

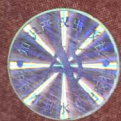
Classic Readings in Real Estate and Development

房地产及其开发经典读本

(中文导读版)

[美]杰伊·M.斯坦(Jay M. Stein) 编 张红 译

北京城市节奏科技发展有限公司 策划



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内容提要

本书精选了房地产及其开发领域最经典的理论和实践论著。全书分为 13 部分, 共 35 篇读本, 每篇读本都配以中英文的导读, 介绍了读本的背景和价值。书中不仅介绍了房地产及其开发的历史、传统、伦理和价值观等基础知识, 还介绍了房地产及其开发中的新进展与新问题, 如国际市场、居住中的性别问题、社区设计、金融及环境可持续性, 为读者提供了较为宽泛、深入的阅读面。

本书可供高等院校房地产、城市规划、建筑等专业的师生学习使用, 也可作为开发商、规划师、中介机构、市场分析人员、律师、建筑师、设计师、环境保护者、社会学家和相关政府管理人员的参阅资料。

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译者的话

《房地产及其开发经典读本》(以下简称《读本》)是一本收录了以美国为主的西方国家房地产开发领域经典文献的论文集。原版书编者认为,让读者对某一领域产生兴趣的最好方法,就是让他们阅读由该领域顶尖作者撰写的原著。编者对西方多所大学开设的房地产及其开发导论课程进行了统计和分析,并对有关著作和文献进行了精心的筛选,最终确定了13个主题及与之对应的35篇文章,全面展示了近几十年来西方发达国家房地产开发关键领域的研究成果。这些文章虽然并不能完全概括各个领域所有的热点问题,但一定是其中的经典,且历久弥新。

《读本》最大的特点是主题鲜明、覆盖面广,并用经典原著尽显各领域的精华。收录的经典文献既是国外历史经验的总结,更是对未来发展方向的展望。尽管其中的经典文章来源于成熟的房地产市场,所阐述的观点并不完全适合国内,但其研究方法和反映的市场成熟时的表现将对我国房地产研究和市场发展起到重要的借鉴作用。

《读本》非常适合作为高等院校房地产、城市规划、建筑学等专业的“房地产及其开发导论”类课程的教材或参考书,也很适合开发商、规划师、中介机构、市场分析人员、律师、建筑师、设计师、环境保护者、社会学家和相关政府管理人员阅读。

《读本》的编者杰伊·M.斯坦(Jay M. Stein)博士是佛罗里达大学(University of Florida)建筑学院城市与区域规划系的系主任和教授,兼任多所大学的客座教授和多种专业期刊的编委,是美国APA和ULI的会员。斯坦博士的资历和专业知 识有效地保障了收录的经典文章的质量。

本人根据多年的研究经验和专业经历,向国内的读者隆重推荐这样一本难得的好书。相信《读本》的出版和传播必将有力地推动国内房地产研究与实践的进一步发展。

张红
于清华园

前言

选编《房地产及其开发经典读本》的初衷是为大学高年级学生或研究生的“房地产及其开发”入门课程提供教材或辅助教材。尽管本书的主要读者群是学生，但是也可以供房地产开发过程所有参与者参考。因此，开发商、出租代理人／经纪人、市场分析人员、规划审批人员、专业规划师、土地利用领域的律师、建筑师和设计师、环境保护工作者和公务人员都会从本书中发现有益于自己工作的或感兴趣的材料。

本书的编排形式便于其作为指导性读物使用。一个学期通常包括 13 周，本书的内容也相应地分成 13 部分。每部分涵盖 2～3 篇阅读材料，全书共选编了 35 篇文章。每篇文章之前都有一段介绍性的导读文字，在各部分的末尾还附有推荐阅读材料的清单。这些补充材料是在咨询各领域专家意见的基础上精选而成的。学者、学生和专业人士将发现，这些材料对开展后续更广泛的研究具有重要的价值。

