

Land Lines

Newsletter of the Lincoln Institute of Land Policy

GREATER PHOENIX 2100:

Knowledge Capital, Social Capital, Natural Capital

Frederick Steiner

The Sun Belt grew at spectacular rates in the late twentieth century, and among western U.S. cities Phoenix and its metropolitan region led the pack. The Census Bureau reports that between 1990 and 2000 Maricopa County was the fastest growing county in the nation at 44.8 percent, increasing from 2,122,101 to 3,072,149 people. The county is the fourth largest in the nation in terms of total population. During the 1990s, the city of Phoenix topped one million people and became the sixth largest U.S. city. Its spatial expanse has eclipsed that of the city of Los Angeles. According to the city's Planning Department data, the region is growing by about 63,000 residents per year and requires about 23,000 new housing units to meet the demand. Statewide, the population is growing by more than 2,000 residents per week, and the number of people in the state is expected to double in the next 20 years.



Urban development abuts the South Mountains, a large municipal park.

The weather, relatively affordable housing and abundant jobs attract a diverse array of newcomers, but increased population has numerous social and environmental consequences. Debate rages about the impacts of growth locally and nationally: Is it good? Is it deleterious? Can it be sustained? At what cost? Who benefits? Who suffers?

A group of Arizona State University (ASU) faculty has recognized that these phenomena represent an opportunity for both research and public service in this fast-growing urban environmental laboratory. Furthermore, knowledge gleaned from such inquiries could lead to smarter growth and more livable places in the future. This notion provides the intellectual foundation for a project named Greater Phoenix 2100 (GP 2100), which seeks to provide data and analysis to the region's decision makers to help them make wise choices about the future.

Greater Phoenix 2100 Workshops

The Lincoln Institute helped ASU launch GP 2100 through workshops in April 2001 that brought together ASU faculty and staff, community leaders, national participants from institutions such as the Los Alamos National Laboratory and the National Research Council, and four distinguished speakers who stimulated debate and discussion. The panelists were ecologist and author Dan Botkin, professor emeritus of the University of California-Santa Barbara; Michael Crow, an authority on science policy and executive vice provost at Columbia University; political scientist Helen Ingram, formerly director of the Arizona Water Resources Research Center and now professor of human ecology at the University of California-Irvine; and Bob Yaro, executive director of the Regional Plan Association. They observed that for the Phoenix

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metropolitan region to continue to prosper, three overlapping spheres of influence must be considered: the creation of knowledge capital, the enhancement of social capital, and the preservation of natural capital.

The GP 2100 workshop panelists and other participants suggested that ASU should become the convener for discussions on growth, as well as the data bank for computer-stored geographical information about these intersecting, mutually dependent spheres. As a result, ASU should create various scenarios for the future in a “Sim Phoenix” format and a “Decision Theater” that would be a physical and a virtual place where academic and community leaders could probe the consequences of possible actions.

Databases and Audiences

Still in its early stages, ASU’s GP 2100 seeks to coordinate federal, state and academic information programs relating to the environment of the region. The project will be linked with similar studies in other metropolitan areas and global city regions (Simmonds and Hack 2000). GP 2100 will answer questions that people care about by providing objective, scientifically based information using state-of-the-art forecasting and decision tools and theories. Coupled with the Central Arizona/Phoenix Long-Term Ecological Research Project (CAP LTER) supported by the National Science Foundation, GP 2100 has the potential to launch a network of similar undertakings nationally and internationally.

GP 2100 will develop and present a wide variety of scientific and technical data on the past, present and possible futures of the Phoenix metropolitan region. The project builds on the premise that knowledge can be used to create better lives for future generations. GP 2100 will provide learning and research experiences to six major groups of people.

- Regional decision makers and community leaders. Many activities, including community visioning exercises and open space ballot initiatives, point to an acute need for regional leadership. Regional decision makers have identified the need for sound, long-term environmental information.

- The general public. GP 2100 will generate considerable interest within the

metropolitan Phoenix community. According to several opinion polls, the public is deeply concerned about growth, environmental quality, and the livability of their neighborhoods.

- Middle- and high-school students and teachers. The project will offer engaging learning opportunities for students and teachers about scientific and decision-making processes. The multiscale aspect of the project will enable teachers to illustrate how specific neighborhoods are connected to regional systems.

- ASU faculty. GP 2100 will be an umbrella and a catalyst for researchers studying the urban ecologies of the region. It will provide the opportunity to explore the integration of scientific information, the examination of new technologies for representation and visualization, and a platform for advancing modeling and decision theory.

- ASU students. Both undergraduate and graduate students will be engaged in GP 2100’s unique multidisciplinary studies that will contribute to an improved quality of life in the region.

- Future generations. The century-long approach means that there will be several generations of audiences.

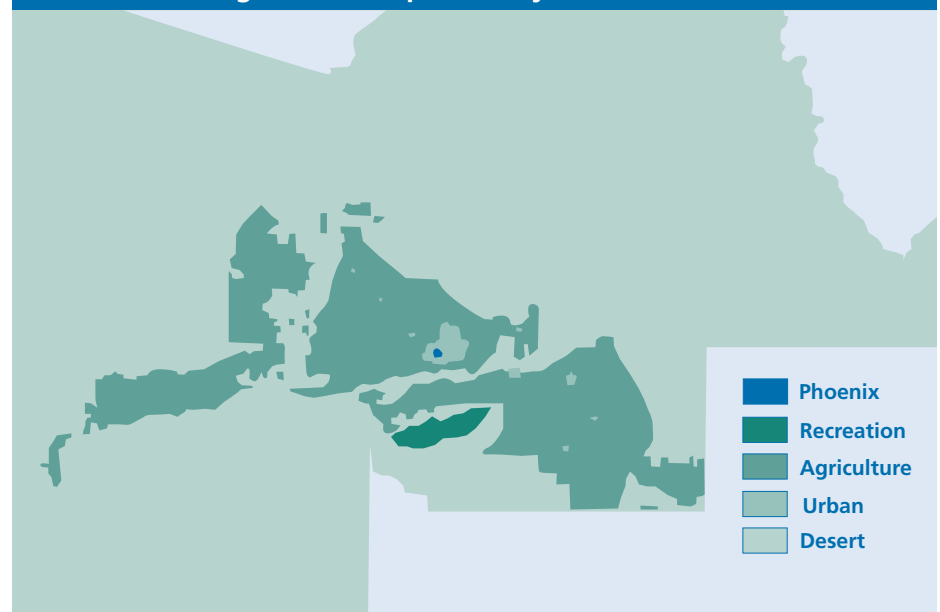
Goals and Benefits

The goal of GP 2100 is to make the best possible scientific and technical information available in ways that will enable wise, knowledge-based decision-making that can shape the region during the next 100

years. This time frame presents a purposefully longer-term view of the metropolitan region than has previously been developed. While short-term visioning is limited by immediate considerations, a century-long perspective requires the incorporation of multigenerational concerns and changes in technology. A 100-year time frame also allows for evaluation of impacts of such geologically common events as droughts, major floods and gradual climate changes. In short, GP 2100 will be a strong scientific resource for consideration of the region’s long-term prospects and for creating the kind of future its residents want.

