

LANDLINES

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Imagining Cityscapes: The Politics of Urban Development

ANN O'M. BOWMAN
AND MICHAEL A. PAGANO

Imagine two communities in the Rocky Mountain region in the late 1860s. One is located along the transcontinental railroad, the other is 100 miles to the south. Which community would come to dominate the region by the turn of the century? Counterintuitively, the latter community did. There, aggressive entrepreneurs and community leaders orchestrated the completion of a spur linking the town to the railroad and then commenced a promotional campaign on the community's behalf. Over time, that town, Denver, flourished, while the other, Cheyenne, did not. Denver leaders did not rely on chance. Instead they mobilized public resources to pursue their vision of Denver as a major city.

As product cycles ebb and flow, populations and firms migrate, natural resources peter out and consumer tastes change, cities either adapt to their changing environments or succumb to the invisible hand of the marketplace. Local elected and appointed officials can shape their cities by deciding whether or not to implement nonmarket, city-sponsored development.

Politics is important because these city officials either respond to a tax-services imbalance or they pursue an image or vision of their city's future, its cityscape. Although city-sponsored development might lower business costs and spur economic growth, such development is not an automatic response to changing economic circumstances. Rather, public economic development is the result of a

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SMALL INDUSTRIAL CITIES SUCH AS JOHNSTOWN, PENNSYLVANIA, ARE STRUGGLING THROUGH ECONOMIC CHANGES TO FIND NEW VITALITY.

In Search of New Life for Smaller Cities

CHRIS KELLEY

A proud outpost of America's Industrial Revolution, Johnstown, Pennsylvania, survived the Great Flood of 1889, when a 40-mph wave swept the city into the Conemaugh River. Johnstown rebuilt itself into a dynamic city teeming with factories and steel mills. Yet what the flood couldn't kill, a changing economy nearly has.

In the space of a generation, Johnstown has hemorrhaged 40 percent of its population and seen its job base disintegrate—joining the growing ranks of U.S. industrial cities teetering on the brink of terminal illness. They are becoming places without purpose, experts say, ill-prepared

for a new economic era except as recipients of transfer payments and warehouses for the poor, the aged, the infirm and, in big cities, the violently deviant. "Johnstown is a place where wealth has moved out, where there is no middle class and where the town frantically searches for a magic solution to stay alive," said anthropologist Bruce Williams of the University of Pittsburgh at Johnstown.

As the Information Age unfolds, urban scholars see a disturbing new set of forces converging viselike on Johnstown and many U.S. cities. While the problems of a New York City or a Detroit command popular attention, smaller cities such as Johnstown—those with populations of 25,000 to 100,000—might be suffering most from wrenching economic changes. No longer are place and distance such vital factors. The new economy is driven by technological changes that allow those with means to live and work largely where

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Smith's Legacy: A Collegial Learning Community

Dr. Ronald L. Smith is retiring as president of the Lincoln Institute of Land Policy after nearly ten years. Since his arrival in August 1986, he has dedicated his efforts to strengthening the administrative operations of the Institute, expanding its teaching and publications programs, and refining its research agenda. In 1990-91 he oversaw the Institute's move into historic Lincoln House, a state-of-the-art conference and office facility within blocks of Harvard University.

Smith's management experience in industry and at universities prepared him well for the task of leading the Institute through its second decade. He created the current organizational structure of departments dedicated to education, research, publications and administrative services.

But more important than the functional breakdown is the style of working and learning that Smith brought to the Institute. The following excerpt from the Institute's vision statement captures his goal.

We strive to be a collegial learning community and to provide a rewarding place for study and work. With people and ideas, we seek the highest standards of integrity, mutual respect and devotion to truth. We believe that discovery and consensus also require listening and learning with open minds. We invite diverse points of view representing different cultures, from many intellectual disciplines and streams of thought, employing different methods of inquiry.

Through new staff appointments and collaborations with related organizations concerned with interdisciplinary land and tax policy analysis, Smith has enhanced the Institute's contributions to the field. Institute-sponsored education programs now teach several thousand people annually throughout the U.S. and in parts of Latin America and Eastern Europe. Expanded publications and research programs provide information in various printed and electronic formats to tens of thousands of policymakers, academics and citizens throughout the world.

