

ARTHUR C. NELSON, PH.D., FACSS, FAICP
Professor Emeritus of Urban Planning and Real Estate Development
UNIVERSITY OF ARIZONA [2014-2022]
Presidential Professor Emeritus of City & Metropolitan Planning
Executive Director Emeritus, Metropolitan Research Center
UNIVERSITY OF UTAH [2008-2014]
Professor and Founding Director of Urban Affairs & Planning
VIRGINIA TECH Alexandria Center [2002-2008]
Professor of City & Regional Planning, and Public Policy
GEORGIA INSTITUTE OF TECHNOLOGY [1987-2002]
Res: 6741 N. Saint Andrews Drive
Tucson, Arizona 85718
E: acnelson@ArthurCNelson.com



May 2024

EDUCATION AND CAREER SUMMARY

Doctor of Philosophy in Urban Studies concentrating in regional science and regional planning, Portland State University, 1984.
 Master of Urban Studies in Public Administration, Research Track, Portland State University, 1976.
 Bachelor of Science in Political Science with certificates in Urban Studies and Social Service, Portland State University, 1972.
 Practicing professional in real estate development, planning management, development policy, planning, and economic analysis since 1972. Clients include federal, state, regional and local government agencies, think-tanks, non-profit and non-governmental organizations, and businesses.
 Member of academic faculties since 1984.

SIGNIFICANT DISTINCTIONS

FAICP – Fellow of the American Institute of Certified Planners.
FAcSS – Fellow of the Academy of Social Sciences
Lieutenant Colonel, Georgia Militia, honorary commission by Governor Joe Frank Harris for state service
 Fellow, Growth and Infrastructure Consortium
 Fellow, Lincoln Institute of Land Policy
 Scholar, Penn Institute for Urban Research, Philadelphia, PA: University of Pennsylvania since 2010
Arizona Champion for academic achievement, University of Arizona, 2018
 H-index (2022) 52— **9th** in US among 1,000+ planning scholars in the statistically weighted importance of scholarly work
 Lambda Alpha, Honorary Society for the Advancement of Land Economics
 Editor, *Housing Policy Debate* 2006-2009.
 Associate Editor, *Journal of the American Planning Association* since 1998
 Associate Editor, *Journal of Urban Affairs* 1986-2004
 Book Review Co-Editor, *Journal of the American Planning Association*



2004-2006

Planners' Notebook Editor, *Journal of the American Planning Association* 1988-1998
 Paul Davidoff **best book award**, part of Xavier de Sousa Briggs, ed., *The Geography of Opportunity: Race and Housing Choice in Metropolitan America*, Washington: Brookings Institution
 Special expert on growth management/smart for HUD's Office of Policy Development & Research during the Clinton and Bush administrations, 2000-2001
Scholar of the Year, College of Architecture and Urban Studies, Virginia Tech
Teacher of the Year in Architecture, Georgia Institute of Technology
Professional Educator of the Year in Architecture, Georgia Institute of Technology
Best Paper of the Association of Collegiate Schools of Planning conference (from more than 700)
Teacher of student winning the McClure Prize, Association of Collegiate Schools of Planning

Teacher of students winning National Student Project of the Year award, American Institute of Certified Planners

Young Researcher of the Year, University of New Orleans

Teacher of the Year in Planning, Kansas State University

Outstanding dissertation recognition by Urban Geography section, Association of American Geographers

ACADEMIC RECORD

University of Arizona: 2014-2022

Professor of Urban Planning and Real Estate Development in the College of Architecture, Planning and Landscape Architecture. Target hire to help rebuild planning, mentoring, securing research, enhancing national reputation and related. Program ranked #1 for age-adjusted faculty citations.

Professor of Geography, College of Social and Behavioral Sciences

CAPLA General Faculty Chair, 2017-2021

Inaugural Chair, CAPLA Council of Faculty Members, 2019-2021

Inaugural CAPLA Associate Dean for Research and Discovery, 2014-2016

Recipient, *Darryl B. Dobras Award for Excellence* for outstanding achievements in the College of Architecture, Planning and Landscape Architecture.

Recognized as CAPLA's *Arizona Champion* for academic achievement, University of Arizona for 2018

Member, Faculty Status Committees including chairing several

Member, College Promotion and Tenure Committees including chairing several

Member, CAPLA re-entry committee including service on subcommittee

PI for U. of Arizona's first successful University Transportation Center proposal in the program's 40-year history through the *National Institute for Transportation and Communities* (NITC)

Facilitated design of online *Master of Real Estate Development* degree ranked # 2 in 2018 and #1 in 2021.

From <https://www.onlinemasters.com/best-degree-programs/real-estate/> cited as "most innovative": *Aspiring and professional real estate developers who have a passion for environmentally friendly*

development should consider the University of Arizona. It has an innovative master's in real estate development program with a focus on sustainable cities and green building, helping students to better understand the industry and the direction it's going for the future.



Founder, *Urban Planning Emphasis in Geography* Ph.D.

Co-founder, undergraduate *Minor in Real Estate Development*

Principal Investigator (PI) for University of Arizona's role in the National Institute for Transportation and Communities (NITC), the university's only US DIOT-sponsored university transportation center after 30+ years of other university efforts. Generated more than \$2 million in grants.

Principal teaching responsibilities:

Survey of Responsible Real Estate Development

Foundations of Economics for Planning and Real Estate Development

Real Estate Finance

Public Private Partnerships for Real Estate Development

Growth Management

University of Utah: 2008-2014

Presidential Professor Emeritus of City and Metropolitan Planning and Real Estate Development since 2014.

Presidential Professor distinction held by only 10 university faculty members.

Founding Director of the Metropolitan Research Center. Supported up to 20 staff and graduate students with more than \$3 million in funding, 2010-2014. Co-PI of HUD Sustainable Communities grant proposal, Wasatch Futures, ranked 1st of more than 1,000 applications, 2011.

Founder of the Doctoral Program in Metropolitan Planning, Policy and Design. About 20 doctoral students, half of whom are supported from external grants and contracts. Academic Analytics ranks the program among the top five nationally in several key metrics.

Founder and Co-Director of the Master of Real Estate Development Program. The nation's only equal partnership between a college of architecture and planning, and a school of business.

Founding Director of the Mountain West Planning and Design Academy.

Elected to Faculty Senate, twice

Member, University Futures Committee

Member, University Committee on Local Government Relations

Chair, Department of City & Metropolitan Planning promotion and tenure committee.

Chair, City & Metropolitan Planning Curriculum Committee

Principal teaching responsibilities:

Public finance and planning

Public-private partnership real estate development methods

Growth management and smart growth

Doctoral seminar in metropolitan planning

Doctoral seminar in metropolitan policy

Co-Leader of team winning the 2014 Utah Planning Association award for Outstanding Regional Planning

Virginia Polytechnic Institute and State University: 2002 - 2008

Professor of Urban Affairs and Planning

Founding director of the graduate program in urban affairs and planning at Virginia Tech's Alexandria Center, starting with 6 students in 2002 and growing to 100+ students by 2006.