Two types of benefits will flow from the project. The first relates to the future quality of life in the region. An underlying assumption of GP 2100 is that better information will lead to wiser decision-making that will, in turn, result in healthier, more livable communities. Metropolitan Phoenix is expected to double from 3 to 6 million people in the next 20 or 30 years. Meanwhile, the global population will increase from 6 to 9 billion people and will become more urban. Such growth poses many challenges relating to land use, transportation, open space, biodiversity, urban design, recreation, employment, equity, air quality, water quality and quantity, and the overall quality of life of city regions. The GP 2100 effort will be beneficial to those who are addressing these concerns in Phoenix by providing a prototype of how science-based tools and a regional perspective can better inform

Land Use Change in Maricopa County, 1934



Source: Adapted from CAP LTER Historic Landuse Phase 1 Report, 1998.

long-term decision-making. By viewing the Phoenix region as an urban environmental laboratory, the lessons learned will have implications for the broader scientific and policy communities.

GP 2100 will also be an asset for ASU researchers and students, who will have the opportunity to collaborate in multidisciplinary teams and will have access to state-of-the-art GIS and visualization technologies. New and emerging theories in urban and landscape ecology, decision science, land use and environmental modeling, and biocomplexity will be explored.

Special Features

Several linked products are envisioned to flow from GP 2100. Existing data can be coalesced into a dynamic warehouse of continuously updated regional information. Such a data repository can be presented to the public through an Urban eAtlas, which will be made available in electronic and more conventional forms to provide documentation of existing conditions and enable the construction of future scenarios. The digital version will be available on-line so it may be continuously accessed and updated.

The data archives and Urban eAtlas will contribute to a third major product: Sim Phoenix, an interactive computer game that can help researchers, citizens and decision makers visualize the consequences of “what if” scenarios. Sim Phoenix is a step toward the creation of an even more ambitious visualization project: a Decision

Theater where local leaders, citizens, students and researchers can explore future options for the region. The Decision Theater will be a physical space in which scientific data, group dynamics and interactive computer technology are used to develop simulations of the region’s futures and considerations of their consequences. The simulations and their representations will evolve with new computational and representational technologies as well as with new scientific information.

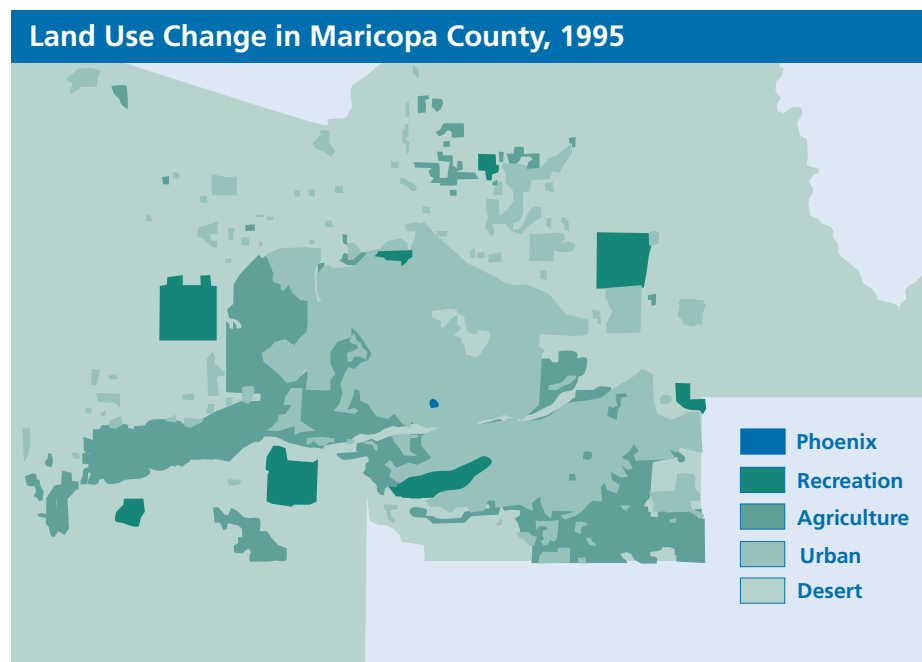
GP 2100 will complement and augment existing long-term monitoring activities being conducted at ASU, such as the CAP LTER project, one of only two such urban LTER sites in the nation. Launching a satellite in cooperation with NASA is one monitoring possibility. This “Phoenix-Sat” would pass over the region twice daily, enabling diurnal measurements of such dynamic parameters as traffic, air quality, soil moisture and construction. It is possible that the Phoenix-Sat could be part of a larger international remote-sensing program for urban resource monitoring. Tools such as the data archives, Urban eAtlas, Sim Phoenix, the Decision Theater and Phoenix-Sat will enable scholars and decision makers alike to probe the major issues that metropolitan areas like Phoenix will face in the coming century. As a result, problems may be foreseen and avoided and opportunities pursued with vigor.

Faculty in the life, physical and social sciences at Arizona State University are currently compiling a comprehensive suite

of information about the region. Planners, policy analysts and educators also could identify a series of key response variables and parameters for a Decision Theater. Computer scientists could program this complex information so that it can be displayed in both two- and three-dimensional formats, as well as animated views illustrating changes through time. The data could be automatically updated from dynamic government and university databases, from hundreds of sensors throughout the metropolitan region, and from orbiting satellites.

In this first-of-its-kind Decision Theater, high quality audio and visual presentation systems will include a 180-degree screen, which provides an immersive, synthetic environment along with comfortable ergonomics. This arrangement enables decision makers and researchers to come together to explore, debate and analyze options for the future. The Decision Theater is capable of high-resolution stereoscopic viewing using shuttered glasses. A visitor can have her or his viewing position tracked (“head-tracking”), giving the impression of truly walking within the data and data results, pondering the possible landscapes of the future from different angles. It could be associated with an innovative Planetary Imaging Faculty set up jointly by ASU and the Jet Propulsion Laboratory, as well as dance and visual representation projects from ASU’s Institute for Studies in the Arts. While real-time interaction with data and models in the Decision Theater is engrossing, a comparably rich on-line experience is also possible through the use of web-based multimedia, text, data download and upload, and modeling tools. The virtual Decision Theater allows a participant to interact with a Sim Phoenix-like game.

How will the Decision Theater be implemented? Four interactive parameters appear especially crucial for modeling the future: water availability, air quality, open space and land use. ASU and its community and government partners already possess an enormous storehouse of data on these parameters, but the challenge is to combine the data in meaningful ways. To this end, the Greater Phoenix 2100 team, in conjunction with the Arizona Department of Water Resources and the U.S. Geological Survey, is now developing a water availability prototype that would use the hydrologic cycle to model regional



Source: Adapted from CAP LTER Historic Landuse Phase 1 Report, 1998.