Smith grew up in Indiana and earned his bachelor's degree in mechanical engineering from General Motors Institute (GMI). He received his M.S. in industrial relations and his Ph.D. in organizational psychology and communication from Purdue University. From 1963 to 1973 he returned to

work at General Motors Institute. After heading GMI's Department of Communications and Organizational Behavior for six years, he became the fifth dean of the College of Business Administration at the University of Nebraska in Lincoln in 1973. Four years later he went to Georgetown University as professor of management



DR. RONALD L. SMITH

and dean of the School of Business Administration, where he served until he came to the Lincoln Institute.

Among his professional and volunteer activities, Smith chairs the Advisory Committee for the Land Tenure Center at the University of Wisconsin in Madison. He is a past president of the Theta Xi national collegiate fraternity; the chapter at GMI recently established a scholarship award in his name. Smith and his wife, Betty, have three children and two grandchildren. They are active members of Old South Church in Boston. In his retirement Smith plans to spend time with his family and in his ongoing volunteer endeavors.

During the period between Smith's retirement in late February and the appointment of a new president, Kathryn Lincoln will serve as interim president. She is the vice chair of the Board of Directors of the Lincoln Institute and vice president of the Board of the Lincoln Foundation.

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The Lincoln Institute of Land Policy is a non-profit and tax-exempt educational institution established in 1974. Its mission as a school is to study and teach about land policy, including land economics and land taxation. Integrating the theory and practice of land policy and understanding the forces that influence it are the major goals of the Institute. The Lincoln Institute is an equal opportunity institution in employment and admissions.

Land Lines is published six times each year. Please submit comments or ideas for articles and features to any of the following individuals:

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Smaller Cities

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they want. New suburbs are still the number one choice for both business and residential developers seeking large plots of cheap land.

Struggling for Relevance

Many old industrial cities, meanwhile, struggle for relevance. Their residents lack the training for—and access to—the modern work force. New offices and industries require less labor. Isolation and segregation of the urban poor feed a cycle of despair. Advantages such as a coast, river or rail line matter less. With dwindling public investment and little or no market for their services or products, scores of these older cities can't nurse themselves back to health.

"If a city lacks the basics for economic viability, what does it have left except some type of massive support by the federal government?" said Dr. Irving Baker, a retired political scientist at Southern Methodist University. "Those cities...are expendable," he said.

This phenomenon links aging central cities, decaying inner-ring suburbs and exploding Mexican border cities. One of every five U.S. cities larger than 25,000 people has a poverty rate greater than 20 percent—a prime symptom of urban decay, an analysis of U.S. Census Bureau data indicates. Dallas and other Sun Belt cities are repeating the trajectory of distressed Northern cities, where poverty rates soared and the concentration of poor worsened.

As the debate continues over Washington's shifting budget role, some experts wonder whether one result might be disposable cities, like the 19th-century ghost towns that predated federal bailouts. Solutions seem elusive, the experts agree, because neither government-run urban renewal nor private enterprise alone appears equal to the task.

"I think we are in a struggle for America's heart right now," said Peter C. Goldmark, president of the Rockefeller Foundation, whose programs support efforts to revitalize communities. "Because I don't think America can live if its cities are dying." Neal Peirce, an urban affairs commentator and writer, noted: "As I see it, we have a civilization to

defend. If we really come to the point of writing places off as cities and neighborhoods of no return, we have reached the point of giving up what made this country the civilization I think many of us really have much pride being in."

Disturbing Trends in Distressed Cities

Analysis by *The Dallas Morning News*—based on more than 125 interviews, a review of hundreds of reports and creation of a computer-generated index of 148 distressed communities—documented a number of alarming urban trends:

- The United States remains an urban nation. But of all urban dwellers, 60 percent now live in suburbs—not in the nation's 522 central cities.
- Concentrations of the poor are increasing in all cities, including Sun Belt cities. In 1968, 30 percent of the nation's poor lived in cities. Now the figure is 42 percent.
- Jobs are leaving cities in massive numbers and are not being replaced. About 70 percent of new jobs, most requiring extensive technical training, are being created outside cities. Although the number of poor Americans dropped in 1994 for the first time in four years, the gap between rich and poor continued to widen as low-skill, low-wage jobs disappeared, according to the U.S. Census Bureau.
- Many older cities are burdened with foul physical sites created for a smoke-stack economy that no longer exists. Mayor Freeman Bosley said St. Louis' dramatic population decline—a 50 percent loss since 1950—relates directly to his city's inability to reclaim contaminated properties, known as brownfields. "Right now, there is no way the city of St. Louis can attract business to abandoned industrial sites," he told a congressional panel recently. "The existing cleanup standards and related costs exceed the property's value, and there are no compensating incentives."
- The revival of rural America comes at the expense of many cities. Following a decade of decline, three in four rural counties gained population between 1990 and 1994. Most of the gain was caused by migration from cities, not urban encroachment.