Co-Director of the Metropolitan Institute at Virginia Tech, 2006-2008

Co-founder of Virginia Tech's first dual graduate degrees. This led to dual degrees among urban affairs and planning, landscape architecture, natural resources, and public administration.

Co-founded doctoral program several years ahead of schedule.

Founder of the Graduate Certificate in Metropolitan Studies.

Founder of the Planning Academy at Virginia Tech which offers professional & executive education

Facilitated revisions to the planning curriculum to meet accreditation.

Principal teaching responsibilities:

Federal, state, and local public finance economics and policy

Land use planning and growth management policy

Urban development and redevelopment methods and finance

Metropolitan governance

Chair, Urban Affairs and Planning Promotion and Tenure Committee for Northern Virginia

Studio students won **three student project-of-the-year awards** from the Virginia APA chapter.

Georgia Institute of Technology: 1987 - 2002

Appointed untenured associate professor of city planning, July 1987

Awarded early tenure, 1991

Awarded early promotion to full professor, 1992

Attained joint appointment with School of Public Policy, 1990

Appointed Adjunct Professor of Law, Georgia State University, 2000

Teacher, AICP National Student Project of the Year Award, 1996

Chair, College Reappointment, Tenure, and Promotion Committee, 1995-98

Chair, College of Architecture Advisory Committee, 1993-95

Chair, College of Architecture Research Committee, 1993-94

Member, Institute Faculty Status and Grievance Committee, 1994-97

Awarded joint appointment in the School of Public Policy, 1988

Member, Center for Transportation Education and Research, College of Engineering

Coordinator of joint Planning and Urban Design degrees

Faculty Senate, two terms

University commendations for publishing, 1989, 1993, 1997, 2000

Professional Education Teacher of the Year, College of Architecture, 1994

Teacher of the Year, College of Architecture, 2000

Member, Institute Statutes Committee, 2000-2002

Founding director of the certificate programs in Urban Policy and Land Development

Co-founder of nation's first bi-university dual planning and law degree (Georgia Tech and Georgia State)

Co-managed nation's only bi-university academic program in planning and real estate (with Georgia State)

Founder of the College of Architecture graduate co-op program in 1990 that has since raised millions of dollars supporting hundreds of College of Architecture (now College of Design) graduate students

Emmy Nominee, Southeast Region for PBS broadcast on options for regional government in metro Atlanta.

Member, Task Force on Public Policy Program Development

Faculty Chair, College of Architecture

Chair, City and Regional Planning Promotion and Tenure Committee

Chair, College of Architecture Promotion and Tenure Committee

Chair, College of Architecture Curriculum Committee

College Promotion and Tenure Representative to University Promotion and Tenure Committee

Principal teaching responsibilities:

Federal, state, and local public finance economics and policy

Land use planning and growth management policy

Urban and real estate development

Fiscal and socioeconomic impact assessment

Local and regional economic development

University of New Orleans: 1986 - 1987

Appointed assistant professor of urban and regional planning on tenure-earning track, January 1986

Adjunct professor of Social Work, Southern University of New Orleans, 1986

Early promotion to associate professor, 1987

Joint appointment in public administration, 1987

Winner, University Young Professor of the Year Award, 1987

Founding Director, Division of Urban Research and Policy Studies

Founding Coordinator, Graduate Program in Land Development

Advisor, Louisiana Urban Technical Assistance Center

Coordinator Undergraduate urban studies focus in general studies

Principal teaching responsibilities:

Urban public policy analysis

Urban and regional spatial structure

Public works planning and finance

Land development impact assessment

Public-private land development process

Kansas State University: 1984 - 1985

Appointed visiting assistant professor of regional and community planning on two-year contract, July 1984

Founding coordinator of undergraduate certificate program in regional and community planning, 1985

Teacher of the year, Department of Regional and Community Planning, 1985

Member, College Futures Task Force, Library Committee, College Curriculum Committee (Chair),

Architecture Curriculum Committee, Environmental Design Curriculum Committee, Gerontology

Curriculum Committee, Graduate Program Coordinating Council, advisor, College Research Center

Gerontology university-wide curriculum development committee

Principal teaching responsibilities:

Planning administration and implementation

Planning principles

Public-private Partnerships in economic development

Community development planning

Regional planning (urban and regional economics)

Portland State University: 1983-84

M. J. Clark Fellow, the College of Urban and Public Affairs's most prestigious award

Dissertation: *Evaluating Urban Containment Programs*. Outstanding dissertation recognition by the Urban Geography section of the Association of American Geographers, 1985

ADACEMIC PROGRAMS AND RESEARCH CENTERS CREATED

Kansas State University

Founding coordinator, Undergraduate Certificate in Regional and Community Planning

University of New Orleans

Founding coordinator of the minor in Urban Affairs

Founding director of the Division of Urban Research and Policy Studies

Georgia Tech

Founding director of the undergraduate and graduate certificates in Urban Policy and Land Development (the predecessor to the Master of Real Estate Development program)

Founder of the graduate co-op program that has generated millions of dollars supporting hundreds of graduate students

Co-founded of the nation's only bi-university master of planning and JD degrees through Georgia Tech and Georgia State University

Virginia Tech

Founding director of the graduate Urban Affairs and Planning program for the national capital region

Founder of the university's first dual graduate degrees initially with planning and natural resources, and planning and public policy, which has since expanded to other programs

Founder of the Planning Academy at Virginia Tech

Co-director of the Metropolitan Institute at Virginia Tech

Co-facilitator of the doctoral program in planning, policy, and globalization, serving as the coordinator for the national capital region

University of Utah

Founding director of the Metropolitan Research Center

Founding director of the Master of Real Estate Development program

Founding director of the Mountain West Planning Academy

Founder of the doctoral program in Metropolitan Planning, Policy, and Design

University of Arizona

Inaugural Associate Dean for Research for the College of Architecture, Planning and Landscape Architecture

Founding coordinator of the urban planning emphasis in the Geography doctorate program

Designed of the online Master of Real Estate Development degree that was the nation's largest and top-rated online graduate real estate program at retirement

PRE-EMERITUS MEMBERSHIPS

Fellow, American Institute of Certified Planners (FAICP)

Fellow, Academic of Social Sciences (FAcSS)

Fellow, Growth and Infrastructure Consortium

Full Member based on credential review, American Society of Civil Engineers (M.ACSE)

Full Member based on credential review, Institute of Transportation Engineers (ITE)

Full Member, Urban Land Institute (ULI)

Associate Member, Transportation Research Board (TRB)

Member, Association of Collegiate Schools of Planning

Member by election, Lambda Alpha Land Economics Honorary Society

Named Endowments

- Arthur C. and Monika Z. Nelson Endowed Dissertation Fellowship, Toulan School of Urban Studies and Planning, Portland State University.
- Arthur C. and Monika Z. Nelson Endowed Faculty Scholar, Toulan School of Urban Studies and Planning, Portland State University.
- Arthur C. Nelson Fellowship for Disadvantaged Planning Students, American Planning Association.
- Arthur C. Nelson and Clark Ivory Doctoral Fellowship in Metropolitan Planning, Policy and Design, University of Utah.
- Arthur C. Nelson Fellowship in Urban Planning and Real Estate Development, University of Arizona.

