

Economic Development

Edward J. Blakely and Ted K. Bradshaw, “Planning Local Economic Development: Theory and Practice” Third Edition, Sage Publications

Since the appearance of the First Edition in 1990, Planning Local Economic Development has become the foundation for an entire generation of planners and academics teaching planning. Building on the success of its predecessors, the Third Edition continues to explore the theories of local economic development and address the dilemmas communities face. Blakely and Bradshaw investigate planning processes, analytical techniques, business and human resource development, as well as high-technology economic development strategies. Written by academics with many years of regional and city planning experience, this book will prove invaluable to professors of economic development, urban studies, and public administration. Economic development specialists in local and municipal government, as well as nonprofit organizations, will also find this an essential reference.

Gary Paul Green (Author), Anna Haines, “Asset Building and Community Development” Second Edition, Sage Publications

“This is a very hands-on book, rich with both information and examples . . . what makes the volume especially readable is the insertion of brief case studies into most chapters . . . a productive read for both students of community development and the general public.”

John F. Forester, “The Deliberative Practitioner: Encouraging Participatory Planning Processes,” The MIT Press

“This book represents the culmination of a decade’s work and succeeds. Forester, perhaps the finest planning theorist in the U.S., uses a variety of case studies to show how his ideas about deliberation shape planning practice. He speaks to the problems and worries of practitioners and students of planning in all types of public settings. This book will likely prove popular as a text in planning schools and appeal to professionals in a variety of allied disciplines.”

-- Charles J. Hoch, Professor, Urban Planning and Policy Program, University of Illinois at Chicago

Still Stuck in Traffic: Coping with Peak-Hour Traffic Congestion, 2004, Anthony Downs, Brookings.

“In this revised and expanded edition of his landmark work Stuck in Traffic, Anthony Downs examines the benefits and costs of various anticongestion strategies. Drawing on a significant body of research by transportation experts and land-use planners, he counters environmentalists and road lobbyists alike by explaining why seemingly simple solutions, such as expanding public transit or expanding roads, have unintended consequences that cancel out their apparent advantages. He argues that while there might be some measurable gains from increasing housing densities, most other land-use strategies have little effect. Indeed, the most powerful solutions, including higher gasoline taxes, increased public funding for transit, and highway tolls, are also the least palatable politically.”

Urban Economics, 2007, 6th Edition, Arthur O’Sullivan, McGraw-Hill Irwin.

“Urban Economics is the market-leading text for this course. Throughout the book, the author uses simple economic analysis to explain why cities exist, where they develop, how they grow, and how different activities are arranged within cities. The author has updated the tables and charts thoroughly, and has reorganized sections of the book. The material on poverty and public policy has been extensively rewritten.”

Malizia, Emil and Edward Feser. (1999) Understanding Local Economic Development. Center for Urban Policy Research, Rutgers University.

This book makes the leap from theory to practice! The authors review theories of local economic development and show how each theory can be applied to real world policy and practice. They lay out the basic assumptions, concepts, and implications of the most important theories of economic growth. While most books stop there, Malizia and Feser go on to explain how each theory or approach translates into practical strategies for implementing economic development. Practical definitions offered make this a "must-have" guide for the experienced economic developer and the new analyst alike.

Clarke, Susan E. and Gary L. Gaile. 1998. *The Work of Cities*. Minneapolis: University of Minnesota Press.

Hartman, Chester. 2002. *City for Sale: The Transformation of San Francisco*. Berkeley: University of California Press.

“Hartman was directly involved in many of the events he chronicles and thus had access to sources that might otherwise have been unavailable. A former activist with the National Housing Law Project, San Franciscans for Affordable Housing, and other neighborhood organizations, he explains how corporate San Francisco obtained the necessary cooperation of city and federal governments in undertaking massive redevelopment. He illustrates the rationale that produced BART, a subway system that serves upper-income suburbs but few of the city's poor neighborhoods, and cites the environmental effects of unrestrained highrise development, such as powerful wind tunnels and lack of sunshine. In describing the struggle to keep housing affordable in San Francisco and the seemingly intractable problem of homelessness, Hartman reveals the human face of the city's economic transformation.”

Bingham, Richard D. and Robert Mier. 1997. *Dilemmas of Urban Economic Development*. Thousand Oaks: Sage Publications. (B&M)

*“Is local economic development a "zero-sum game"? How do we know that "but for the incentives" the development would not have occurred? How important is "quality of life" in location decisions and local economic development? Is industry targeting a viable economic development strategy? This book tackles these and many other significant questions from more than one perspective. *Dilemmas of Urban Economic Development* assesses the "state of the art" of the field of urban economic development. Each chapter addresses a particularly pertinent issue in economic development. Following each chapter are commentaries—one written by an academic addressing research methodology and the other by a practitioner addressing both the question and the evidence. The chapters are concluded with the author of each chapter responding directly to the issues raised by the commentators. The result is a productive dialogue between academics, practitioners, and citizens concerned with economic development.”*

Banovetz, James M. (ed.) 2004. *Managing Local Economic Development: Cases in*

Decision Making. Washington DC: ICMA.