- Few places have been able to reverse these trends once decline sets in. Said Brian Berry, an internationally recognized professor of urban geography at the University of Texas at Dallas: "To be blunt and brutal about it, there's very little that policymakers can do [about these cities] short of bringing in the aspirins and making people feel a little better."

The success stories of recent years have enjoyed some attractive geographic asset or been the target of a sustained intentional effort. Hoboken, New Jersey, once a rundown manufacturing hub, capitalized on its waterfront view of the Manhattan skyline. It is now a trendy suburb for young couples with children. Cleveland, Pittsburgh and St. Louis have stabilized after shedding population for decades. Yet even though each has poured tens of millions into successful downtown revitalization efforts, many neighborhoods remain deeply troubled.

Smaller cities such as Johnstown dominated *The News*' list of distressed communities. "Small and medium-sized cities don't have the great urban assets to draw on," said David Rusk, former mayor of Albuquerque, New Mexico, and now an urban consultant in Washington, D.C. "They don't have the legacy of parks, museums and recreational facilities that big cities have. And, most of all, they don't have the old downtown core."

What can be done to assist these communities? Gary Orfield, a professor of education and social policy at Harvard University, said, "If I were a mayor, my number one effort would be to try to help people to understand how serious these problems are and to convince the people in the rest of the society that if they don't share in the solution, they are going to be sharing in a much, much more radical problem in the future."

Chris Kelley is urban affairs writer at *The Dallas Morning News*. This article is excerpted from a four-part series titled "Whither the Cities?" which ran December 3-6, 1995. A series reprint is available by calling *The News* at 1-800-431-0010, ext. 8472, or on the Internet at <http://www.pic.net/tdmn/tdmn.html>. Kelley participated in the Lincoln Institute's 1995 Land Policy Forum for Journalists.

purposive political decision and is undertaken selectively.

Mobilizing Public Capital

City governments search for an equilibrium in their relations with the external environment. Governments operate within fixed territorial jurisdictions, but capital is not similarly constrained. To avoid driving business elsewhere, officials must try to maximize services while minimizing taxes. Two factors are important to our argument: (1) efforts to restore the tax-services equilibrium are rooted in a city's development function, and (2) the decision to mobilize a development tool has to do with the tax-services disequilibrium and is unrelated to employment and income issues.

Threats to a city's revenue stream disrupt the tax-services balance and most assuredly trigger the search for an appropriate development policy to redress the imbalance. But for some city officials, a perceptual concern motivates their actions. They may want their city to move into a higher orbit or plane within its "system of cities," the spatial and market area within which cities compete to provide goods and services. These city leaders hope to expand their city's influence beyond the immediate region rather than cast its fate to the workings of the marketplace. They actively intervene in hopes their city will catapult to a higher level or regain lost status within its relevant system.

City Types

A city government's orientation reflects both its leaders' aspirations and its tax-services balance. We have defined four city types based on levels of economic stress and political activism to promote development. In "survivalist cities" development decisions are triggered by a tax-services imbalance. These cities experience economic and fiscal stress and employ a greater-than-average number of development tools. In "market cities" that also suffer economic and fiscal stress, officials do not implement many economic development tools but instead leave the city's economic fortunes to the private marketplace. "Expansionist cities" are in fairly healthy economic shape, but they

mobilize more economic development tools than the average city out of the desire to become a higher order city. "Maintenance cities" also enjoy economic and fiscal health, but city officials refrain from mobilizing many economic development tools because they want to control or manage growth.

Duluth, Minnesota, is an example of a "survivalist city." It was mired in economic and social malaise after the mid-1970s shutdown of U.S. Steel and many subsequent plant closings. Unemployment was well above the national average, emigration decreased the population by nearly 16 percent in a decade's time (1970-1982), and general fund revenues declined in constant dollars. By the early 1980s, insufficient revenues and the prospect of lower services triggered Duluth's response to become exceptionally active in promoting itself as a business location. Development projects ranged from sprucing up the downtown business district through a storefront renovation program to involvement in constructing a several hundred million dollar paper mill.