Philanthropic Initiatives

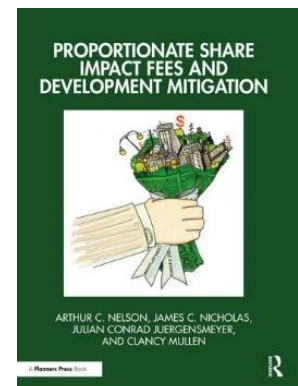
- James C. Nicholas Endowed Scholarship in Urban Planning, University of Florida
- Robert H. Burchell Endowed Student Travel Awards, Rutgers University
- Fritz Wagner Endowed Scholarship in Urban Affairs and Planning, University of New Orleans

BOOKS

- 22 **Nelson, Arthur C.**, James C. Nicholas, Julian Conrad Juergensmeyer, and Clancy Mullen. 2023. *Proportionate-Share Impact Fees and Development Mitigation*.

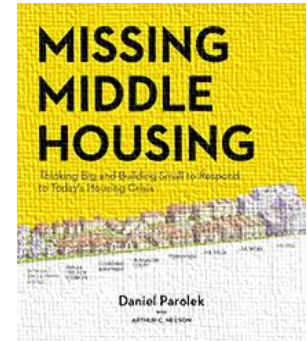
*After decades of evolving practice often tested in court, development impact fees have become institutionalized in the American planning and local government finance systems. But they remain contentious even as they continue to evolve. **Proportionate Share Impact Fees and Development Mitigation** expands the field further by showing that the proportionate share impact mitigation methodology pioneered by impact fees should be applied to all forms of development impact mitigation for three reasons. First, it is a rational way in which to establish the nexus between development and its impact on infrastructure broadly defined. Infrastructure means not only water and sewer lines, roads, schools, parks and so forth, but clean air and water, preservation of community heritage, the housing needed by local firms to house their workers, and really anything that a community depends on for its well-being. Second, the method assures that development mitigating its impacts also benefits proportionately. Third, “dual rational nexus,” proportionate share impact mitigation pioneered by the authors has become the standard of practice in planning and related professions. The standard of practice includes the obligation to assure that development mitigation is consistent with social equity principles advanced in the Code of Ethics of the American Institute of Certified Planners.*

American Planning Association



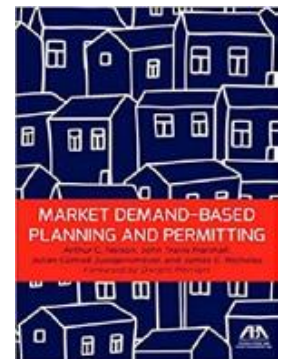
- 21 Parolek, Daniel with **Arthur C. Nelson**. 2020. *Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*. Washington, DC: Island Press.

*In "Missing Middle Housing," Parolek, an architect and urban designer, illustrates the power of these housing types to meet today's diverse housing needs. With the benefit of beautiful full-color graphics, Parolek goes into depth about the benefits and qualities of Missing Middle Housing. The book demonstrates why more developers should be building Missing Middle Housing and defines the barriers cities need to remove to enable it to be built. A chapter from urban scholar **Arthur C. Nelson** uses data analysis to highlight the urgency to deliver Missing Middle Housing.*



- 20 **Nelson, Arthur C.**, Julian Conrad Juergensmeyer, James C. Nicholas, and John Travis Marshall 2017. *Market Demand Based Planning and Permitting*. Chicago, IL: American Bar Association.

Failure to create market demand based planning and permitting systems in accordance with a plan led in large part to both the savings-and-loan crisis and the Great Recession, costing trillions in taxpayer dollars, trillions more in lost home owner equity, and millions of jobs. This book may help prevent the next needless real estate driven recession.
Earl Blumenauer, Member of Congress



An incisive, encyclopedic exposition demonstrating how excessive development helped drive past recessions. The authors' solution – market demand based planning and permitting – is an imaginative and thought-provoking one, sure to ignite useful and productive debate.

David L. Callies, Benjamin A. Kudo Professor of Law and Regents' Medalist for Excellence in Teaching, University of Hawai'i, William S. Richardson School of Law

Market Demand Based Planning and Permitting is an essential book for planning today. It charts new directions we need to follow to meet the challenge of growth and development.

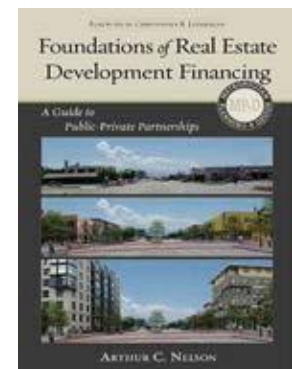
Daniel R. Mandelker, Howard A. Stamper Professor of Law, Washington University School of Law

- 19 **Nelson, Arthur C.** 2014. *Foundations of Real Estate Development Financing: A Guide for Public-Private Partnerships*. Washington, DC: Island Press.

This book provides the know-how the public sector needs to work successfully with developers – Joe Molinaro, National Association of Realtors.

Everyone interested in the financial "how to" of retrofitting suburbia ... should read this cogent book! Nelson brings a wealth of knowledge, experience, and clarity to the task.

June Williamson, author of *Designing Suburban Future* and coauthor of *Retrofitting Suburbia*.



This text will be shown to be the invaluable, go-to, how-to book for practitioners, students, and the private sector on redevelopment of our built environment to meet the needs of future generations.

Christopher B. Leinberger, Brookings Institute and George Washington University.

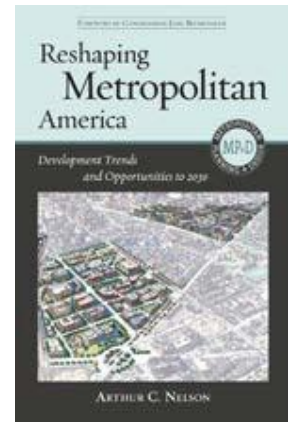
- 18 **Nelson, Arthur C.** 2013. *Reshaping Metropolitan America: Trends and Opportunities to 2030*. Washington, DC: Island Press.