房地产开发是一个非常复杂的领域，涉及很多学科的知识和技术。这个领域变化很快，要应用到涉及建筑、金融、规划、市场和设计等多方面的最新进展。因此，开发商能否成功将取决于他们对这些新进展的理解和对影响建造环境的基础性变化的认识。为了理解这些新事物，对未来作出预测与准备，需要了解过去——房地产及其开发的历史、传统、伦理和价值观。

因此，本书选编的材料不仅为读者提供了全面的如历史、传统、伦理和价值观的知识基础，还介绍了房地产及其开发中的新进展与新问题，如国际市场、居住中的性别问题、社区设计、金融及环境可持续性。尽管没有哪一本书可以全面涵盖上述领域的所有相关问题，但本书整理的文选还是能为读者提供有关房地产及其开发的综合性介绍和背景知识。

与我的前一本书——《城市规划经典读本》(McGraw-Hill, 1995 年)采用的方法相同，我认为让学生对某个领域产生兴趣的最好方法就是让他们阅读该领域顶尖著作权威的原文。基于原著形成的典型教科书的综述，是无法完全再现原文的精髓的。

本书选编的阅读材料都很独特。它们是各个领域的经典或者准经典的著作（经典著作是指能代表杰出的学术水平、经历了时间的考验，并且已经影响和改变了该领域发展的高质量的文献）。正如《韦氏词典》所言，它们具有最高水准且是最优秀的代表。

然而，在房地产及其开发这么广阔的领域内，对“什么是鸿篇巨制”的看法通常并不统一。因此，我分四个步骤来挑选文章：

- (1) 对导论性的课程大纲进行统计分析。
- (2) 专家调查。
- (3) 鉴别获奖作品。
- (4) 文献回顾。

为了挑选本书的 13 个主题，我于 1994 年秋对由 ULI 1994 年编辑出版的《房地产

开发及其相关教育项目指南》中所列机构的房地产及其开发导论课程进行了调查分析。在开设该课程的 63 所大学中，有 40 所对调查给予了反馈。这些学校的名称列于本前言的后面。

调查分析导论课程有两个主要目的：一是确定导论课程中出现频率最高的专题，为形成本书的 13 个主题并进行相应的材料组织奠定基础；二是为本书的选材提供重要帮助。经常被这些课程要求阅读的各领域的文章，则被选为本书的经典文献或推荐阅读材料。

确定本书的 13 个主题后，我于 1994 年秋面向房地产及其开发涉及的各领域专家进行了第二轮调研。这些专家是基于 ULI 1994 年的《房地产开发及其相关教育项目指南》列出的各自研究领域而选择的。此外，还给一些参加 ULI 年会的房地产及其开发的专业人士寄发了调查问卷。专家调查本身并没有什么严格的科学性，只是选择文献的信息来源之一。

调查问卷寄给被访者以收集不同领域的专业意见，并请他们列出 3 篇（本）他们认为该领域的精华且适用于房地产及其开发导论课程的经典文章或书籍。此外，还请他们列出另外 3 篇（本）不限范围的、非常重要的文章或书籍。本前言的后面列出了 42 位受访并同意公布姓名的专家。其他受访专家则希望匿名。

文献选择的第三个信息渠道是获奖或得到特别赞誉的文章和作者。最后一个来源是对文献的总体回顾和对同事的咨询。

尽管文献选择是一个非常审慎的过程，但是，作为教材，本书还是基于“经典”的概念做了如下的妥协：选编文献的水平和深度要与导论课程相适应；要容纳不同的声音和看法；既要体现即时性、反映当前出现的问题，又不能收录无法经历时间考验的当前文章。此外，还要考虑获得原出版商对翻印这些文章的许可的困难性。

而且，出于本书厚度的考虑，在这样一本教材中不可能囊括所有的好文章。这也同样是各位教师在设计课程时需要面对的问题。的确很难做出抉择，所以，选编一本导论性质的教材所能做到的最好的结果就是为学生和读者提供一个后续学习的基础，引导他们的想象力和兴趣，教会他们如何思考自己的工作、工作的成果和他们自身，鼓励他们选修后续课程，直至终生的学习。我希望本书中精选的 35 篇文章能够完全或至少部分达到上述目标。

杰伊·M. 斯坦

Preface

Classic Readings in Real Estate and Development is intended as a main or supplementary textbook for advanced undergraduate or beginning graduate-level introductory courses in real estate and development. Although the book is written primarily for students, it also will be of considerable interest to all those involved in the real estate and development process. Thus, future developers, leasing agents/brokers, marketing analysts, planning commissioners, professional planners, land use lawyers, architects and designers, environmentalists, and public officials should find many of the book's selections fascinating and useful to their own work and interests.