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Easements, Covenants and Servitudes: Traditional Limitations and Future Trends

Joan Youngman

Everyday life presents many examples of agreements that divide the rights to possession of property. A typical lease allows the tenant a period of possession in exchange for payment of rent, and joint ownership arrangements provide a means of sharing or dividing possession. But, nonpossessory interests are equally important because they provide a mechanism for private land use regulation. Some examples are condominium owners' rights in their building's common areas, storekeepers' agreements with the operator of the shopping center in which they are located, and gated communities' covenants to restrict access. None of these convey possession, but all affect daily living and business arrangements. The widespread adoption of public zoning restrictions over the past century has by no means diminished the role of private land use agreements, and may even have enhanced it by making limitations on a possessor's rights of use a familiar and accepted aspect of property ownership.

An agreement concerning the use of property could, of course, take the form of a simple contract, whether between neighbors, store owners and a mall operator, or condominium residents and their homeowners' association. But such a contract would not necessarily survive a sale, inheritance or other transfer of ownership of the property in question. A generation later, a court might well refuse to enforce an

Editor's note: This article summarizes a recent Lincoln lecture by Dean Gerald Korngold of the Case Western Reserve University School of Law. He outlined the current status of the law on nonpossessory rights in property and discussed its future direction.

agreement where neither the person violating its provisions nor the person seeking to uphold them were parties to the original contract. For this reason, long-term durability requires that private land use restrictions take the form of a conveyance of a property interest, rather than a contract.

The New Restatement of Property

Part of the complexity of nonpossessory rights stems from the numerous and often ambiguous distinctions among them in the common law. They fall within four traditional categories:

- An easement is a nonpossessory right in the land of another.
- A profit allows the holder to enter on land that he or she does not possess and remove resources from it, as by mining coal or harvesting timber.
- Covenants, including both real covenants and equitable servitudes, are promises between owners of neighboring land, differing only in the remedy available in the event the promise is broken.
- An equitable servitude can be specifically enforced by ordering action to be taken and the promise kept; breach of a real covenant would only result in monetary damages.

It is clear even from this cursory description that a given interest might be assigned to more than one category. For example, an agreement between neighbors not to construct commercial buildings on their properties might be characterized as an easement, an equitable servitude, or a real covenant, and each result would carry different legal consequences.

Traditionally, courts were most favorably disposed toward easements, and were much less likely to enforce real covenants and equitable servitudes. Over time two distinct categories of property law developed to address similar issues in these different contexts. In 2000 the American Law Institute, an organization of practitioners, jurists and scholars concerned with legal reform, took a major step in attempting to simplify and rationalize the law of nonpossessory interests. Its Restatement (Third) of the Law of Property adopted a single unified approach and a new category, termed "servitudes," encompassing all earlier classifications. Restatements have no binding legal effect, but they often influence both legislatures considering changes to the law and courts charged with its interpretation.

Policy Arguments: Pro and Con

Judicial decisions concerning nonpossessory interests often give weight to larger issues of public policy in determining whether to enforce these agreements. Four major policy considerations often support enforcement: the moral obligation

accompanying a promise; interests of economic efficiency; respect for freedom of choice; and a desire to promote certainty in business agreements.

Moral Obligation. This issue reflects a sense of fairness in enforcing a promise and applies both to the original parties to the agreement and to their successors in ownership. When restrictions that are intended to affect future purchasers (i.e., restrictions that “run with the land”) are recorded at public registries and available for inspection, failure to enforce these agreements will produce an unwarranted windfall for the parties who breach them. The original owners who entered the agreement did so voluntarily and in anticipation of some benefit. Later purchasers presumably made their own bargains in light of these agreements. A buyer of restricted property will generally pay less for it than he or she would if a more profitable use were permitted. Thus the new owner would receive an unfair benefit if the lower purchase price were followed by a release from the obligation to adhere to the restrictions.

Efficiency and Freedom of Choice. Nonpossessory agreements promote efficiency by greatly expanding the range of possible property interests that may be transferred. Consider the case of an owner seeking to insure that there is no intrusive construction on a neighboring lot in the future. Absent the availability of a nonpossessory interest, the owner’s only recourse would be to purchase the entire neighboring lot, even if outright ownership was not desired and in fact precluded other non-objectionable use by a different party. The ability to acquire only part of the bundle of rights constituting the property allows flexibility that can benefit all affected parties. In this way efficiency concerns are closely

related to those favoring freedom of choice. The value our society places on individual autonomy leads to a presumption in favor of voluntary private arrangements concerning land ownership. This is especially important when the subject matter concerns one’s home, as do many land use agreements.

Certainty. Enforcement of private agreements also promotes the certainty and stability necessary for long-term planning and investment. By contrast, a zoning ordinance may be varied in individual instances or altered in response to political pressure. This is one important incentive for private agreements to restrict land use, even when such limitations are already part of the local zoning code.

These concerns, however, are balanced by other policy considerations that may argue against enforcement of a servitude. Perhaps the most significant is the centuries-old common-law distrust of restrictions on future land use, development and sale. Recognizing that we have no special power to predict the social and economic concerns of future generations, courts have traditionally limited the extent to which contemporary agreements may bind later owners. In fact, the term “mortmain,” referring to property held without the power of sale, literally refers to the “dead hand” of past restrictions. From this perspective, policy considerations favoring efficiency, flexibility and personal choice can militate against as well as in favor of enforcement of restrictions in specific cases.

In some instances, this concern centers on restraints on alienation, or provisions that make the land more difficult to sell. However, the very flexibility fostered by the introduction of a market for new partial property interests will often obviate this

objection. A prospective owner who wishes to buy property free and clear of a long-standing servitude can often accomplish this by a two-part transaction: purchasing the encumbered property at the lower price it currently commands on the market and simultaneously paying the holder of the servitude the amount needed to release it. Thus, a purchaser of property limited by private agreement to residential use could build a retail structure there (assuming it were permitted by local zoning ordinances) if he or she were able to negotiate with the neighbor a termination of the agreement prohibiting such construction. The lifting of a “cloud on title” of this type is extremely common, as in the case of a new owner who negotiates with a current tenant over payment for early termination of a lease.

New Models for Judicial Decisions

Given the effort of the Restatement to release some of the “dead hand” of common law classification, and given the enormous proliferation of commercial, condominium, homeowner and conservation restrictions in recent years, what new criteria should courts apply in determining whether to enforce a specific agreement?

One frequently discussed criterion concerns subject matter: should certain categories of restrictions be suspect because they may infringe on special rights, such as the right to individual expression and free speech? Should a homeowners’ association be able to bar the display of flags and political posters from its members’ premises? One real-life dispute pitted the governing board of a cooperative on the East Side of Manhattan against a unit owner who refused to cease sponsoring baptisms in

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the apartment's swimming pool. (The owner argued that often the ceremonies involved college football players, who were too large to fit in a bathtub.) Note that these disputes do not involve the First Amendment, which only prohibits governmental restrictions on speech and religion, not voluntary private agreements. Restrictions also increasingly address architectural and aesthetic issues, which combine concerns for common amenities with problems of limiting personal expression and individual freedom.