Nelson paints a vivid picture of an America physically transformed in the next twenty years – Bruce Katz, Brookings Institution.

Nelson invented the big-picture understanding of how we are building Metropolitan America. (H)e has once again shown why urbanists throughout the country turn to him to see the future of the built environment. Christopher B. Leinberger, author, The Option of Urbanism.

This is a must-read for planners and policymakers – Ellen Dunham-Jones, Retrofitting Suburbia.

Finally, we have a comprehensive view of how the American Dream is changing and why. – Peter Calthorpe, author, Urbanism in the Age of Climate Change.

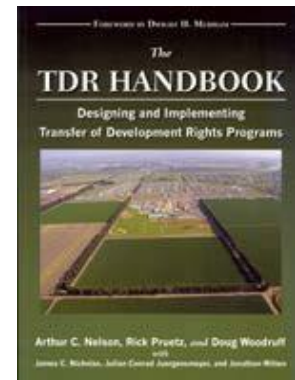


- 17 **Nelson, Arthur C., Richard Pruetz and Doug Woodruff.** 2012. *The TDR Handbook: Planning and Designing Transfer of Development Rights Programs*. Washington, DC: Island Press.

The TDR Handbook will be the primary source on the topic for years to come. Frederick Steiner, Dean, School of Architecture, University of Texas.

The TDR Handbook is thoroughly comprehensive, addressing virtually every conceivable issue about TDR. It should be on the shelf of every public official, attorney, and planner dealing with preservation of open spaces, natural resources, and the built environment.

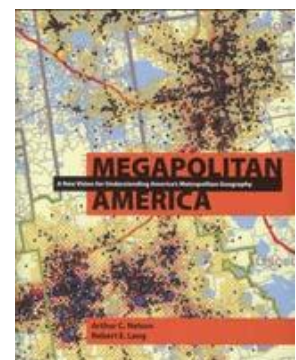
David L. Callies, FAICP, Kudo Professor of Law, University of Hawaii.



- 16 **Nelson, Arthur C. and Robert E. Lang.** 2011. *Megapolitan America: A New Vision for Understanding America's Metropolitan Geography*. Chicago: American Planning Association.

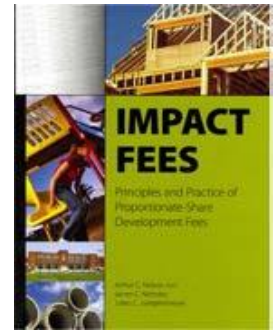
This is an extraordinary book. It completely and ... correctly reorients our thinking about where our cities and communities are going both physically and in terms of actual living. What an extraordinary contribution to our thinking on these issues. This should be required reading ... for every governor, mayor, legislator, city council member, Chamber of Commerce member, and, indeed, citizen!

Michael K. Young, President, University of Washington, Texas A&M University.



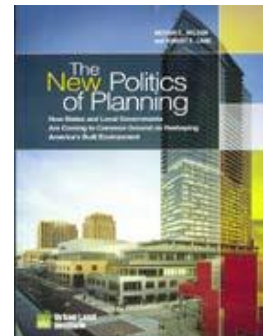
- 15 **Nelson, Arthur C.**, James C. Nicholas and Julian C. Juergensmeyer. 2009. *Impact Fees: Principles and Practice of Proportionate-Share Development Fees*. Chicago: American Planning Association.

In this single, comprehensive text, the leading triumvirate of impact-fee theory and practice shows us how to bring fundamental fairness and justice to impact fees with their transcendent guide to proportionate-share development fees
Dwight Merriam, past president, AICP.



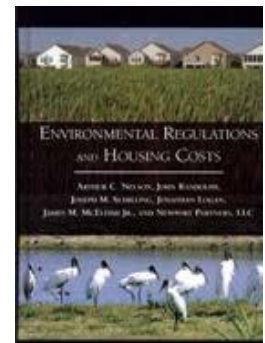
- 14 **Nelson, Arthur C.** and Robert E. Lang, 2009. *The New Politics of State Planning: How States and Local Governments Are Coming to Common Ground on Reshaping America's Built Environment*. Washington, DC: Urban Land Institute.

Chronicling land-use controls from the past generation, this analysis describes recent changes in state perspective toward managing community growth. Showing how other states are handling newsworthy matters such as sustainability and infrastructure to improve the quality of life in communities the examination provides perspectives on many issues, including voter willingness to raise taxes for transit, open space, and related smart growth initiatives; increasing state protections of private property rights; and the rise in special districts and private governance.
Urban Land Institute.



- 13 **Nelson, Arthur C.**, John Randolph, Joseph Schilling, Jonathan Logan, James McElfish, and Newport Partners, 2009. *Environmental Regulations and Housing Costs*. Washington, DC: Island Press.

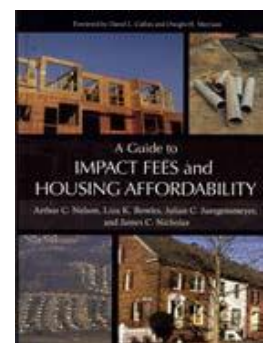
In this book Arthur C. Nelson, John Randolph et al. provided reasoned analysis for decision makers in the public and private sectors about the effect of environmental regulations on housing affordability
Earl Blumenauer, Member of Congress.



- 12 **Nelson, Arthur C.**, Liza Bowles, Julian C. Juergensmeyer and James C. Nicholas. 2008. *A Guide to Impact Fees and Housing Affordability*. Washington, DC: Island Press.

In a revenue-constrained world, impact fees will not disappear. The challenge is to ensure that such fees do not undermine a balanced community, Nelson et al. lay out a clear, fact-filled road map to address that challenge. Communities and developers should take heed.

Nicholas P. Retsinas, Director, Joint Center for Housing Studies, Harvard University.



- 11 Newport Partners and **Arthur C. Nelson**. 2008. *Impact Fees and Housing Affordability Guidebook*. Washington, DC: Department of Housing and Urban Development.

The purpose of this guidebook is to help practitioners design fees that more equitably reflect actual proportionate share and therefore have less of a negative impact on housing affordability. (B)ased on a comprehensive literature review and research conducted in the course of this project, the authors found that the simplest and most universal factor associated with actual costs is the square footage of the home.

US Department of Housing and Urban Development.



- 10 **Nelson, Arthur C.**, Thomas W. Sanchez, Casey J. Dawkins. 2007. Second, revised printing 2008. *The Social Impacts of Urban Containment*. Hampshire, UK: Ashgate. Nominated for the Paul Davidoff Award. (Second printing.)

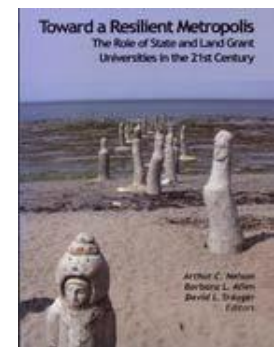
Nelson, Dawkins and Sanchez extend the exploration of the effects of containment beyond urban form and housing prices, providing new insights into its consequences for broad array of social and economic issues. As such, the authors break new ground and provide a comprehensive assessment of the thinking on these issues to date.