The book is designed to facilitate use as an instructional aid. It is organized into 13 sections corresponding to the approximate weeks in a typical semester. Each section contains two to three readings, with a total of 35 selections in the book. Each reading is introduced by an abstract, and a recommended list of supplementary readings is included at the end of each section. The supplementary readings have been carefully selected, based on a survey of experts in the subject areas. Faculty, students, and professionals will find the reading lists to be of great value for more extensive study.

Real estate development is a highly complex field involving knowledge and expertise from many disciplines. The field is changing rapidly, embracing new paradigms in construction, finance, planning, marketing, and design. Thus, the success of future developers will depend on their understanding of these new paradigms and of the fundamental changes affecting all aspects of our built environment. Yet to understand the new, to be prepared for and anticipate the future, it is necessary to understand the past—the history, traditions, ethics, and values of real estate and development.

Thus, the selections in this book provide the reader with a thorough grounding and knowledge base—the history, traditions, ethics, and values—combined with coverage of the new paradigms and emerging issues—international markets, gender issues in housing, community design, finance, and the sustainability of the environment. Although no single book can include all the different subjects relevant to such a diverse field, the complete collection of readings provides a comprehensive introduction and background to real estate and development.

I believe that the best way to excite students about a field is to have them read original writings by the leading authorities in a subject area, similar to the method used in my previous book, *Classic Readings in Urban Planning* (McGraw-Hill, 1995). A typical textbook's summary of those writings can never capture the full eloquence and passion of the originals.

Thus, the readings included in this book are special. They are considered classics or near-classics in their subject areas (classic readings being those of superior quality that represent outstanding scholarship, have stood the test of time, and might have influenced or changed the field). They are, as *Webster's* says, of the highest class and most representative of excellence.

In a field as broad as real estate and development, however, a consensus simply does not exist as to what are *the* great books and articles. Hence, I used a four-step process to select the readings: 1) a survey and analysis of introductory course syllabi; 2) a survey of experts; 3) identification of award-winning writings; and 4) a general review of the literature.

To select the 13 subject areas for the book, I conducted a survey and analysis in fall 1994 of introductory real estate and development courses offered by departments listed in ULI's 1994 *Directory of Real Estate Development and Related Education Programs*. Forty of the 63 university programs listed in the directory responded to the survey; they are listed at the end of this preface.

The survey of introductory courses served two major purposes. First, it provided the basis for organizing the book into the 13 subject areas by identifying the most frequently covered

topics in introductory courses. Second, the survey contributed important input to the process of selecting the readings included in this book. The most frequently assigned course readings in the different subject areas were chosen as main selections in the text or are included in the supplementary reading lists.

Once the book's 13 subject areas were identified, I conducted a second survey in fall 1994 of real estate and development experts in the subject areas. The experts were chosen based on their fields of interest as listed in ULI's 1994 *Directory*. Additional questionnaires were mailed to several real estate and development professionals who participated in the fall 1994 program at ULI's annual meeting. The survey of experts was not intended to be strictly scientific, but to be a source of information in selecting readings.

The questionnaire sent to the respondents identified their field of expertise and asked them to list three articles or books for an introductory/survey course in real estate and development that they consider essential reading in their field of expertise and three more books or articles, regardless of field, that they consider absolutely essential. A list of the 42 experts who were consulted and agreed to the publication of their names is included at the end of this preface. Other experts preferred anonymity.

A third source of information for selecting readings was writings and authors that have received awards or special recognitions. The final source involved a major review of the literature and consultation with several colleagues.