White, Sammis B., Richard D. Bingham, and Edward W. Hill. (2003). Financing Economic Development in the 21st Century. Armonk, NY: M.E. Sharpe.

The book is a completely new version of the editors' 1990 classic, Financing Economic Development. It still explores in detail the developmental tools of universal appeal, such as Tax Incremental Finance Districts (TIFs), angel and venture capital, and tax abatements. It also explores newer tools that have proven effective, including micro-enterprise lending, stadium financing, brownfield financing, and revolving loan funds. Coverage of rural development finance is also new to this book. With contributions by highly qualified practitioners and academics, this volume is appropriate for professionals as well as for upper division undergraduates and graduate students in urban studies, public administration, and economic development.

Fitzgerald, Joan and Nancey Leigh. (2002) Economic Revitalization: Cases and Strategies for City and Suburbs, Sage Publications.

Sriram Khe' : "Fitzgerald and Leigh have done a commendable job of providing not only the theoretical and historical dimensions of these issues, but also support them with examples and case studies that easily convince the reader that social equity and sustainability need not be sacrificed altogether in order to promote local economic development, even though small trade-offs may be necessary."

State and Local Public Finance, third Edition by Ronald C. Fisher

"A very complete treatment of all the major issues in state and local finance. For most of the issues, the author will examine the theoretical aspect, the application and the policy issues, to make students aware how the issue is applied in the real world. It is the only serious book on state and local government finance."

City Taxes, City Spending, edited by Amy Ellen Schwartz

"The contributors apply microeconomics to real world problems facing urban areas and use statistical analysis to gain insight into practical solutions." Comprehensive and engaging, professionals and scholars in the fields of public finance, urban economics and public administration will find this collection of great interest.

Alexander, Christopher et al., A Pattern Language: Towns, Buildings, Construction. New York: Oxford University Press, 1977.

The second of three books published by the Center for Environmental Structure to provide a "working alternative to our present ideas about architecture, building, and planning," A Pattern Language offers a practical language for building and planning based on natural considerations. The reader is given an overview of some 250 patterns that are the units of this language, each consisting of a design problem, discussion, illustration, and solution. By understanding recurrent design problems in our environment, readers can identify extant patterns in their own design projects and use these patterns to create a language of their own. Extraordinarily thorough, coherent, and accessible, this book has become a bible for homebuilders, contractors, and developers who care about creating healthy, high-level design.

Brand, Stewart, How Buildings Learn: What happens after they're built. New York, NY: Penguin Books, 1994

All buildings are forced to adapt over time because of physical deterioration, changing surroundings and the life within--yet very few buildings adapt gracefully,

according to Brand. Houses, he notes, respond to families' tastes, ideas, annoyance and growth; and institutional buildings change with expensive reluctance and delay; while commercial structures have to adapt quickly because of intense competitive pressures. Creator of The Whole Earth Catalog and founder of CoEvolution Quarterly (now Whole Earth Review), Brand splices a conversational text with hundreds of extensively captioned photographs and drawings juxtaposing buildings that age well with those that age poorly. He buttresses his critique with insights gleaned from facilities managers, planners, preservationists, building historians and futurists. This informative, innovative handbook sets forth a strategy for constructing adaptive buildings that incorporates a conservationist approach to design, use of traditional materials, attention to local vernacular styles and budgeting to allow for continuous adjustment and maintenance.

Downs, Anthony, *Niagra of Capital*, Washington: Urban Land Institute Press, 2008.

"Niagara of Capital: How Global Capital has Transformed Housing and Real Estate Markets, explains how the record flow of financial capital into the real estate markets over the last decade stimulated a world-wide explosion in housing production and prices, resulting in a dramatic change in the basic structure of household wealth in most nations, including the United States. Author, Anthony Downs provides a step-by-step analysis of the role easy capital played in generating this rise in household wealth, and examines how the availability of cheap money led to the proliferation of poorly underwritten and risky loans, leading to the collapse of the subprime market and the subsequent credit crunch and stock market decline. Along with the disintegration of the subprime market, Downs outlines other scenarios that could threaten the flow of capital into real estate. Niagara of Capital serves as a primer for those seeking to better understand the role of the extraordinary influx of capital in changing the world-wide real estate market and what part it plays in explaining the current global economic downturn. Downs identifies the major sources of capital, discusses the impact the flood of capital had on housing and commercial real estate markets, describes factors that make housing more affordable or less affordable, explains conditions that cause the flow of capital into real estate to slow or come to a halt, and discusses why capital flows do not continue indefinitely."