Gerrit Knaap, National Center for Smart Growth Director, University of Maryland.



- 9 **Nelson, Arthur C.**, Barbara L. Allen, David Trauger. 2006. *Toward a Resilient Metropolis: A New Role for State and Land Grant Universities*. Alexandria, VA: Metropolitan Institute Press.

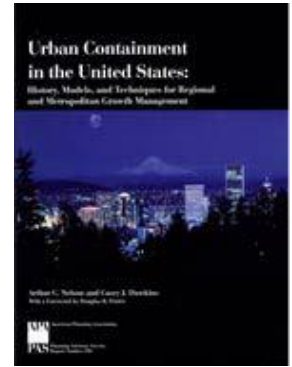
It is because of ... global and national challenges that metropolitan areas must not only become regions of sustainability but ones of resilience – and perhaps they must first learn to be resilient. The learning process is a role that state and land grant universities are uniquely qualified to fill. This can be accomplished through their collective power to convene. As shown in this book, no other institution enjoys the collective power to convene all the interests and with it state and land grant universities can move the world toward a resilient metropolis – Metropolitan Institute at Virginia Tech.



- 8 **Nelson, Arthur C.** and Casey J. Dawkins. 2004. *Urban Containment in the United States*. Chicago: American Planning Association.

This report reviews the history and central characteristics of urban containment, discusses the authors' evaluation of more than 100 urban containment plans, and presents their four-framework typology. It also offers case studies of each of the four frameworks and summarizes the implications for planners. Includes appendices, as well as a compilation of principal techniques for growth management and the elements of urban containment frameworks.

American Planning Association.



- 7 **Nelson, Arthur C.** 2004. *Planners Estimating Guide: Projecting Land-Use and Facility Needs*. Chicago: American Planning Association.

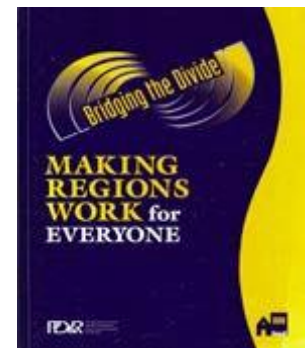
This is a gem of a book that deserves a place on every planner's reference shelf. It superbly delivers on its objective to present a straightforward method and framework for estimating future land-use and facility needs for a variety of growth scenarios.

David Listokin, Co-Director, Center for Urban Policy Research, Rutgers University, in *Journal of the American Planning Association*, 71(4): 460-61.



- 6 Wachter, Susan M., J. Leo Penne, and **Arthur C. Nelson**, eds. 2000. *Bridging the Divide: Making Regions Work*. U.S. Department of Housing and Urban Development, Washington, DC.

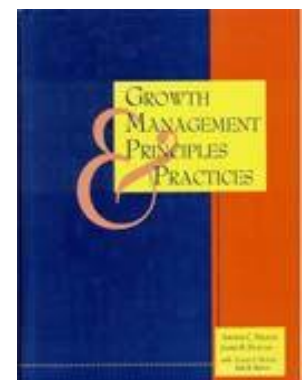
The Bridging the Divide Conference offered representatives from a broad spectrum of government, public organizations, and private-interest groups the opportunity to present their views. These Proceedings report on how those who attended took advantage of this opportunity. Andrew Cuomo, HUD Secretary



- 5 **Nelson, Arthur C.** and James B. Duncan. 1995. *Growth Management Principles and Practice*. Chicago: American Planning Association.

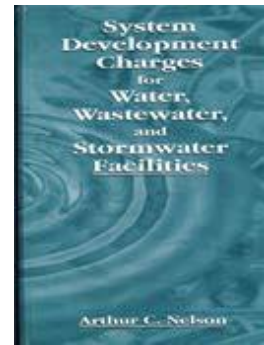
Growth Management Principles and Practices shows how to integrate diverse growth management practices into a comprehensive system that balances potentially competing planning goals.

American Planning Association Recognized as one of the top 25 books in the first 25-year history of the American Planning Association.



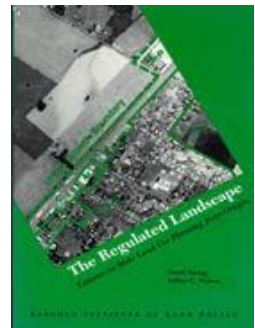
- 4 **Nelson, Arthur C.** 1995. *Water, Wastewater, and Stormwater System Development Charges*. Boca Raton, FL: CRC and Lewis Publishers.

This book presents a comprehensive method by which to determine the proportionate share of the costs and revenues generated by the development of new water, wastewater, and stormwater facilities. It presents a rational, legally defensible approach to assessing charges based on the use of new and existing facilities to support new system development.
CRC Press



- 3 Knaap, Gerrit J. and **Arthur C. Nelson.** 1993. *The Regulated Landscape: Lessons of Statewide Planning From Oregon*. Cambridge, MA: Lincoln Institute of Land Policy. Several printings. Translated into Chinese in 2003.

This book examines the effects of Oregon's comprehensive Land Use Act of 1973 on economic activity, housing, agriculture, and land values. The authors document statewide planning and land use politics through the late 1980s as the state responded to changing social and economic circumstances that affected the implementation of its planning goals.
Lincoln Institute of Land Policy



- 2 Nicholas, James C., **Arthur C. Nelson,** and Julian C. Juergensmeyer. 1991. *A Practitioner's Guide to Development Impact Fees*. Chicago, IL: American Planning Association.

This book is about development impact fees. Impact fees shift a portion of the burden of the cost of new or expanded facilities to accommodate new development away from the community at large to new development itself. The mission of this book is to move the impact fee concept away from experimentation to standardization.
American Planning Association



- 1 **Nelson, Arthur C.,** ed. 1988. *Development Impact Fees: Theory, Issues, Policy and Practice*. Chicago, IL: American Planning Association.

To pay for facilities, communities increasingly look to the private sector for help. Development impact fees are one way they have found to shift the burden of paying for new facilities to new development. This book is based on a symposium introduces readers to many of the practices of, and the debates surrounding, impact fees.
American Planning Association.