Although selection of the book's readings was a careful process, a textbook requires that several compromises be made with the concept "classic": suitability of the level and complexity of the writings for an introductory course, a desire to include different voices and views, a need to be current and to address some of the emerging issues of the day without including current writings that cannot stand the test of time, and the difficulties involved in obtaining permission from the original publishers to reprint the articles.

Moreover, it is simply not possible to include even a reasonable proportion of all the fine readings that deserve to be in such a text—and keep the size of the book within reason. But this is the same problem that every instructor faces in designing a course. Hard choices must be made, and the best we can do in an introductory textbook is to give students and readers the foundation for further learning, to stir their imagination and interest, to be thoughtful about their work, its consequences, and themselves, and to encourage them to take additional courses and engage in lifelong learning. I hope that the 35 painstakingly chosen selections in *Classic Readings in Real Estate and Development* will accomplish at least some of these purposes.

Jay M. Stein

About the Editor

Jay M. Stein is professor and chair of the Department of Urban and Regional Planning of the College of Architecture at the University of Florida. He previously served as professor and chair of the Department of Planning and Design at SUNY–Buffalo, as acting dean for the College of Architecture and Planning at SUNY–Buffalo, as visiting professor of infrastructure planning and management at Stanford University, and as a faculty member in the Graduate City Planning Program at the Georgia Institute of Technology. He holds a PhD in urban and regional planning from the University of Michigan.

Stein has conducted research and served as a consultant or expert witness in economic development, growth management, infrastructure, and housing. He has also held major positions in national professional organizations and is serving his third term as a member of the editorial board of *Journal of the American Planning Association*. He also serves on the editorial boards of *Journal of Architectural and Planning Research* and *Journal of Infrastructure Systems*. The author of over 50 journal articles, book reviews, and monographs, Stein wrote a chapter on infrastructure planning for Catanese and Snyder's *Urban Planning* (McGraw-Hill, 1988), is the editor of *Public Infrastructure Planning and Management* (Sage, 1988), *Growth Management: The Planning Challenge of the 1990s* (Sage, 1992), and *Classic Readings in Urban Planning* (McGraw-Hill, 1995). He has been the vice president of the Florida chapter of the American Planning Association (APA), has served as a member of the 1995 APA National Planning Awards Jury, and chaired the committee to select the outstanding article published in 1994 by *Journal of the American Planning Association*. Stein is a member of many professional organizations including APA and ULI.

Acknowledgments

I am greatly indebted to my students and colleagues in the Department of Urban and Regional Planning of the College of Architecture at the University of Florida for their ideas and support. Graduate research assistants Jennifer Jenkins and Mary Jewel White and my secretaries Michelle Drifka Hinson and Juanita Pelham provided valuable assistance in the preparation of the manuscript. I especially thank Gayle Berens, director of university education for the Urban Land Institute, who believed in and supported this project from its inception. Gayle has proved to be a good friend and an outstanding professional.

I also appreciate the contributions of the many faculty and professionals in real estate and development who participated in the two surveys that serve as the basis for selecting the readings in this book. *Classic Readings in Real Estate and Development* would not have been possible without their generous support and cooperation. Responsibility for any errors is, of course, mine.

I am most grateful to Anthony James Catanese, president of Florida Atlantic University, for his general support and friendship over the years and, specifically, for his encouragement to work in the area of real estate and development.

Most important, I appreciate the understanding and patience of my wife, Karen, and of my two daughters, Danielle and Melissa. They are not only a source of inspiration, but also a constant reminder of the importance of making this world a better place.