Econsult Corporation, *The Economic and Fiscal Impact of the University of Pennsylvania*, Philadelphia: Econsult Corporation, 2006.

Fischel, William A., *The Economics of Zoning Laws*. Johns Hopkins University Press, Baltimore, 1985.

"A readable study of zoning that constructively blends the traditional welfare economics analysis of land use regulation and empirical studies of the effect of zoning and new 'deregulation' proposals with a keen understanding of the social and economic motives of local officials... [T]he most complete, searching, and balanced analysis of the theoretical basis of land use controls ever published." -- Journal of the American Planning Association

Fogelson, Robert M., *Downtown: Its Rise and Fall, 1880 to 1950*. New Haven, CT: Yale University Press, 2001.

"Downtown offers a thorough treatment of several topics such as the formation of a central business district, transportation issues and the battle over building height limits. This book is not a light and breezy read, however. Each topic is explored in great detail and, though there is some overlap between the topics, the

book does not make any attempt to integrate them into some sort of grand narrative.”

LeGates, Richard T. and Stout, Frederic (editors), *The City Reader, Fourth Edition*. London: Routledge Press, 2007.

Fifty-seven generous selections are included: a combination of forty-six readings from the third edition and eleven entirely new selections. Structured to aid student understanding, the anthology features main and part Introductions, as well as individual introductions to the selected articles. Each selection is introduced with a brief intellectual biography and a review of the authors writings and related literature, an explanation of how the piece fits into the broader context of urban history and practice, competing ideological perspectives on the city, and the major current debates concerning race and gender, globalization, terrorism, the impact of information technology on cities, civic engagement, and postmodernism.

Leinberger, Christopher B., *The Option of Urbanism: Investing in a New American Dream*. Washington DC: Island Press, 2008.

*Americans are voting with their feet to abandon strip malls and suburban sprawl, embracing instead a new type of community where they can live, work, shop, and play within easy walking distance. In *The Option of Urbanism* visionary developer and strategist Christopher B. Leinberger explains why government policies have tilted the playing field toward one form of development over the last sixty years: the drivable suburb. Rooted in the driving forces of the economy—car manufacturing and the oil industry—this type of growth has fostered the decline of community, contributed to urban decay, increased greenhouse gas emissions, and contributed to the rise in obesity and asthma.*

*Highlighting both the challenges and the opportunities for this type of development, *The Option of Urbanism* shows how the American Dream is shifting to include cities as well as suburbs and how the financial and real estate communities need to respond to build communities that are more environmentally, socially, and financially sustainable.*

Liebing, Ralph W., *Construction of Architecture: From Design to Built*. Hoboken, NJ: John Wiley and Sons, 2008.

Construction of Architecture: From Design to Built is a primer for all people entering the construction industry and related disciplines. Following a chronological approach to the building process, the reader is introduced to the technical and management aspects, offering a broad view of the industry as well as specific tasks needed to complete a project.

Linneman, Peter, *Real Estate Finance and Investments: Risks and Opportunities, 2nd Edition*. Philadelphia: Linneman Associates, 2004.

This book is an exploration of the key concepts of real estate finance and investment strategy. It is not a mere formulaic analysis of numbers designed to give you "the answer" to any and all real estate investment decisions. Instead, this book is designed to help you understand that there is no singular or judgment and experience, with an eye to the numbers. The goal is to help you evaluate the risks and opportunities of real estate assets and investments, and will hopefully help you embark upon the long and unending road of strengthening your judgment.

Lynch, Kevin, *Good City Form*. Cambridge, MA: MIT Press, 1984

In the world of urban design, obsessed with spectacular novelty and superficial aesthetics, this ambitious and profound work of Kevin Lynch is refreshing, yet enduring. He suggests a theory of urban design based on fundamental human values and examines how such values lead to the notion of a "good city form". His performance dimensions (e.g. access, fit, vitality) are broad enough to be interpreted and re-interpreted for specific contexts and sites. And the appendix, which briefly summarizes other theories of city form, is a tour-de-force by itself. A masterpiece which deserves greater attention and consideration, especially by those under the illusion that urban design is more or less architecture writ large!

Lynch, Kevin, *The Image of the City*. Cambridge, MA: MIT Press, 1960

What does the city's form actually mean to the people who live there? What can the city planner do to make the city's image more vivid and memorable to the city dweller? To answer these questions, Mr. Lynch, supported by studies of Los Angeles, Boston, and Jersey City, formulates a new criterion--imageability--and shows its potential value as a guide for the building and rebuilding of cities.