Since the 1970s, declining manufacturing employment in the industrial belt hit Springfield, Ohio, a "market city," particularly hard. However, city officials there have been hesitant to invest in public development because of fiscal realities and the dominant political culture, which favors limited government involvement. They clearly understand that by not risking city

resources in the development process, it is possible that Springfield will "ratchet down" the hierarchy in its relevant system of cities.

In Huntsville, Alabama, an "expansionist city," there are no reservations about using the public sector to prime the economic development pump. But unlike in Duluth, Huntsville officials are not responding to economic decline. Instead, their motivation is a vision of Huntsville as the major high-tech, regional city of the new South. To pursue that vision, the city has constructed an economic development program around extant defense installations and the aerospace industry. Huntsville markets itself as a limitless place, as a community reaching for the stars.

Santa Barbara, California, is a "maintenance city" guided by its vision as a Refuge from the Commonplace. It does not offer money or underwrite programs for commercial rehabilitations. It provides no low-interest subsidies for business. It offers no tax abatements. It has no marketing program for economic development. It conducts no industrial recruitment. There is no program in Santa Barbara to leverage private investment, nor is there a public/private partnership. City assistance or involvement in development often is nothing more than approval of a proposed project. The city's dominant policy instrument is the comprehensive plan. Zoning variances, manipulation of the parking supply, and the imposition

MANY BLOCKS OF DOWNTOWN BOISE, IDAHO, WERE RAZED DURING URBAN RENEWAL IN THE MID-1960S AND LEFT UNDEVELOPED FOR 20 YEARS.

MICHAEL PAGANO

PUBLICATIONS

(See below for ordering information or call 800/LAND-USE, choose option 2)

Altshuler and Gomez-Ibáñez with Howitt, *Regulation for Revenue: The Political Economy of Land Use Exactions*, 1994. \$31.95 hardcover or \$12.95 paperback, plus shipping and handling.

Blakely, "Shaping the American Dream: Land Use Choices for America's Future," 1992. Working Paper. \$7 plus shipping and handling.

Cheney, *Land Policy and Boom-Bust Real Estate Markets*, 1994. Policy Focus Report. \$14 plus shipping and handling.

Downs, *New Visions for Metropolitan America*, 1994. \$28.95 hardcover or \$14.95 paperback, plus shipping and handling.

Durkin and Wassmer, "Public Infrastructure Spending and Private Income Generation in Large U.S. Cities," 1994. Working Paper. \$7 plus shipping and handling.

Richardson and Gordon, "New Data and Old Models in Urban Economics," 1994. Working Paper. \$5 plus shipping and handling.

COURSES

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The Takings Issue: Legal, Economic and Political Considerations for State and Local Government. Washington, DC, March 8

Planning for Sustainable Growth: Regional Alternatives for New York State. Albany, NY, March 14

The Politics of Implementing a Land Value Tax. New Haven, CT, March 15

Brownfields and Greenfields: Opportunities and Challenges for Metropolitan Development. Cleveland, OH, March 28-29

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A NEW MIXED-USE PLAN IMPLEMENTED BY CITY OFFICIALS SINCE 1985 HAS BROUGHT BOTH ECONOMIC REVITALIZATION AND IMPROVED AMBIENCE TO DOWNTOWN BOISE THROUGH A COMBINATION OF CITY-SPONSORED AND PRIVATE DEVELOPMENT PROJECTS.

of fees are additional tools. The city does not promote development the way other cities do; instead, Santa Barbara molds it.

Politics Matters

The envisioned city of tomorrow is not static; it evolves in response to shifting economies and political coalitions. A city's underlying economic base, its governing coalition, and the vision of its leaders are in constant tension with other conflicting opportunities, possibilities and visions. A change in city leadership and the governing elite, the closing or downsizing of a large firm, or a substantial change in state aid or in unfunded mandates will, among other factors, influence the vision of the city's leaders and affect the underlying economy. These changes in vision and market adjustments, then, profoundly affect a city's approach to economic development. The mobilization of public capital as a mechanism for achieving the vision may change as well.