To Melissa, Danielle, Karen, and Rosie

Panel of Experts

Tridib Banerjee	Mark C. Gordon	Ronald Racster
Julia Banks	Gary Hack	Charles Reiss
Virginia Benson	Eric Heikkila	Charles H. Shaw
William B. Brueggeman	Greg Hise	James L. Short
Jean Canonne	D. Kerr	Charles Shorter
Peter Chinloy	Thomas Knight	Marc Smith
John M. Clapp	Cortus T. Koehler	Steven Spillman
Peter F. Colwell	John Kokus	Craig E. Stanley
Victoria Edwards	Thomas L. Laird	Frederick R. Steiner
Martin B. Freedland	Gill-Chin Lim	Kerry D. Vandell
Bernard Frieden	Michael McCarthy	Alexander von Hoffman
Genevieve Giuliano	Norman G. Miller	R.H. Williams
Michael A. Goldberg	Kenn Munkacy	Abdullah Yavas
Lewis Goodkin	Henry Munneke	Frank Zinn

Universities Participating in the Course Survey

American University Department of Finance and Real Estate	Clark Atlanta University Department of Economics and Business Administration
University of Amsterdam Center for Investment and Real Estate	Cleveland State University Department of Finance James J. Nance College of Business
Arizona State University School of Planning and Landscape Architecture College of Architecture and Environmental Design	Cleveland State University Urban Planning, Design, and Development Program Department of Urban Studies
University of British Columbia Urban Land Economics Division Faculty of Commerce and Business Administration	Colorado State University Department of Finance and Real Estate College of Business
University of California at Berkeley Center for Real Estate and Urban Economics School of Business Administration	Columbia University Department of Finance and Economics Graduate School of Business
University of California-Los Angeles Center for Finance and Real Estate John E. Anderson Graduate School of Management	Columbia University Real Estate Development Program Graduate School of Architecture, Planning, and Preservation
California State University-Sacramento OBE, Real Estate and Land Use Affairs School of Business Administration	University of Denver Real Estate and Construction Management
	European Business School Postgraduate Course in Real Estate Management Real Estate Academy

Florida Atlantic University
 Finance and Real Estate
 College of Business

 University of Georgia
 Department of Insurance, Legal Studies,
 and Management Science
 Terry College of Business

 Georgia State University
 Department of Real Estate
 College of Business Administration

 Harvard University
 Master in Design Studies Program
 Graduate School of Design

 Heriot-Watt University
 Department of Building Engineering, and
 Surveying

 Indiana University
 Department of Finance
 School of Business

 Johns Hopkins University
 Allan L. Berman Real Estate Institute

 Massachusetts Institute of Technology
 Center for Real Estate

 University of Nebraska at Omaha
 Real Estate and Land Use Economics
 College of Business Administration

 University of Newcastle-upon-Tyne
 Department of Town and Country Planning

 University of New South Wales
 The Real Estate Studies and Research
 Center
 School of Building

 New York University
 The Real Estate Institute
 Department of Graduate Studies

 University of North Carolina of Chapel Hill
 Real Estate Program
 Kenan Flagler School of Business and
 Department of City and Regional
 Planning

University of North Texas
 Department of Finance, Insurance,
 Real Estate, and Law
 College of Business

 Ohio State University
 Center for Real Estate Education and
 Research
 College of Business

 University of Pennsylvania
 The Wharton Real Estate Center/Unit
 Wharton School of Business

 Pennsylvania State University
 Department of Insurance and Real Estate
 Smeal College of Business Administration

 University of Portsmouth
 Department of Land and Construction
 Management
 Faculty of Environment Studies

 St. Cloud State University
 Real Estate Department
 College of Business

 Southern Methodist University
 Department of Finance, Insurance, and
 Real Estate
 Edwin L. Cox School of Business

 Tel Aviv University
 Real Estate and Appraisal Program
 Faculty of Social Sciences

 Texas A&M University
 Finance Department
 Graduate School of Business

 Texas A&M University
 Land and Real Estate Development
 Graduate Program
 Department of Landscape Architecture and
 Urban Planning
 College of Architecture

 Texas A&M University
 Real Estate Center
 Department of Agricultural Economics

 University of Quebec-Montreal
 The Real Estate Institute
 Department of Graduate Studies

About the Contributors

Fred B. Anderson taught real estate finance, real estate valuation, and price theory for more than 20 years, and was associate professor of economics and finance at East Texas State University in Commerce until his retirement. His valuation experience includes residential fee appraisal for the Federal Housing Administration, residential property tax appraisal, and residential appraisal for local financial institutions and real estate agencies. He has conducted and published studies for various agriculture experiment stations and for the U.S. Army Corps of Engineers.