Instead of allowing the subject matter to determine the outcome of these cases, an alternate approach would enforce only those covenants that regulate external behavior, not those that seek to limit personal status or activities within a private residence. This would permit restrictions on outside flags and posters, but not prohibitions on unmarried couples living together or the conduct of church services within a home (including baptisms in the bathtub). Of course, it would permit restrictions on the external effects of such arrangements, such as garbage, traffic, parking and noise. Similarly, it would generally support architectural limitations on landscape and external building elements, for these have important "spillover" effects on other residents.

The new Restatement of the Law of Property does not attempt to formulate this approach into a formal rule. However, it does recommend that general considerations of public policy guide courts in determining whether to enforce a specific servitude, and it notes the need for special concern in addressing issues of personal autonomy.

The Special Case of Conservation Easements

Conservation easements are currently one of the most significant and fastest-growing types of servitudes. They convey to a conservation organization or governmental unit the right to enforce a limitation on development of privately owned property, illustrating the great potential of nonpossessory interests. Often families who are the most committed to the preservation of their land and have a strong sense of its value as open space are the least interested in selling the property to a charity or to the government. The conservation easement permits protection against development while the land remains in private ownership. The organization holding the easement does not have the responsibilities of ownership, and some portion of the property value remains on the tax rolls. The net expenditure, even when the easement must be purchased, is less than the cost of the entire parcel. It is easy to see why conservation easements have become tremendously popular land preservation tools.

At the same time, some of the public policy concerns that argue against enforcement of other servitudes can be operative here as well. In particular, unease over long-term restrictions on land use is magnified in this case because federal income tax law allows a deduction for the gift of an easement only if it operates in perpetuity. Perpetuity is a long time, and appropriate land use may change dramatically in the future. Conservation easements are also "in gross," meaning that they can be held by organizations that are not neighboring property owners. The original limitation of covenants to nearby owners reflected a concern that distant parties might be uninterested in or uninformed about local issues, with no necessary stake in promoting efficient land use and economic development. They could also be difficult to locate if needed to release a covenant or servitude. Finally, there are troubling antidemocratic aspects of a system that permits private parties to impose perpetual land use restrictions without public oversight.

These concerns are not grounds for recommending wholesale changes to the law of conservation easements, such as a restriction to type of ownership or a uniform limitation on duration. These requirements would be too rigid a response, particularly when more time is needed to understand how well-founded such misgivings might be. Individual decisions informed by experience, rather than expansive rulemaking on the basis of abstract reasoning, is the greatest strength of our common-law heritage. This approach permits courts to intervene selectively in the rare cases where the public interest may not support specific enforcement of an easement. This is already a familiar response in, for example, the law of nuisance, where individual awards may be limited to monetary damages alone. State attorneys general may also be able to exercise increased oversight and represent the public interest more actively as conservation easements come into ever-broader use.

Conclusion

Nonpossessory interests in property are as widespread as rights of way and as familiar as the covenants in a homeowners' association agreement. The enormous usefulness of these servitudes makes efforts to modernize and rationalize their application critically important. At the same time, because their influence is felt in numerous facets of everyday life, judicial analysis of their legal effects provides a context within which to consider bedrock issues of public policy. **L**

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Regionalism on Purpose

In the past decade, interest in and experience with U.S. metropolitan regionalism—ways of thinking and acting at the regional scale—have mushroomed. Public officials, civic leaders and metropolitan residents increasingly pursue regionalism to address complicated border-transcending problems, including urban sprawl, sluggish regional economies, uncoordinated land use policy, environmental decline, and intraregional inequities in housing, education and tax capacity.

Because doing something regionally typically means not doing it locally, regionalism faces the classic dilemma of a diverse and democratic society: how to realize the common (regional) good while safeguarding individual (local) freedoms. The task of brokering these tradeoffs and additionally crafting a regional vision and agenda, seizing regional opportunities, and delivering regional services efficiently and equitably—all in the absence of a metropolitan polity—challenges most metropolitan leaders.

In a new Lincoln Institute policy focus report, *Regionalism on Purpose*, Kathryn A. Foster addresses the challenges of regionalism and offers numerous examples of different kinds of regionalism. She documents three long historical cycles in a shifting balance between regional and local authority: colonial regionalism from the early 1600s to 1790; the ascendance of local authority from 1790 to 1930; and a “quiet revolution” in regionalism since the 1930s, with intensified activity since 1990. Americans generally embrace regionalism when it promises material gains through improved service delivery or tax-reducing mergers, but reject it when it redistributes resources, promotes racial and class mixing, or jeopardizes local land use prerogatives.

Theoretical and empirical evidence offer a mixed or inconclusive picture of the effects of regionalism in achieving metropolitan goals. Regional approaches are thought to be better suited than local ones for achieving equity, environmental sustainability and regional economic growth, but evidence remains scant. On the other hand, governance systems based on multiple local governments tend to have greater political participation and lower service costs.



In practice, metropolitan regions often determine governance arrangements on a function by function basis, which yields a variety of multitiered models. Metropolitan areas relying on regional multipurpose entities are rare. Far more common are regions with complex networks of local governments, limited-purpose regional authorities, and private, civic and non-profit organizations participating in metropolitan governance simultaneously.

The politics of regionalism present five special challenges:

- overcoming a weak sense of regional identity;
- finding consensus on political strategies for regional change;
- securing the benefits of a “big tent” coalition without succumbing to the fragility of diverse alliances;
- overcoming a strategic bias toward relatively uncontentious issues of economic development and away from knottier equity and land use goals; and
- responding to often inconsistent federal and state policies.

Contemporary regional leadership responds to such challenges by building intricate networks of intraregional relations in a shared-power world. Deliberate, goal-oriented, inclusive regional efforts have had considerable success, suggesting the importance of these attributes to regional excellence.

The varied regional experiences of Louisville, Silicon Valley, Denver, Minneapolis-St. Paul, Cape Cod and Chicago illuminate these challenges as they pursue regionalism for political, economic, growth-based, equity, environmental, and multiple purposes, respectively. These case studies and other metropolitan regions cited in the report also reinforce the value and versatility of regionalism as well as its vulnerabilities.

This report is based in part on the conference, “Urban-Suburban Interdependence: New Directions for Research and Policy,” held in September 1998 in Chicago. That conference was cosponsored by the Lincoln Institute, the Brookings Institution, and the Great Cities Institute of the University of Illinois at Chicago, with additional support from the John T. and Catherine D. MacArthur Foundation. The papers presented at the conference, including one titled “Regional Capital” by Foster, were edited by Rosalind Greenstein and Wim Wiewel and published by the Lincoln Institute in the book *Urban-Suburban Interdependencies* (2000). **L**

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To order this policy focus report, call the Lincoln Institute at 800/LAND-USE (800/526-3873), fax the order form on page 15 of this newsletter to 800/526-3944, or email your order to help@lincolninst.edu.

Curriculum Development and Research Projects

Lincoln Institute staff, fellows and faculty conduct research and develop curriculum materials on land use and land-related tax policy to provide the substantive foundation for the Institute's educational programs. The Institute also contracts with practitioners and scholars to encourage and support investigations that contribute to the body of knowledge about our primary subject areas. The results of these projects, case studies and analyses are used to develop course modules and resource materials, and are published in a variety of formats.