EDITED BOOK SERIES

Nelson, Arthur C. and Reid Ewing, editors,
Metropolitan Planning + Design book series,
Washington, DC: Island Press. Series editor
leading to:

*Foundations of Real Estate Development Financing: A
Guide to Public-Private Partnerships*—Arthur C.
Nelson

Measuring Urban Design: Metrics for Livable Places –
Reid Ewing and Otto Clemente

*Reshaping Metropolitan America: Development Trends
and Opportunities to 2030* – Arthur C. Nelson

*Good Urbanism: Six Steps to Creating Prosperous
Places* – Nan Ellin

*Planning as if People Matter: Governing for Social
Equity* – Marc Brenman and Thomas W. Sanchez

*Stewardship of the Built Environment: Sustainability,
Preservation, and Reuse* – Robert A. Young

*The TDR Handbook: Designing and Implementing
ransfer of Development Rights Programs* –
Arthur C. Nelson, Rick Pruetz, and Doug Woodruff

Metropolitan Planning + Design

From Island Press and the University of Utah
Series Editors: Arthur C. Nelson and Reid Ewing

A collaboration between Island Press and the University of Utah's Department of City + Metropolitan Planning, this series provides a set of tools for students and professionals working to make our cities and metropolitan areas more sustainable, livable, prosperous, resilient, and equitable.

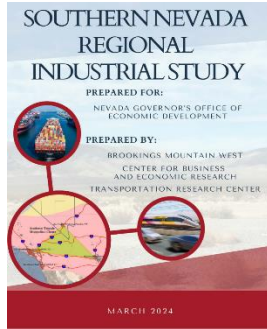
<p>The TDR HANDBOOK Designing and Implementing Transfer of Development Rights Programs Arthur C. Nelson, Rick Pruetz, and Doug Woodruff</p> <p>Paperback: \$ 47.50</p>	<p>Stewardship of the Built Environment Sustainability, Preservation, and Reuse Robert A. Young</p> <p>Paperback: \$ 35.00</p>	<p>Planning as if People Matter Governing for Social Equity Marc Brenman and Thomas W. Sanchez</p> <p>Paperback: \$ 35.00</p>
<p>Good Urbanism Six Steps to Creating Prosperous Places NAN ELLIN</p> <p>Paperback: \$ 35.00</p>	<p>Reshaping Metropolitan America Development Trends and Opportunities to 2030 ARTHUR C. NELSON</p> <p>Paperback: \$ 35.00</p>	<p>Measuring Urban Design Metrics for Livable Places Reid Ewing and Otto Clemente</p> <p>Paperback: \$ 35.00</p>

Coming July 2013

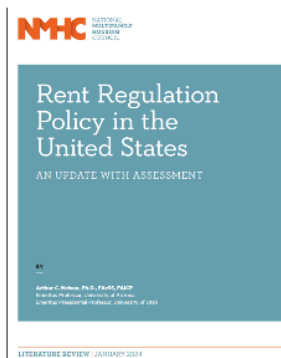
Learn more at islandpress.org/utah

ISLANDPRESS
Solutions that inspire change.

COMMISSIONED MONOGRAPHS



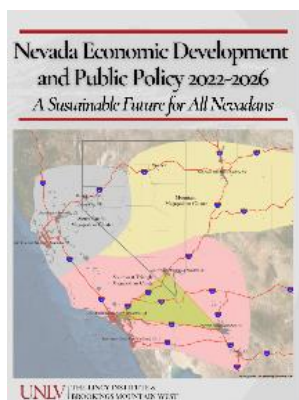
24. David F. Damore, Andrew Woods, Pramen P. Shrestha, William E. Brown, Jr. Arthur C. Nelson, Stephen M. Miller, Jinju Lee, Zachary Allen, Bharat Kalivarapu. 2024. *Southern Nevada Regional Industrial Study*. Prepared for the Nevada Governor’s Office of Economic Development. Las Vegas NV: Brookings Mountain West, Center for Business and Economic Research, Transportation Research Center. Contributor to the theory of inland ports, governance structures, finance options, and applications to Southern Nevada.



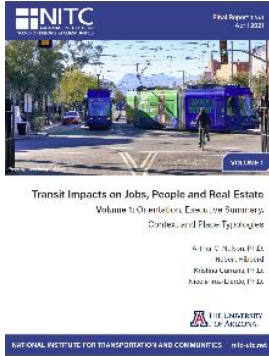
23. Nelson, Arthur C., 2024 *Rent Regulation in the United States*. Washington, DC: National Multifamily Housing Council. This study updates prior work and presents new insights into effects of rent control on local housing and fiscal policy.



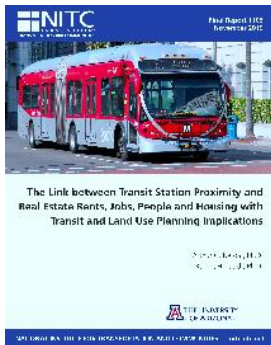
22. Nelson, Arthur C., James C. Nicholas and Julian Conrad Juergensmeyer, 2022 *Rationale for Smart Growth Fiscal Analysis and Model Fiscal Impact Ordinance*. Washington, DC: Smart Groth America.



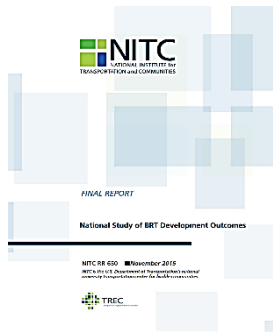
21. Damore, David F., William E. Brown, Jr., Karen A. Danielsen, Robert E. Lang, Jaewon Lim, Magdalena Martinez, Fatma Nasoz, Arthur C. Nelson, Caitlin J. Saladino Lincy. 2022. *Nevada Economic Development and Public Policy 2022-2026: A Sustainable Future for all Nevadans*. Las Vegas NV: Lincy Institute and Brookings Mountain West. Strategic plan for the Governor’s Office of Economic Development. Nelson was lead for the largest text contribution, “Part III: Nevada’s Demographic and Economic Geography: The Three Nevadas.”



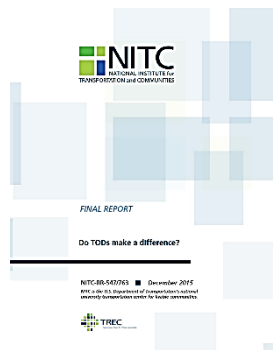
20. Nelson, Arthur C. Robert Hibberd, Robert Hibberd, Kristina Currans, and Nicole Iroz-Elardo. 2021. *Transit Impacts on Jobs, People and Real Estate*. Five volumes (volume 1 image shown). Portland, OR: National Institute of Transportation and Communities, Portland State University.



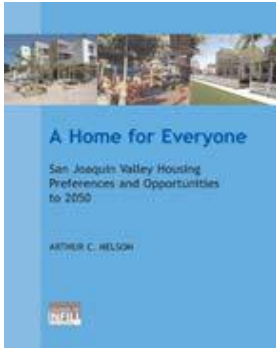
19. Nelson, Arthur C. and Robert Hibberd. 2019. *The Link between Transit Station Proximity and Real Estate Rents, Jobs, People and Housing with Transit and Land Use Planning Implications*. Portland, OR: National Institute of Transportation and Communities, Portland State University.