Richard F. Babcock was one of the most outstanding land use attorneys in the United States. He was a governor's appointee to the Northeastern Illinois Planning Commission from 1965 to 1972, president of the American Planning Association in 1971–72, chair of the Advisory Committee of the American Law Institute's Project on a Model Land Development Code from 1965 to 1975, and chair of the Governor's Commission on the Clean Air Act. A consultant to many public agencies and private developers in land use and housing, Babcock also was a visiting professor in land use and planning law at various universities, including Santa Clara Law School, Dartmouth College, University of Michigan, and Northern Illinois University. His many articles and books include *The Zoning Game; The Zoning Game Revisited* (with Charles L. Siemon); *Billboards, Glass Houses, and the Law; City Zoning: The Once and Future Frontier* (with Clifford Weaver); *Exclusionary Zoning: Land Use Regulations and Housing in the 1970s* (with Fred Bosselman); and *Special Districts: The Ultimate in Neighborhood Zoning* (with Wendy U. Larsen).

Jonathan Barnett is professor of architecture and director of the Graduate Program in Urban Design at the City College of New York. He previously served as the William Henry Bishop visiting professor at Yale University, the Eschweiler Professor at the University of Wisconsin, and the Sam Gibbons Eminent Scholar at the University of South Florida. Barnett is the author of several articles and books, including *Introduction to Urban Design, The Elusive City, Five Centuries of Design, Ambition and Miscalculation*, and the recently released *Fractured Metropolis: Improving the New City, Restoring the Old City, Reshaping the Region*. Barnett is also an urban design consultant whose clients include the cities of Pittsburgh, Norfolk, Charleston, Louisville, and New York; the National Park Service; and various nonprofit and community groups. He has been a principal consultant for the preparation of Cleveland's Civic Vision 2000 Plan, the Downtown Norfolk 2000 Plan, and Kansas City's plan for the Plaza District.

Jan G. Bergman is a civil engineer and currently project manager for the construction of a residential golf course development in an environmentally sensitive part of Cape Town, South Africa.

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M. Christine Boyer is professor of urbanism in the School of Architecture at Princeton University. She is the author of *The City of Collective Memory, Dreaming the Rational City, and Manhattan Memories: Architecture and Style, 1850–1890*. She also has written many articles and lectured widely on the topic of urbanism in the 19th and 20th centuries and the effects, both imaginary and real, that information technologies have on the future of cities' physical form. Boyer is currently publishing a series of essays, *CyberCities*, and researching a book, *The City Plans of Modernism*.

Peter Calthorpe has been recognized by *Newsweek* magazine as one of 25 "innovators on the cutting edge" for his work redefining the models of urban and suburban growth. His published works include *Sustainable Communities* (with Sim Van der Ryn) and the *Pedestrian Pocket Book* (with Doug Kelbaugh). Calthorpe has lectured extensively throughout Europe, the United States, and South America and has taught at the University of California at Berkeley, University of Washington, University of Oregon, and University of North Carolina. He has received numerous honors, including two Progressive Architecture Citations, a national American Institute of Architects Design Award, and two National Endowment for the Arts grants. Since forming Calthorpe and Associates in 1983, the central focus of his practice has been mixed-use master planning with a concern for creating environmentally sound, economically diverse, and socially progressive communities.

Historian and biographer **Robert A. Caro's** *The Power Broker: Robert Moses and the Fall of New York* received the Pulitzer Prize for biography in 1975 and the Francis Parkman Prize from the Society of American Historians the same year. Caro's *The Path to Power: The Years of Lyndon Johnson* received the National Book Critics Award for biography in 1983 and the Texas Institute of Arts and Letters Award for nonfiction in 1983. His more recent *Means of Ascent: The Years of Lyndon Johnson* also received the National Book Critics Award for biography in 1991. Caro has served as a Nieman Fellow at Harvard University and is presently a Fellow of the Society of American Historians and a member of the Authors Guild.