Jacobs, Jane, *The Death and Life of Great American Cities*. New York: Random House, 1961.

Arguably the most influential book written on urban planning in the 20th century. First published in 1961, the book is a scathing critique of modernist planning policies claimed by Jacobs to be destroying many existing inner-city communities.

Perry, David C., and Wiewel, Wim (editors), *The University as Urban Developer*, Boston: Lincoln Land Institute, 2005.

*Integrating topics in urban development, real estate, higher education administration, urban design and campus landscape architecture, this is the first book to explore the role of the university as urban developer. Accessible and clearly written, and including contributions from authorities in a wide range of related areas, it offers a rich array of case studies and analyses that clarify the important roles that universities play in the growth and development of cities. The cases describe a host of university practices, community responses and policy initiatives surrounding university real estate development. Most of the 17 chapters are in sections titled *The Campus and the City: Neighborhood, Downtown, and Citywide Development*; and *University Development Practices: Acquisition, Finance, Development, and the Deal*.*

Through a careful blending of academic analysis and practical, hands-on administrative and political information, the book charts new ground in the study of the university and the city. It is the product of a multiyear collaborative project of training, professional development and research by the editors, David C. Perry and Wim Wiewel, in conjunction with the Great Cities Institute at the University of Illinois at Chicago and the Lincoln Institute of Land Policy.

*The cases presented in the volume are part of a larger set of educational and research endeavors that constitute the Lincoln Institute's *The City, Land and The University Program* (<http://www.lincolninst.edu/subcenters/clu/>).*

Rodin, Judith, *The University and Urban Revival: Out of the Ivory Tower and Into the Streets*. Philadelphia: University of Pennsylvania Press, 2007.

Spurred by an unprecedented crime wave in 1996, University of Pennsylvania President Judith Rodin knew that the time for urgent action had arrived, and she set a new course of proactive community engagement for her university. This book

narrates the challenges, frustrations, and successes of Penn's campaign and its prospects for long-term change.

Rykwert, Joseph, *The Seduction of Place*, New York: Random House, 2002.

*That cities display and represent the personal desires of their inhabitants is central to Joseph Rykwert's argument in *The Seduction of Place*. Insisting that they are the physical constructs of communities, he travels through history to trace their roots in ancient times and outlines current attempts and future possibilities to improve the metropolis. Rykwert includes a broad range of urban landscapes: 18th- and 19th-century Paris and London, the current sprawl of Mexico City and Cairo, planned cities like Brasilia, and, finally, New York, the world capital.*

*Always opinionated and often controversial, Rykwert assesses how and why urban projects from the past succeeded or failed and what lessons can be drawn from them for the future. Ultimately, *The Seduction of Place* is a deeply felt and powerfully reasoned call for a commitment by every citizen to the creation of a more humane place to live.*

Shoup, Donald, *The High Cost of Free Parking*, Chicago: APA Planners Press, 2005.

*American drivers park for free on nearly ninety-nine percent of their car trips, and cities require developers to provide ample off-street parking for every new building. The resulting cost? Today we see sprawling cities that are better suited to cars than people and a nationwide fleet of motor vehicles that consume one-eighth of the world's total oil production. Donald Shoup contends in *The High Cost of Free Parking* that parking is sorely misunderstood and mismanaged by planners, architects, and politicians. He proposes new ways for cities to regulate parking so that Americans can stop paying for free parking's hidden costs.*

Warner, Sam Bass, *The Private City – Philadelphia in Three Periods of Its Growth*, Philadelphia: University Pennsylvania Press, 1968.

"With a skillful use of carefully researched detail, Warner relates the transformation from a handicraft to a factory system of production to the pervasive quest for private gain, and shows how that basic objective restricted the city's response to such community needs as education, health, and welfare. . . . His book is packed with suggestive historical detail."—American Historical Review

Whyte, William H., *The Social Life of Small Urban Spaces*: New York: Project for Public Spaces, 1980.

*In 1980, William H. Whyte published the findings from his revolutionary Street Life Project in *The Social Life of Small Urban Spaces*. Both the book and the accompanying film were instantly labeled classics, and launched a mini-revolution in the planning and study of public spaces. They have since become standard texts, and appear on syllabi and reading lists in urban planning, sociology, environmental design, and architecture departments around the world.*

University City District, *Report Card on University City – 2007*, Philadelphia: University City District, 2007. (see www.ucityphila.org for a downloadable PDF).

Zuckerman, Howard A. and Blevins, George D., *Real Estate Development Workbook and Manual*. New York: Aspen Press, 2003.

An instant source of checklists, worksheets, forms, and model letters that provide a virtual blueprint for success at every stage of real estate development, from seeking the right property and budgeting to building and selling it at the highest profit.