When voters replaced the leadership of Boise, Idaho, with more proactive officials in the mid-1980s, for example, a new vision was one of the most obvious results. The new mayoral-led coalition talked about regional prominence, and boldly marshaled public capital in support of development projects. The city used development tools and sponsored projects that were vastly different from those of the previous regime. In effect, Boise was transformed from a "mainte-

nance city" to an "expansionist city."

Thus, politics plays an important role in explaining the path and direction a city chooses. Local officials may perceive a relevant orbit and then try to mobilize public capital in order to keep their city in (or move it to) that orbit. Or, they may choose to allow the workings of the marketplace to determine the city's orbit. In either case, market forces, a city's comparative advantage, the relative factor prices of land, labor, and capital—in short, the underlying local economy—influence these perceptions and the city's approach to development policy.

Political leaders' images of the good society and their perceptions of their city's relevant orbit are the foundations for a city's economic development functions and for the political decision to mobilize public capital. City investment in, and regulation of, development projects is the most effective means by which a city controls and molds its growth in pursuit of its future cityscape.

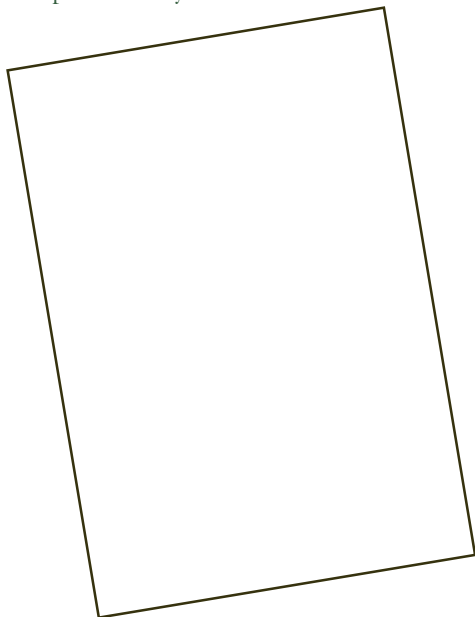
Ann O'M. Bowman is professor in the Department of Government and International Affairs at the University of South Carolina, Columbia. **Michael A. Pagano** is professor of political science at Miami University in Oxford, Ohio. This article is excerpted in part from their book *Cityscapes and Capital: The Politics of Urban Development* (Johns Hopkins University Press, 1995).

MICHAEL PAGANO

Land Use in America: Past Experience and Future Goals

In their new book, *Land Use in America*, copublished by the Lincoln Institute and Island Press, Henry L. Diamond and Patrick F. Noonan propose a 10-point agenda to help America's communities accommodate future growth in more environmentally sound and fiscally responsible ways.

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Diamond is a partner in the law firm of Beveridge & Diamond in Washington, D.C., and Noonan is founder and chairman of The Conservation Fund in Arlington, Virginia. Together they founded the Sustainable Use of Land Project, from which the book is derived. Their research examined land use practices and trends over the past two decades. They report that while substantial gains have been made in many environmental areas, such as air and water quality, land use remains a highly emotional and complex topic.

The first part of the book presents Diamond and Noonan's synthesis of the issues, numerous case studies and their agenda for community action. The second part includes the following papers contributed by leading figures in government, business, academia and the nongovernmental arena:

"Growth Management Plans"
Howard Dean, Governor of Vermont

"Ecosystem Management:
An Organizing Principle for Land Use"
Douglas P. Wheeler, Secretary, California
Resources Agency

A Land Use Agenda for 21st Century America

Item 1.

Local governments must take the lead role in securing good land use. Initiatives in land use planning and growth management need to be anchored in a community-based process that develops a vision for the future.

Item 2.

State governments must help local governments by establishing reasonable ground rules and planning requirements, assisting small and rural areas, and providing leadership on matters that affect more than one local jurisdiction.

Item 3.

The rules governing land development need to be overhauled. They need to be more efficient and more flexible, encouraging—not hindering—new approaches to land development and conservation.

Item 4.

Landowners must be treated fairly and oppressive regulations fixed. But making government pay in order to apply environmental safeguards for the common good is a bad idea.

Item 5.

Many government policies and actions—agricultural, highway, and environmental programs—impact land use. If they are not better coordinated, they will continue to result in land use policy by accident.

Item 6.

In selective situations, public land acquisition is needed, and a reliable source of funds must be available to pay for it.

