instruction.

The Audio/Web Conference Training Series broadcasts live audio conferences to a national audience of planning and elected officials via telephone and the Internet, with corresponding packages of instructions, agendas, and background materials.

- **Wednesday, November 8:** Universal Design
- **Wednesday, December 6:** Introduction to the Planning Commission: Part One
- **Wednesday, January 17, 2007:** Introduction to the Planning Commission: Part Two

The Planners Training Service series offers advanced programs for practicing planners. This fall two different sets of workshops are offered in Providence, Rhode Island.

- **Wednesday–Thursday, October 11–12:** Effective Zoning Techniques, or Urban Design and Site Planning
- **Friday–Saturday, October 13–14:** Collaborative Growth Visioning, or The Transportation/Land Use Connection

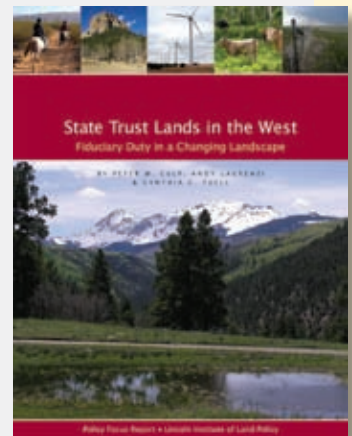
The Best of Contemporary Community Planning

is a CD-ROM training series for planning commissioners and other appointed and elected officials. Designed to complement state, chapter, and local training, these joint programs were recorded at APA National Planning Conferences. These training packages provide up-to-date legal information, the latest planning techniques, and evaluations of planning tools. Three new products containing one or two sessions each are offered in 2006.

- **Eminent Domain: A New Era:** Reflections on Big City Planning: Kelo's Effect, and In the Aftermath of Kelo
- **Meeting the Sign Regulation Challenge:** Issues in Sign Regulation, and Context-Sensitive Signs
- **Regulation of Nonconforming Uses**

Sonoran Institute www.sonoran.org

The Sonoran Institute promotes community decisions that respect the land and people of western North America. Facing rapid change, western communities recognize and value the importance of their natural and cultural assets that support resilient environmental and economic systems. The Sonoran Institute offers tools, training, and sound information for managing growth and change, and encourages broad participation, collaboration, and big-picture thinking to create practical solutions.



The State Trust Lands partnership project of the Sonoran Institute and the Lincoln Institute assists trust land managers in meeting their fiduciary duty in the changing West. The project seeks to broaden the range of land use information, tools, and policy options available to state trust managers and diverse stakeholders for the long-term, sustainable management of trust lands. Our goal is to enhance the value of the trust for its beneficiaries by fostering better planning and implementation of residential and commercial development on trust lands and increasing the amount of trust land in conservation use.

The Lincoln Institute recently published the policy focus report, *State Trust Lands in the West: Fiduciary Duty in a Changing Landscape*, by Peter W. Culp, Andy Laurenzi, and Cynthia C. Tuell. This joint publication of the two institutes is available for free downloading on both organizations' Web sites. The printed version is available for sale at the Lincoln Institute Web site (www.lincolninst.edu).

For more information about state trust lands, visit www.trustland.org

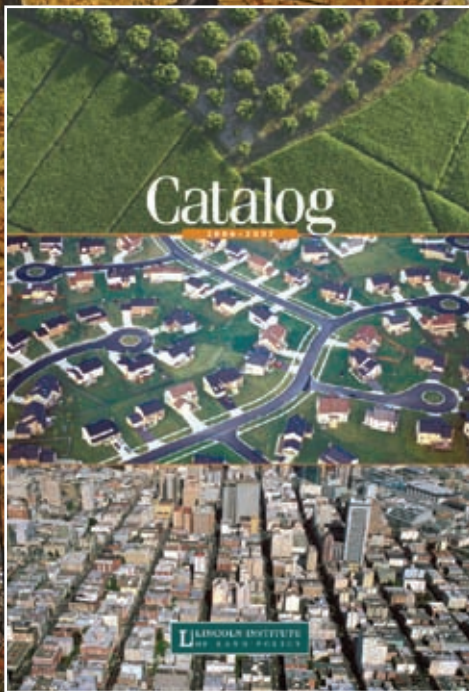


Northern Light Productions www.nlprod.com

The second film in the Making Sense of Place film series—*Cleveland: Confronting Decline in an American City*—is now available (see page 14). Like the first documentary, *Phoenix:*

The Urban Desert, this film was produced in collaboration with the Lincoln Institute by Northern Light Productions, the Boston-based film and video company founded in 1982 by filmmaker Bestor Cram.

For more information about this film series, visit www.makingsenseofplace.org



2006–2007 Institute Catalog

The Lincoln Institute's annual catalog incorporates department descriptions and listings of courses, conferences, fellowships, and other education programs, as well as books, reports, and multimedia educational resources. This illustrated publication offers a comprehensive overview of the Institute's mission, activities, and faculty for the current academic year.



2006 Publications Catalog

The Lincoln Institute's 2006 Publications Catalog features more than 70 books, policy focus reports, and multimedia resources. These publications represent the work of Institute faculty, fellows, and associates who are researching and reporting on a wide range of topics in valuation and taxation, land use planning, and economic development in the United States, Latin America, and other areas of the world.

To Obtain a Copy

Both catalogs are posted on the Lincoln Institute Web site for free downloading, and additional information is also available at www.lincolninst.edu. To order a printed copy of either catalog, e-mail your complete mailing address to help@lincolninst.edu or call 1-800-LAND-USE (1-800-526-3873).



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