Curriculum development and research projects funded for the 2001–2002 academic year are listed below alphabetically by principal investigator within departments.

Department of Valuation and Taxation

Property Tax Administration: International Perspectives

Richard Almy

Almy, Gloudeamans, Jacobs & Denne, La Grange, Illinois

The preparation of curriculum materials on the role and function of property tax administration, designed specifically for international students, will draw on a diverse sample of property tax systems. These materials will describe current policy issues, analyze relevant data and offer practical advice.

Local Finance in South Africa: The Role of Property Rates

Michael E. Bell

MEB Associates, Kensington, Maryland

John H. Bowman

Department of Economics, Virginia Commonwealth University, Richmond

Case study materials will document and analyze the ways Pretoria and Port Elizabeth, two newly created "uni-cities" in South Africa, are harmonizing the property tax systems of the formerly distinct segments of these metropolitan areas.

Tax Exemption of Not-For-Profit and Government-Owned Real Property

H. Woods Bowman

Public Services Graduate Program, DePaul University, Chicago, Illinois

Data will be collected from 50 states on real property tax exemptions for property owned by not-for-profit organizations and governments. It will then be documented in a uniform format to facilitate interstate comparisons. Policies toward not-for-profit organizations will be tested against those pertaining to state and local governments for logical consistency and resistance to expansion of institutional exemptions.

An Introduction to Florida's "Save Our Homes" Amendment

Dean H. Gatzlaff

College of Business, Florida State University, Tallahassee

Marc T. Smith

College of Architecture, Planning and Design, Kansas State University, Manhattan

Curriculum materials will be developed to describe and analyze Florida's 1995 property tax limitation amendment (the "Save Our Homes" amendment), which set a limit of three percent (or the rate of U.S. inflation if smaller) on annual increases to the assessed values of homestead properties. In contrast to California's well-known Proposition 13, Florida's measure limited property tax increases on only homestead property; hence, aspects of its effects are unique and warrant serious exploration.

The Impact of Property Tax Abatements in Indiana

John Mikesell and C. Kurt Zorn

School of Public and Environmental Affairs, Indiana University, Bloomington

Because property tax abatements are generally available only for new construction or significant rehabilitation, they may afford incentive effects similar to differential taxation of land and improvements. This examination of abatements in one Indiana county will study tax expenditure effects, impacts across overlapping local governments, and nominal and effective tax rates across property types to identify potential development impacts.

Traditional Land Tenure, Productivity and Property Taxes in the Eastern Cape of South Africa

David Solomon

School of Economic and Business Sciences, University of Witwatersrand, Johannesburg

This investigation of the nature of traditional land tenure arrangements in the Eastern Cape Province of South Africa seeks to determine whether these rights and obligations may be analytically analogous to a traditional property tax. Proposals will be made regarding the appropriate methods for applying a property tax in these areas without requiring a redefinition or elimination of traditional land rights.

Policy Issues in State-Assessed Property Valuation and Taxation

Lawrence C. Walters and Gary C. Cornia

Romney Institute of Public Management, Brigham Young University, Provo, Utah

This project is the first step in preparing materials for a policy-oriented course for public officials charged with developing methods for determining the taxable value of railroads, public utilities and telecommunications companies. The purpose of the course is to acquaint participants with the central themes and key policy issues in centrally assessed property valuation.

The Impact of Tax Increment Financing on the Market for Industrial Property

Rachel N. Weber

College of Urban Planning and Public Affairs, University of Illinois at Chicago

Data developed in this study will help to determine whether tax increment financing (TIF) designation had a statistically significant effect on industrial property values in Chicago between 1980 and 1990. It will also provide an introductory set of curriculum materials on the political and economic aspects of the debate over the use of TIF districts to encourage development.

Department of Planning and Development

The Role of Urban Universities in Real Estate Development

Ziona Austrian

*Economic Development Program,
Levin College of Urban Affairs,
Cleveland State University*

This project seeks to increase understanding of the role of urban colleges and universities on local economic and real estate development. Studies of five cases across the U.S. will provide the context to evaluate the process, product and transferability of the findings to other universities.

Visualizing Density

Julie Campoli

*Terra Firma Urban Design,
Burlington, Vermont*

Alex MacLean

*Landslides Aerial Photography,
Cambridge, Massachusetts*

Aerial photographs and street-level views, some digitally enhanced, will be used to compare and contrast development projects in density categories between 1 and 60 units/acre. A visual catalog will illustrate measures of residential density to help community planners translate density numbers into mental images, and to convey an understanding of how various design techniques affect the perception of density. In communities where smart growth goals of higher density are at odds with a public aversion to “crowding,” this catalog will help planners choose design approaches that will yield the best results for their town.

Land Reform Policy in China

Chengri Ding

*College of Architecture,
Texas A & M University, College Station*

Land reform in China began in the 1980s to improve land management and land use efficiency, raise government revenues, and coordinate urban and rural development. In a short period of time, land became a valuable asset and was able to generate economic wealth. Land reform increased urban development and social conflicts due to the substantial income redistribution. This project will investigate the magnitude of income redistribution effects and their impacts on social conflicts related to urban development, and will propose policies to mitigate these problems.

A Web-Based System for Using, Managing and Making Plans

Lewis D. Hopkins and Gerrit Knaap

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

Information technology is dramatically changing how local governments plan and manage growth. Today, plans in some places are built with geographic information systems (GIS) that are continuously monitored and updated, and are accessible via the World Wide Web. The objective of this project is to advance the state of the art in the use of web-based technology by assessing its current use in planning, developing a template for web-based systems for use in urban development, and preparing papers and workshop materials for disseminating the results.

Pricing the Landscape: Sustainable Tourism Development in Rural and Natural Areas

Francesca Leder

*Department of Architecture,
University of Ferrara, Italy*

This ongoing comparative study of sustainable tourism will explore European and North American agreements and compromises that increase public access to private lands for recreation, and the implications on the environmental and landscape heritage of sensitive areas.

Brownfield Redevelopers' Perceptions of Environmental Insurance: An Appraisal and Review of Public Policy Options

Peter B. Meyer

*Department of Urban and Public Affairs,
University of Louisville, Kentucky*

Kris Wernstedt

*Quality of the Environment Department,
Resources for the Future, Washington, DC*

Kristin Yount

*Department of Sociology, Northern
Kentucky University, Taylor Mill*

Environmental insurance (EI) appears able to contribute to the reuse of vacant land through coverage that protects sellers, buyers and financiers, as well as new occupants of mitigated sites. This project will conduct and analyze a survey of large and small developers of completed brownfield projects to examine how characteristics such as prior owner, developer, project needs and the local land market affect EI use and value. This information will help officials interested in revitalizing urban cores identify the opportunities and constraints to facilitating brownfield development through the provision of environmental insurance.