18. Nelson, Arthur C. and Joanna Ganning. 2015. *National Study of BRT Development Outcomes*. Portland, OR: National Institute of Transportation and Communities, Portland State University.



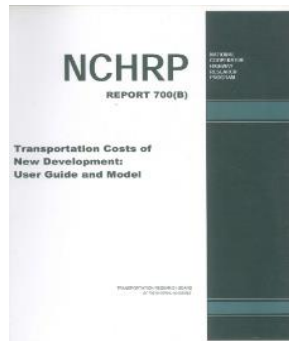
17. Nelson, Arthur C., Matt Miller, Dejan Eskic, Keuntae Kim, Joanna P. Ganning, Reid Ewing, Jenny Liu, Matt Berggren, Zakari Mumuni. 2015 *Do TODs make a difference?* Portland, OR: National Institute of Transportation and Communities, Portland State University.



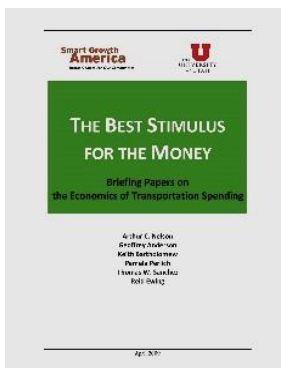
16. Nelson, Arthur C. 2013. *A Home for Everyone: San Joaquin Valley Preferences and Opportunities to 2050*. Sacramento, CA: Council of Infill Builders.



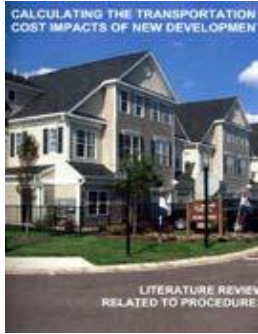
15. Nelson, Arthur C. 2011. *The New California Dream*. Washington, DC: Urban Land Institute. Based on demographic and housing preference analysis, this report helped change the Southern California Association of Governments to switch its long-term housing mix from about one-third attached homes to about two-thirds.



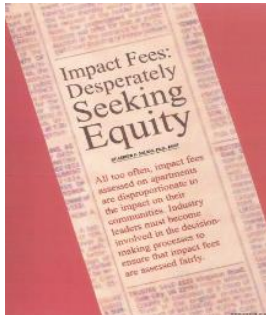
14. Burchell, Robert W., William Dolph, Arthur C. Nelson and Reid Ewing. 2011. *Transportation Costs of New Development: Procedural Guide*. Washington, DC: Transportation Research Board.



13. Nelson, Arthur C., Geoff Anderson, Keith Bartholomew, Pamela Perlich, and Thomas W. Sanchez, 2009. *The Best Stimulus for the Money: Briefing Papers on the Economics of Transportation Spending*. Washington: Smart Growth America.



12. Burchell, Robert, Arthur C. Nelson, et. al. 2007. *Calculating the Transportation Cost Impacts of New Development: Literature Review*. Washington, DC: National Academy of Sciences.



11. Nelson, Arthur C. 2005. *Desperately Seeking Equity: Apartments and Impact Fee Practice*. National Apartment Association.



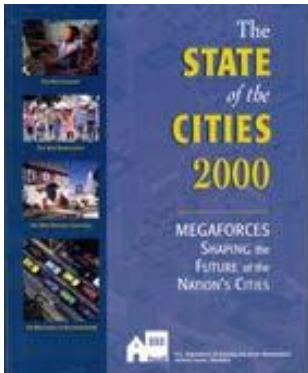
10. Nelson, Arthur C. 2004. *Toward a New Metropolis: The Opportunity to Rebuild America*. Washington, DC: Brookings Institution. Findings of this report were featured on the front page of *USA Today*.



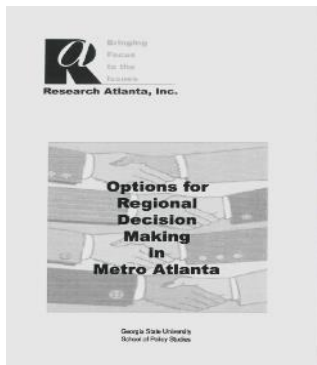
9. Nelson, Arthur C. and Mitch Moody, 2003. *Paying for Prosperity: Impact Fees and Job Growth*. Washington, DC: Brookings Institution.



8. Nelson, Arthur C., Rolf Pendall, Casey J. Dawkins and Gerrit J. Knaap. 2002. *Growth Management and Affordable Housing: The Academic Evidence*. Washington DC: Brookings Institution. This report was edited into a chapter appearing in Xavier de Sousa Briggs, ed., *The Geography of Opportunity: Race and Housing Choice in Metropolitan America*, pp. 219-245. Washington: Brookings Institution that received the Paul Davidoff Book Award by the Association of Collegiate Schools of Planning for 2007.



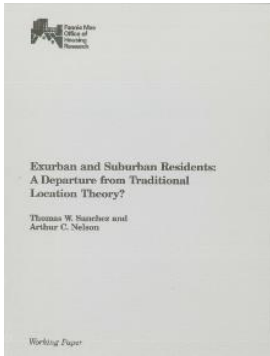
7. Office of Policy Development and Research. 2000. *State of the Cities 2000*. Washington: Department of Housing and Urban Development.



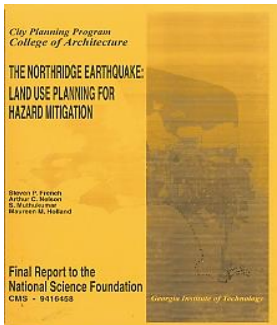
6. Nelson, Arthur C. 1999. *Options for Regional Decision Making in Metro Atlanta*. Atlanta, GA: Research Atlanta, Andrew Young School of Policy Studies, Georgia State University. This report was the focus of a WPBA broadcast on the need for new regional governance in metropolitan Atlanta. The broadcast was nominated for a regional Emmy and helped lead to the Georgia Regional Transportation Authority.



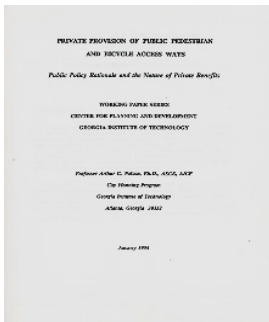
5. Drummond, William J. and Arthur C. Nelson. 1998. *Handbook for Economic Development Geographic Information Systems*. Washington, DC: Economic Development Administration.



4. Sanchez, Thomas W. and Arthur C. Nelson. 1994. *Exurban and Suburban Residents: A Departure from Traditional Location Theory?* Washington, DC: Office of Housing Research, Fannie Mae.



3. French, Steven P. and Arthur C. Nelson. 1996. *Land-Use Planning and Earthquake Hazard Mitigation*. National Science Foundation.