Anthony James Catanese is president of Florida Atlantic University in Boca Raton. He previously served as provost of Pratt University, dean of the College of Architecture at the University of Florida, and dean of the School of Architecture and Urban Planning at the University of Wisconsin-Milwaukee. He is the author of several articles and books on planning and real estate development, including *Scientific Methods of Urban Analysis*; *New Perspectives on Urban Transportation Research*; *Systematic Planning Theory and Applications*; *Planners and Local Politics: Impossible Dreams*; *Personality, Politics, and Planning: How City Planners Work*; *Introduction to Urban Planning* (with James Snyder); *Introduction to Architecture* (with James Snyder); *The Politics of Planning and Development*; and *Urban Planning*. He is a member of many boards and organizations, including the American Planning Association and the Transportation Research Board.

Michael Dear is professor of geography at the University of Southern California. He has been retained by the Los Angeles Community Redevelopment Agency to assist in the preparation of a 20-year land use plan to guide the future development of downtown Los Angeles. He also works with national and local voluntary organizations on behalf of the homeless and mentally disabled, with emphases on the organization of community-based care and overcoming the not-in-my-backyard syndrome. Dear was a Guggenheim Fellow in 1988-89 and recently was elected a Fellow at the Center for Advanced Studies in the Behavioral Sciences in Palo Alto. The author or editor of seven books and a great number of articles in academic journals, he is also the founding editor of the journal *Society and Space*.

John M. DeGrove is professor and director of the Florida Atlantic University/Florida International University Joint Center for Environmental and Urban Problems. Generally regarded as the father of growth management, he was instrumental in the conception and passage of Florida's landmark 1985 Growth Management Act. DeGrove is the author of numerous articles and books, including *Land, Growth, and Politics*, published by the American Planning Association. He also serves as a consultant on state/regional/local planning and growth management systems in several states.

David E. Dowall is professor of city and regional planning at the University of California at Berkeley. He has conducted a wide range of research projects on real estate development, market research, and financial feasibility analysis. Dowall's innovative research protocols and methods are used worldwide by the United Nations, the World Bank, and numerous bilateral

donor agencies and governments to identify market issues and opportunities regarding urban land. His research has been funded by the National Science Foundation, the Department of Housing and Urban Development, the U.S. Congress, the Rockefeller Foundation, the U.S. Agency for International Development, the Inter-American Development Bank, the United Nations, the World Bank, and the Asian Development Bank. He has worked in over 25 countries, including the People's Republic of China, Indonesia, Japan, Pakistan, Russia, Singapore, South Korea, Taiwan, and Thailand. Dowall is the author of 19 books and monographs and of numerous working papers on a range of topics involving real estate and urban development.

Anthony Downs, Senior Fellow at the Brookings Institution in Washington, D.C., received his PhD in economics from Stanford University. Downs is a nationally recognized consultant to major national corporations, private foundations, and dozens of government agencies, including the Department of Housing and Urban Development and the White House. He is the author or coauthor of over 400 articles and 15 books, including *An Economic Theory of Democracy*, *Inside Bureaucracy*, *Opening Up the Suburbs*, *Racism in America*, *The Revolution in Real Estate Finance*, *Stuck in Traffic*, and *New Visions for Metropolitan America*. He is also a frequent speaker on real estate economics, housing, urban policies, and other related topics. He is a senior fellow of the Urban Land Institute.

Andres Duany is a founding partner, with Elizabeth Plater-Zyberk, of Arquitectonica. In 1980, disenchanted with making architectural forms detached from the principles of urbanism, Duany and Plater-Zyberk opened a new practice. Completed projects include neotraditional guidelines for Seaside, Florida, plans for new towns for private developers, and master plans for urban municipalities, including the centers of Trenton, Providence, and Los Angeles and inner-city neighborhoods of St. Louis, Cleveland, and Fort Lauderdale. Duany and Plater-Zyberk also have written model legislation for a Traditional Neighborhood Development Ordinance, which is being used in Dade, Palm Beach, and Marion Counties and in numerous other municipalities. Duany teaches at the School of Architecture at the University of Miami and lectures extensively on the problems of suburban sprawl.⁶