The Impact of the Jubilee Line Extension of the London Underground Rail Network on Land Values

Stephen R. Mitchell and Anthony J. Vickers

*Henry George Foundation of Great Britain,
London*

This project examines property market prices before and after the construction and opening of the extension of the Jubilee Line, from Westminster to Stratford (East London), to establish the incremental change in land values due to the capital investment in the line. This ‘landvaluescape’ will be modeled for selected new stations along the line. The project aims to improve public understanding of the dynamic relationship between land and property markets and transport infrastructure.

Real Estate Development by Urban Universities: Working with the Neighbors

David Perry

*Great Cities Institute,
University of Illinois at Chicago*

Wim Wiewel

*College of Business Administration,
University of Illinois at Chicago*

A survey of “best practices” and an in-depth assessment of cases of urban college and university real estate development will be conducted to uncover their differing investment and planning approaches to local economic development. Attention is focused on such considerations as the factors that motivate universities to develop real estate; the strategies and processes by which real estate decisions are made; the development mechanisms, financial tools and partnerships that are utilized; the impact of university investment on the city and the immediate neighborhood; and the policy implications.

The Relationship between Local Housing Development Programs and Property Values

Amy Ellen Schwartz and Ingrid Ellen

*Wagner School of Public Service,
New York University*

One justification for place-based housing programs is that they generate positive spillover effects and improve surrounding communities. If this assumption is true, we would expect to see such benefits capitalized into the value of nearby properties. This study will examine whether the housing construction and rehabilitation programs undertaken by New York City during the late 1980s and 1990s have had such an impact on surrounding property values and will address relevant policy issues.

See **Curriculum Development** page 10

Curriculum Development

continued from page 9

Program on Latin America and the Caribbean

Informal Land Markets in Favelas and the Mobility of the Poor

Pedro Abramo

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

The objective of this project is to study the structure and functioning of land markets in favelas in Rio de Janeiro, where one-sixth of the city's population lives. Through field research with buyers and sellers, the study will focus on identifying and explaining the main determinants associated with the locational choices made by the families residing in favelas. The gathered information shall also be used to better understand the residential mobility process within and between such communities and their evolving organization into a hierarchy of sub-markets or into increasing integration as a single market. This work will also be an important step toward understanding the mechanisms of segregated space in large Latin American cities.

Implementation of *Participación en Plusvalías* in Colombia

Liliana Bonilla

Independent Consultant, Cali, Colombia

Samuel Jaramillo

Center for Economic Studies (CEDE), University of the Andes, SantaFe de Bogotá, Colombia

Participación de Plusvalías, the more recent of Colombia's two legally binding instruments for value capture, establishes mandatory participation in land value increments resulting from administrative actions. It has tremendous potential, but requires trained professionals for its successful implementation. The objective of this project is to generate the supporting pedagogical materials that could be used in such training programs. One part of the project (Bonilla) is development of a comprehensive manual containing theoretical, methodological and practical urban planning problems associated with the implementation of this instrument. The text will be supported by detailed case studies to help the reader understand the difficulties involved in the step-by-step implementation process. The second part of the project (Jaramillo) is a set of readings compiled from existing academic working papers and official documents covering various aspects of the debates that have taken place in Colombia over the nature and implementation of this important instrument to finance urban development.

Formalization of Property: Myth or Reality?

Julio Abel Calderón Cockburn

Independent Consultant, Lima, Peru

This research investigates the pioneering policy of the formalization (official registration) of property as pioneered and applied by the Peruvian government between 1996 and 2000. It examines the extent to which the registered titles now available to the urban poor have been used to facilitate access to credit for housing improvements or other expenses. The underlying idea is that formalization has different meanings to different players in this process (i.e., public policy makers, the financial sector, and the urban poor). The project will document theoretical considerations, the reactions of financial institutions, and the capacity and willingness of the poor to utilize mortgage mechanisms on their regularized properties.

Value Capture in San Pedro Sula, Honduras, Using a Betterment Levy: Case Study and Teaching Notes

Robert Kehew and John Petersen

Government Finance Group, ARD, Inc., Arlington, Virginia

For 20 years a little-known betterment levy in San Pedro Sula has helped finance municipal infrastructure improvements. Illuminating this topic should help encourage local officials in other parts of Latin America to embrace value capture techniques. The project incorporates a narrative and technical description of the development and implementation of the levy, a resource binder to serve as an appendix to the case, and notes for teaching about the case and analyzing the mechanism's success.

Vacant Land: An Opportunity for Urban Regeneration

Adriana de Araujo Larangeiras

Independent Researcher, Rio de Janeiro, Brazil

Perceiving vacant land as an opportunity for urban renewal and regeneration, especially through large-scale development projects, is the theme behind this project to research and prepare materials for training programs focusing on the Latin American experience. The study of urban growth processes, as well as the processes involved in the degradation of urban cores, will examine the main causes of unused and underused serviced land in Latin American cities. Complementing this theoretical background will be a review of the strategies adopted by the stakeholders in their struggle to acquire or maintain land tenure, an evaluation of alternatives for vacant land reuse, and an exploration of tools and instruments for the management of vacant land, as well as its impacts on social and spatial segmentation. Selected cases of interventions planned and/or executed in various Latin American cities will support the research and will be developed into teaching materials.

Urban Land for Social Policies: Purchase and Expropriation

Erminia T.M. Maricato and Tomas

Antonio Moreira

School of Architecture and Urban Studies, University of São Paulo, Brazil

This project focuses on the preparation of pedagogical materials to gain a broader view and better understanding of the causes and effects of high prices resulting from public acquisition of land to be used for housing, environmental protection and other social programs. The project is framed in the context of Brazil's current reevaluation of existing technical, legal and administrative procedures for land acquisition by all levels of government. The materials include technical issues relating to land acquisitions, administrative and legal procedures for payment, as well as a comprehensive view of the traditional problems of land ownership, formal and informal land markets, and valuation procedures. The materials will be used in a course for public officials (at the municipal, state, and federal levels) involved in the process of land acquisitions for public use.

Capacity Building in Brazilian Municipalities for Urban Regulation

Raquel Rolnik

School of Architecture and Urban Planning, Catholic University of Campinas, São Paulo, Brazil

Renato Cymbalista, *PÓLIS: Institute of Studies, Training and Assistance in Social Policies, São Paulo, Brazil*

In Brazil as in much of Latin America, urban norms and regulations are often designed in such a way that the majority of the urban population cannot comply with them easily. The complexity and lack of knowledge about urban regulation has led to the concentration of urban and economic opportunities in the hands of a minority. This project will develop curriculum materials and other information that could facilitate the involvement of different sectors of society in the urban management process in general and more specifically in the process of designing and implementing urban land use regulations. It thus focuses on the need for simplified urban regulations and other required information to enhance capacity building of social groups that seek involvement in this process, with the aim of broadening participation in negotiations for new regulations.

New Working Papers

These working paper abstracts represent recently completed curriculum development and research projects supported by the Lincoln Institute. To order the complete printed version of any of these working papers, call 800/LAND-USE (800/526-3873) or use the Request Form on page 15 of this newsletter. These papers and more than 40 other working papers are also available on the Lincoln Institute website and can be downloaded for free (www.lincolninist.edu).