Item 7.

Older areas in cities and suburbs must become a focus for renewal. Government policies should help fill in vacant land in already built-up areas and renew older properties rather than promote unplanned expansion at the urban fringe.

Item 8.

As most land is privately held, private landowners must be galvanized to assure a healthy land base. Corporate and individual stewardship must be encouraged by providing education, tax incentives and other benefits.

Item 9.

A constituency for better land use is needed based on new partnerships that reach beyond traditional alliances to bring together conservationists, social justice advocates and economic development interests. These partnerships can be mobilized around natural and cultural resources that people value.

Item 10.

New tools are required to meet the new challenges of land use. Land use disputes should be solved through negotiation or mediation rather than through confrontation and litigation. Geographic Information Systems (GIS) and other advances in technology also offer new opportunities for improving land use decision making.

“Transportation: A Key Element in Sustainable Communities”

James Lighthizer, Former Secretary, Maryland Department of Transportation

“Across the Barricades”

William K. Reilly, Former Administrator, U.S. Environmental Protection Agency

“Metropolitan Development Trends of the Late 1990s: Social and Environmental Implications”
Christopher B. Leinberger, Managing Partner, Robert Charles Lesser & Company

“Our Critical Forest Resources”
John A. Georges, Chairman and Chief Executive Officer, International Paper Company

“Land Use Planning: A Farmer’s Perspective”
Kenneth Buelt, Past President, Washington County Farm Bureau

“Patience, Problem Solving and Private Initiative: Local Groups Chart a New Course for Land Conservation”
Jean W. Hocker, President/Executive Director, Land Trust Alliance

“Sustainability and Social Justice: The Changing Face of Land Use and Environmentalism”
Charles Jordan, Director, Bureau of Parks and Recreation, Portland, Oregon

“Science and the Sustainable Use of Land”
Norman L. Christensen, Jr., Dean, School of the Environment, Duke University

“Private Property Rights, Government Regulation and the Constitution: Searching for Balance”
Jerold S. Kayden, Professor, Graduate School of Design, Harvard University

“An Economic Perspective on the Sustainable Use of Land”
John A. Baden, Chairman, Foundation for Research on Economics and the Environment

Conference to Explore the Sustainable Use of Land

In conjunction with publication of *Land Use in America*, the Lincoln Institute is presenting a conference on May 10 in Washington, D.C. Participants will discuss varied perspectives on the important political and jurisdictional issues raised by the

authors and contributors. Some of these questions may be addressed:

- How might the 10 agenda recommendations be implemented in the current climate of popular reaction against federal and state government regulation of local policymaking?
- What is the political feasibility of developing broad-based and long-term land use plans, especially in pro-property rights states in the South and West?
- Given the likelihood of decreased federal financial support, how can states and localities be encouraged to take the initiative in future land use planning?
- How can private landowners and corporate entities with large holdings be motivated to engage in regional conservation plans and provide environmentally sensitive stewardship in the face of economic pressures for development of their land?

FYI

PUBLICATIONS

(See page 5 for ordering information or call 800/LAND-USE, choose option 2)

DeGrove with Miness, *The New Frontier for Land Policy: Planning and Growth Management in the States*, 1992. \$18.95 paperback, plus shipping and handling.

Diamond and Noonan, *Land Use in America*, 1996. \$26.95 paperback, plus shipping and handling.

Endicott, *Land Conservation Through Public/Private Partnerships*, 1993. \$22.95 paperback, plus shipping and handling.

Ingerson, *Managing Land as Ecosystem and Economy*, 1995. Policy Focus Report. \$14 plus shipping and handling.

Young, *Alternatives to Sprawl*, 1995. Policy Focus Report. \$14 plus shipping and handling.

COURSES

(Call 800/LAND-USE, choose option 1)

The Sustainable Use of Land: Twenty Years of Experience, Washington, D.C., May 10

NEWS AND NOTES

Alice Ingerson, director of publications, is organizing a session called “Is There an Urban Commons in the U.S.?” at the annual meeting of the International Association for the Study of Common Property, on June 5 to 9 at the University of California at Berkeley. Papers and presentations by researchers and practitioners will deal with urban open spaces, housing and the redevelopment of former military bases.