William A. Fischel is professor of economics at Dartmouth. He received his PhD in economics from Princeton, where his dissertation won second prize from the National Tax Association. Fischel is the author of several articles and books, including *The Economics of Zoning Laws* and *Regulatory Takings: Law, Economics, and Politics*. Fischel was an Olin Fellow in Law and Economics at Berkeley in 1991-92 and is a member of the editorial boards of *Land Economics* and *Eastern Economic Journal*. Fischel also chairs the zoning board of Hanover, New Hampshire.

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Mary Beth Geckler is vice president of the Real Estate Counseling Group of Connecticut, Inc. (RECGC). She served as assistant director of the Center for Real Estate and Urban Economic Studies at the University of Connecticut and subsequently as a senior commercial construction loan officer at two regional commercial banks in central Connecticut. At RECGC, she conducts financial market analyses, retail market studies, and proximity impact analyses. She has been a corecipient of the Ballard Award from the Counselors of Real Estate, and the International Council of Shopping Centers Retail Award from the American Real Estate Society.

John L. Goodman, Jr., is a senior economist at the Federal Reserve Board, where he also has been head of the mortgage and consumer finance section. He previously served on the staff of the Urban Institute and taught at the University of Virginia. Goodman has been a consultant for the World Bank and the U.S. Agency for International Development, and has been elected to the boards of directors of the Population Association of America and the American Real Estate and Urban Economics Association. He has published several journal articles on housing, mortgage markets, and urban demography.

James A. Graaskamp was chair of the Department of Real Estate and Urban Land Economics at the University of Wisconsin School of Business. He also was a principal in the real estate consulting firm of Landmark Research, Inc., and a board member of First Asset Realty Advisors, a real estate fund manager and subsidiary of the First Bank of Minneapolis.

Donald G. Hagman was professor of public law at the University of California-Los Angeles until his death in 1982. He also held the post of associate director of UCLA's Institute of Government and Public Affairs. He taught courses in planning law, land use controls, real estate, and taxation. Hagman was the author of several textbooks in land use law and many journal articles, and he lectured widely to professional audiences in law and planning.

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Allan B. Jacobs is professor of city and regional planning at the University of California at Berkeley. His professional experience includes work in Berkeley, Calcutta, Cleveland, Los Angeles, Pasadena, Pittsburgh, Portland, Oregon, and Curitiba, Brazil. He was director of the San Francisco Department of City Planning from 1967 to 1975. He is the author of many articles and books, including *Great Streets*, *Making City Planning Work*, and *Looking at Cities*. Jacobs is also an accomplished artist, and his watercolors are exhibited regularly in the San Francisco area.

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Martin H. Krieger is professor of planning at the University of Southern California. He has taught at the University of California at Berkeley, the University of Minnesota, the Massachusetts Institute of Technology, and the University of Michigan. He has been a Fellow at the Center for Advanced Study in the Behavioral Sciences and at the National Humanities Center, and has held grants from the Exxon Education Foundation, the Lilly Endowment, and the Russell Sage Foundation. Krieger's books include *Advice and Planning*, *Marginalism and Discontinuity*, *Doing Physics: How Physicists Take Hold of the World*, and *Constitutions of Matter*.

Edwin S. Mills is professor of real estate and finance at Northwestern University's J.L. Kellogg Graduate School of Management. From 1970 to 1986, he was professor of economics at Princeton University as well as the Gerald L. Phillips Professor of Urban Studies. He has been a professor at Johns Hopkins University and an instructor at the Massachusetts Institute of Technology. Mills has published numerous scholarly articles and books, including *Urban Economics*, currently in its fifth edition. He served as editor of *Journal of Urban Economics* for 17 years and is now coeditor of *Journal of Real Estate Finance and Economics*. He is a member of the editorial boards of the *AREUEA Journal* and *Review of Urban and Regional Development Studies*. Mills also has been a consultant to government agencies, the United Nations, the World Bank, and many private organizations.

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