The Legal Requirements Regarding Valuation of Land and Improvements for Property Tax Purposes

This paper investigates two main questions regarding the state-level requirements governing the valuation of land and improvements for property tax purposes. First, does state law directly or indirectly address the issue of whether land must be valued separately from improvements for property tax purposes? Secondly, do local governments have a process to value land separately from buildings, houses and other improvements? The paper examines the law and valuation practices in nineteen states and the District of Columbia.

David Brunori is contributing editor at *State Tax Notes* magazine and teaches state and local tax law at the George Washington University Law School. **Jennifer Carr** is a law student at the George Washington University Law School, and is clerking at the Multistate Tax Commission.

2001, WP01DB1, 26 pp., \$9.00

Land Price Data and Land Value Functions in Cracow, Poland

The results of the analysis reported in this paper provide new insight into the evolution of an urban land market in a centrally planned economy undergoing transformation. Since the end of the Second World War, land use in Poland has been determined administratively. From early 1993 to late 1999 prices have been driven by market conditions in an economy undergoing transformation and influenced by anticipated

land uses. This study reports the legislative, economic and political evolution during this time frame, describes the database developed to explore the evolution of the land market, and the results of an initial analysis of that data. The database permits the estimation of land price indexes and land price gradients for different types of land uses and for different time periods from 1993 to 1999. Plots of price indexes, two-dimensional plots of univariate land price gradients and three-dimensional plots of estimated land price functions are among the figures presented to provide insight into the data set.

The key results of this initial study are that the fit of the estimated land value function declines as time passes, and in most cases the slope of the land value function becomes steeper. The former result is consistent with previous studies over a much longer time frame in New York and Chicago while the latter is not. To understand these results it is necessary to revisit the assumptions that underlay models of land prices and rethink these in the context of a transforming economy.

David Dale-Johnson, associate professor of finance and business economics and director of the Program in Real Estate at the University of Southern California. **W. Jan Brzeski** is an adjunct professor at the Jagiellonian Business School in Cracow, Poland, and president of the foundation at the Cracow Real Estate Institute.

2001, WP01DD1, 90 pp., \$14.00

State Rules and City Money

Studies of the effects of state tax and expenditure limitations (TELS) on local fiscal choices have become increasingly sophisticated methodologically, but have relied on overly simplistic models of local fiscal behavior. This paper places TELS within a theory of intergovernmental institutions that considers how the effect of state rules is influenced by the design of local political institutions, and whether their effects erode over time. This theoretical framework is tested by identifying the impacts of state rules, local political institutions, and service demand on property tax dependence in the nation's large cities from 1975–1995. The pooled time

series models were estimated using ordinary least squares with panel corrected standard errors. The results reported here demonstrate that different kinds of tax limits have different effects over time and that the form of municipal government significantly influences how certain state-level rules operate.

Barbara Coyle McCabe is an assistant professor at Arizona State University's School of Public Affairs. **Richard C. Feiock** is professor and Ph.D. director in the Askew School of Public Administration and Policy at Florida State University.

2001, WP01BM1, 36 pp., \$9.00

The Impact of Manufactured Housing on Residential Property Values: A GIS Based Approach

Does manufactured housing have a negative impact on the property value of adjacent site-built housing? This study tries to provide answers to that question by investigating the impact of manufactured housing on the value of adjacent site-built houses in five North Carolina counties. The study analyzes the appreciation rate of site-built housing in relationship to distance from manufactured housing, and conducts a statistical test to determine whether there is a significant difference in value between properties in close proximity compared to those further away from manufactured housing. The annual appreciation rates show that property values appreciated in the case of two counties, but the reverse effect was true in the case of two other counties.

Mulatu Wubneh is chair and professor in the Department of Planning at East Carolina University. **Guoqiang Shen** is an assistant professor of Planning at the University of Oklahoma.

2001, WP01MW1, 64 pp., \$14.00

Crosscurrents in Planning: Changes in Land Use Policy in the Netherlands

Anthony Flint

At the train station for Bijlmermeer, in the fringe development area of Amsterdam known as Southeast, a landscape comes into view that seems very un-Dutch—a huge enclosed mall, a gleaming new sports stadium, and an oversized boulevard lined with big-box retail stores. How could this be, in a land with such a proud tradition of good design and even better planning; in a country that embraces compact development, density and mass transit; in a place where virtually no land is privately owned but rather is leased by the government and thus tightly controlled.

Welcome to the Netherlands in 2001: experimenting with market forces as never before, and increasingly conflicted about the same development patterns facing the United States. Just as postmodern architecture is all the rage in the Netherlands while a resurgence of modernism washes over the U.S., the state of planning in the two countries is in some respects moving in equally opposite directions. In the U.S., some two dozen states have established growth management plans and many have created regional governance systems to guide development. In the Netherlands, the Dutch are flirting with a kind of free-market liberation and leaving many old assumptions and methodologies behind.

There is still planning, to be sure. The guiding document, known with great reverence as the 5th memorandum (the National Policy Document on Spatial Planning), elegantly organizes relationships between the major cities of the Netherlands, including Amsterdam, Utrecht, The Hague and Rotterdam. Regional strengths among so-called “polynuclear city regions” or “urban networks” are thoughtfully mapped out to establish interconnections in transportation or housing. And the added framework of the European Union emphasizes connections in transportation and commerce, both within and between countries. Centuries-old national borders increasingly fade into the background as other geographical



ARMANDO CARONELLI

Loeb Fellows explore Amsterdam using pedal-power and trains.

definitions, such as the Rhine River, take on greater significance.

But against that backdrop, other attitudes in the Netherlands are changing, allowing more experimentation with public-private partnerships, a greater sensitivity to market demands, and acceptance of development projects that have a distinctly American flavor. Scholars in university planning departments around the country are candid in their admission: sometimes we do too much planning, they say, and the results are by no means universally acclaimed.

These are some of the comments heard and observations made during a study trip to the Netherlands in May by the Loeb Fellowship Class of 2001. The Loeb Fellowship, based at Harvard University Graduate School of Design, supports mid-career professionals in the design fields to study at Harvard for one year. The year-end trip was cosponsored by the Lincoln Institute and the Loeb Fellowship Alumni Association as part of an ongoing collaboration between the two organizations.

Some of what the Loeb Fellows found was expected: a national rail system and urban tram systems that work so efficiently that climbing into a private car seemed unthinkable; a marvelous system of pedestrian walkways and bicycle paths and an elegant sensibility for sharing the street;

and compact development concentrated in urban areas with a clearly defined edge, and countryside beyond.

The Southeast district of Amsterdam, however, was a somewhat surprising example of a new and different approach—and evidence of perhaps inevitable infection by the global virus. The site overall is badly in need of redevelopment. It is home, on one side the rail line, to Bijlmermeer, the Le Corbusier-inspired high-rise slabs that have been a disaster since inception in the mid-1960s. Across the tracks is the 50,000-seat Amsterdam Arena and Arena Boulevard, lined with big-box retail, a temporary music hall, a cinema complex, and a huge mall devoted to home furnishings and interior design stores. The development team is a consortium including the City of Amsterdam and private development and real estate conglomerates. The thinking behind Southeast, though not explicitly stated, is that the central core in Amsterdam is best left to tourists, and that a shopping and entertainment center will serve residents who don't want to drive into the city anyway. Although a new metro-rail-bus station, due in 2006, can accommodate tens of thousands, 80 percent of the Southeast clientele is expected to come by car.