Stephen Klesert has joined the Lincoln Institute staff as information systems manager in the Administrative Services Group. He developed computer systems and networks for State Street Bank and Trust Company in Boston over the past six years. Previously he was with the U.S. Geological Survey for 18 years, most recently as manager of computer systems for the New England district.

Alven Lam, Lincoln Institute fellow, will give a keynote speech on “Trends of World City Development” at the Confer-

ence on Internationalization Strategies of Cities. Mayors and planning officials from 13 Asian cities will present case studies at the meeting in Taipei, Taiwan, in mid-April.

Jane Malme, Lincoln Institute fellow, is participating in a U.S.A.I.D.-funded project on property taxation in Russia. She is providing legal and administrative advice on a market value-based property tax system that will be pilot tested in the cities of Novgorod and Tver.

Dennis Robinson, director of education, attended the Institute-sponsored conference on “Real Estate Markets, Valuation and Mortgage Financing to Support Land Development” in Tallinn, Estonia, last October. He presented a keynote address on “The Lincoln Institute Policy Agenda to Address Issues in Emerging Land Markets,” and he gave a lecture on “The Use of Cadastres, Land Records and Technology in Emerging Markets.”

CALENDAR

March

8
The Takings Issue: Legal, Economic and Political Considerations for State and Local Government
 Washington, DC

14
Planning for Sustainable Growth: Regional Alternatives for New York State
 Albany, NY

15
The Politics of Implementing a Land Value Tax
 New Haven, CT

28-29
Brownfields and Greenfields: Opportunities and Challenges for Metropolitan Development
 Cleveland, OH

April

22-May 17
Fiscal Decentralization and Financial Management of Regional and Local Government
(offered in conjunction with the Harvard International Tax Program)
 Cambridge, MA

May

10
The Sustainable Use of Land: Twenty Years of Experience
 Washington, DC

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| <input type="checkbox"/> Assessor/Appraiser (01) | <input type="checkbox"/> Judge/Other judicial official (17) | <input type="checkbox"/> State/Provincial government (SG) | 3. Areas of interest (check up to four) | <input type="checkbox"/> Land policy: Int'l. comparisons (05) | <input type="checkbox"/> Tax and revenue systems (13) |
| <input type="checkbox"/> Banker/Lender (07) | <input type="checkbox"/> Lawyer (09) | <input type="checkbox"/> Regional government (RG) | <input type="checkbox"/> Capital financing (10) | <input type="checkbox"/> Land and tax policy in Latin America (25) | <input type="checkbox"/> Transportation (23) |
| <input type="checkbox"/> Business executive (11) | <input type="checkbox"/> Legislator/Council/Commissioner/Staff (13) | <input type="checkbox"/> Federal/National government (FG) | <input type="checkbox"/> Economic/Community development (21) | <input type="checkbox"/> Natural resources & the environment (02) | <input type="checkbox"/> Urban design (26) |
| <input type="checkbox"/> Computer analyst/Specialist (02) | <input type="checkbox"/> Librarian/Archivist (16) | <input type="checkbox"/> Professional or Consulting firm (PC) | <input type="checkbox"/> Ethics of land use (03) | <input type="checkbox"/> Open space (33) | <input type="checkbox"/> Urban planning (14) |
| <input type="checkbox"/> Conservationist (04) | <input type="checkbox"/> Planner (12) | <input type="checkbox"/> Business or industry (BS) | <input type="checkbox"/> Governance and public management (30) | <input type="checkbox"/> Public facilities and services (22) | <input type="checkbox"/> Valuation/Assessment/Appraisal (28) |
| <input type="checkbox"/> Developer/Builder (05) | <input type="checkbox"/> Real estate broker/Agent (18) | <input type="checkbox"/> Educational Institution (ED) | <input type="checkbox"/> Growth management (04) | <input type="checkbox"/> Real estate development (08) | |
| <input type="checkbox"/> Economist (06) | <input type="checkbox"/> Tax administrator (15) | <input type="checkbox"/> Other nonprofit (NP) | <input type="checkbox"/> Housing (18) | | |
| <input type="checkbox"/> Other social scientist (14) | <input type="checkbox"/> Other (99) | | <input type="checkbox"/> Land data systems (07) | | |
| <input type="checkbox"/> Engineer (19) | | | | | |
| <input type="checkbox"/> Environmentalist (23) | | | | | |
| <input type="checkbox"/> Finance officer (24) | | | | | |