A similar sense of providing what people want pervades several development

projects around Nijmegen, on the western edge of the country, near Germany. The Grootstal housing project on an infill site outside the city center, for example, is a curious mix of sustainable design and drive-ways at every unit's front yard. Garages, wide roads, easy motorway access and abundant fast-food outlets are similarly encouraged in the Beuningen subdivision, where new suburban homes are fashioned in kitschy 1930s styles. The expansive Waalsprong development area (literally to "spring over" the river embracing the core of Nijmegen) includes plans for 11,000 housing units in a scheme vaguely reminiscent of New Urbanism, though the most notable achievement so far is the slick marketing campaign undertaken by the private-sector partners.

"This is what the Dutch middle-class people want," said University of Nijmegen planning professor Barrie Needham. "People get wealthier and they want more space. Part of the problem with planning in the 1960s was that we didn't ask people what they wanted."

There is no question the Dutch approach continues to be far more iterative than that of the U.S. The Dutch planners choose where to intervene much more carefully, and with much more analysis. They are experimenting with lower-density development in stages, not letting it take over the landscape unrestrained. The Dutch, also, can readily admit when planned development has failed, and set out to fix the things that don't work. Transportation remains at the heart of all planning, and the quality of design remains essential.

While none of the Loeb Fellows on the trip concluded that the Netherlands is tilting towards a wholesale retreat from planning, the challenge of striking a balance between market forces and government control struck many of us as daunting. How much are the Dutch willing to experiment? Is a balance possible or somehow illusory? Is the proud tradition of subsidized and affordable housing in danger of atrophy? In Nijmegen and the Southeast district



ARMANDO CARBONELLI

A view from the parking deck of the largest furniture mall in Europe shows the Amsterdam Arena and another shopping mall in the Southeast area of Amsterdam.

of Amsterdam, where one official was late for a presentation because of a traffic jam on the motorway, only time will tell. The current recalibrations could result in the best of two worlds, or the worst of both. **L**

Anthony Flint is a reporter for *The Boston Globe*, covering land use, planning and development. For more information about the Loeb Fellowship, see the website at www.gsd.harvard.edu/loebfell.

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- **Katy Moss Warner**
former director of horticulture and environmental initiatives, Walt Disney Resort, Orlando, Florida

Greater Phoenix

continued from page 3

water availability using factors of precipitation, supply, evaporation and demand to illustrate water futures both graphically and spatially.

A Model for Other Metropolitan Regions

Generations of citizens and scholars will benefit from Greater Phoenix 2100. The project will result in products that will help community and business leaders make wiser decisions. It will assist local, state, and federal officials in planning and designing programs and policies. The project will aid teachers and students in their understanding of natural and social processes. Greater Phoenix 2100 presents uniquely complex targets for technological, scientific and policy analysis advancements. It will produce and facilitate interaction with massive, typically disparate, datasets. Because its major components are easily transferable to other urban regions, the project can provide a model for other places interested in pursuing similar initiatives. In this century, some two-thirds of the world's population will live in urban areas. Greater Phoenix 2100 has far-reaching implications concerning the application of knowledge capital to regional and urban decision-making in order to maximize social capital while maintaining the natural capital of the metropolitan region. **L**

Frederick Steiner, an internationally recognized expert on environmental planning, is dean of the School of Architecture at the University of Texas at Austin. He was formerly professor and director of the School of Planning and Landscape Architecture at Arizona State University. Contact: steiner@mail.utexas.edu.

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Simmonds, Roger and Gary Hack, editors. 2000. *Global City Regions: Their Emerging Forms*. London: Spon Press.

Program Calendar

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National Conference of State Tax Judges

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Salt Lake City, Utah

Colonias: Irregular Settlements and Self-Help Housing in the U.S.

SEPTEMBER 21–22
Lincoln House
Cambridge, Massachusetts

City Planning Directors

Cosponsored with Harvard University
Graduate School of Design
SEPTEMBER 26–28
Lincoln House
Cambridge, Massachusetts

Informal Land Markets: Regularization and Upgrading

OCTOBER 8–12
Lincoln House
Cambridge, Massachusetts

Conference in Honor of Dick Netzer

OCTOBER 11–12
New York University
New York, New York

Land Use in America

OCTOBER 25–26
Lincoln House
Cambridge, Massachusetts

Redesigning the Edgeless City

OCTOBER 29
Lincoln House
Cambridge, Massachusetts

Mediating Land Use Disputes I

NOVEMBER 1–2
Humphrey Institute of Public Policy
University of Minnesota
Minneapolis, Minnesota

State and Local Taxation Seminar for Governors' Aides

Cosponsored with the National Governors' Association
NOVEMBER 2
Lincoln House
Cambridge, Massachusetts

Valuing Land Affected by Conservation Easements

NOVEMBER 13
Lincoln House
Cambridge, Massachusetts

Urban Land Markets in Latin America: Policy and Development

NOVEMBER 26–30
Lincoln House
Cambridge, Massachusetts

Mediating Land Use Disputes I

DECEMBER 6–7
Lincoln House
Cambridge, Massachusetts

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Lincoln House, 113 Brattle Street, Cambridge, MA. 12 noon. The programs include lunch and are free, but pre-registration is required.

Contact: help@lincolninst.edu

Enabling Housing Markets

SEPTEMBER 14
Shlomo Angel
Housing Policy and Urban Development
Libra, Inc., New York, NY

Land Tenure Regularization in Latin America: A Critical Assessment of de Soto's "The Mystery of Capital"

OCTOBER 10
Edésio Fernandes
Development Planning Unit,
University College London

Property Taxation in Developing Countries: An Assessment in 2001

OCTOBER 23
Roy W. Bahl
Andrew Young School of Policy Studies,
Georgia State University, Atlanta

Planning and the Wealth of City Regions

NOVEMBER 6
Frederick Steiner
School of Architecture, University of Texas
at Austin

Cities' Strategic Land Behavior

DECEMBER 3
Ann Bowman
Department of Government and International
Studies, University of South Carolina, and
Michael A. Pagano
College of Urban Planning and Public
Affairs, University of Illinois at Chicago

2001-2002 Course Catalog



The Lincoln Institute has published its annual course catalog incorporating new department descriptions and listings of courses, conferences and other education programs. This illustrated catalog offers a comprehensive overview of the Institute's mission and its activities for the current academic year. Recipients of this *Land Lines* newsletter will receive a complimentary copy of the catalog in the next few weeks. To request additional copies, please email your complete mailing address to help@lincolinst.edu or call 1-800-LAND-USE (1-800-526-3873). Updates and additions to our course offerings are posted on our website (www.lincolinst.edu) for easy reference.

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