2. Nelson, Arthur C. 1994. *Private Provision of Public Pedestrian and Bicycle Access Ways: Public Policy Rationale and the Nature of Public and Private Benefits*. Atlanta GA: City Planning Program, Georgia Institute of Technology. his report was cited in text by Chief Justice William Rehnquist in *Dolan v. City of Tigard*, 512 U.S. 374.

DOLAN v. CITY OF TIGARD
CERTIORARI TO THE SUPREME COURT OF OREGON
No. 93-518. Argued March 23, 1994—Decided June 24, 1994



1. Nelson, Arthur C., William P. Drummond and David S. Sawicki. 1992. *Exurban Industrialization*. Washington, DC: US Department of Commerce, Economic Development Administration. The report's findings were featured on the front page of the *Wall Street Journal*.

ARTICLES IN REFEREED JOURNALS AND PROCEEDINGS, AND LAW JOURNALS

- 164 **Nelson, Arthur C.** and Robert Hibberd. 2024. Complete Streets as a Redevelopment Strategy. *Cityscape: A Journal of Policy Development and Research* (forthcoming).
- 163 **Nelson, Arthur C.** 2023. Mitigating Peer-to-Peer Housing Impacts: Toward A Rational Nexus P2P Housing Impact Mitigation Strategy, *Journal of Comparative Urban Law and Policy*: 6(1): 19-55. Available at: <https://readingroom.law.gsu.edu/jculp/vol6/iss1/3>
- 162 **Nelson, Arthur C.** and Robert Hibberd. 2023. Influence of Transit Station Proximity on Demographic Change Including Displacement and Gentrification with Implications for Transit and Land Use Planning After the Covid-19 Pandemic. *Transportation Research Record* (forthcoming).
- 161 Kim, Keuntae, Keunhyun Park and **Arthur C. Nelson**. 2021. Impacts of Light Rail Transit on Labor Participation and Housing Affordability in the U.S.: A Longitudinal Analysis using Propensity Score Matching. *Transportation Research Record*. <https://doi.org/10.1177/03611981211029650>
- 160 **Nelson, Arthur C.** and Robert Hibberd. 2021. (Overlooked) Association between Express Bus Station/Stop Proximity and Multifamily Rents with a Surprise about Transit Mode Synergism and Implications for Transit and Land Use Planning. *Transportation Research Record*. April 2021. doi:10.1177/03611981211005457.
- 159 **Nelson, Arthur C.** and Robert Hibberd. 2021. The Influence of Rail Transit on Development Patterns in the Mountain Mega-Region with a Surprise and Implications for Rail Transit and Land Use Planning. *Transportation Research Record* (forthcoming).
- 158 **Nelson, Arthur C.** 2020. The Great Senior Short-Sale or Why Policy Inertia Will Short Change Millions of America's Seniors," *Journal of Comparative Urban Law and Policy*: 4(1): 473-528. Available at: <https://readingroom.law.gsu.edu/jculp/vol4/iss1/28>
- 157 **Nelson, Arthur C.** and Robert Hibberd. 2019. Streetcars and Real Estate Rents with Implications for Transit Planning. *Transportation Research Record*, 2673(10), 714–725. <https://doi.org/10.1177/0361198119849916>
- 156 Currans, Kristina and **Arthur C. Nelson**. 2019, A Framework to Operationalize a Deep and Vast Literature for Practice: Translating Land Value Uplift Literature to Estimate Economic Impacts of Multimodal Transportation System Projects. *Transportation Research Record*, 2673(8), 62–72. <https://doi.org/10.1177/0361198119839979>
- 155 **Nelson, Arthur C.** and Robert Hibberd. 2019. Express Busways and Economic Development: Case Study of the Miami-Dade South Express Busway. *Research in Transportation Economics Transportation 77*. <https://doi.org/10.1016/j.retrec.2019.05.004>
- 154 **Nelson, Arthur C.**, Philip Stoker and Robert Hibberd. 2019. Light Rail Transit and Economic Recovery - Economic Resilience or Transformation? *Research in Transportation Economics Transportation* <https://doi.org/10.1016/j.retrec.2018.11.003>
- 153 Hinners, Sarah Jack, **Arthur C. Nelson** and Martin Buchert, 2018. Streetcars and Economic Development: A Comparative Study of Four Streetcar Systems. *Transportation Research Record*. <https://doi.org/10.1177/0361198118790096>.
- 152 **Nelson, Arthur C.** and Robert Hibberd. 2018. Analysis of the Variation in Office and Apartment Market Rents with Respect to Commuter Rail Transit Station Distance in Metropolitan San Diego and Salt Lake City, *Transportation Research Record Annual Meeting Compendium of Papers*. Transportation Research Board.
- 151 **Nelson, Arthur C.** 2018. Transit and Wages: The Association between Wages and Transit Station Proximity over Time and with Respect to the Great Recession. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 150 Hibberd, Robert and **Arthur C. Nelson**. 2018. Longitudinal Cluster Analysis of Jobs-Housing Balance in Transit Neighborhoods *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 149 **Nelson, Arthur C.** 2018. Bus Rapid Transit and Office Rents. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 148 **Nelson, Arthur C.** and Keuntae Kim. 2018. Bus Rapid Transit and Economic Development: A Quasi-Experimental Treatment and Control Analysis. *Annual Meeting Compendium of Papers*. Transportation Research Board.

- 147 Hinners, Sarah Jack, **Arthur C. Nelson**, Martin Buchert. 2018. Streetcars and Equity: Case Studies of Four Streetcar Systems Assessing Change in Jobs, People and Gentrification. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 146 **Nelson, Arthur C.** and Robert Hibberd. 2018. Using the Real Estate Market to Establish Streetcar Catchment Areas: Case Study of Multifamily Residential Rental Property in Tucson, Arizona. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 145 **Nelson, Arthur C.** Transit and Real Estate Rents. 2017. *Transportation Research Record*, 2651(1), 22–30. <https://doi.org/10.3141/2651-03>
- 144 **Nelson, Arthur C.** Megaregion Projections: 2015-2045. 2017. Transportation Policy Implications. *Transportation Research Record*, 2654(1), 11–19. <https://doi.org/10.3141/2654-02>
- 143 **Nelson, Arthur C.** 2017. TODs Make a Difference in Job Location. *Fordham Law Review* 44(4): 1079-1102.
- 142 Petheram, Susan, **Arthur C. Nelson** and Reid Ewing. 2016. The Value of Neighborhood Transit and Amenities. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 141 Ganning, Joanna, Keuntae Kim, Mercedes Beaudoin, and **Arthur C. Nelson**. 2016 The Effects of Bus Rapid Transit (BRT) on Sectoral Employment Change in the U.S., 2000-2010. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 140 **Nelson, Arthur C.**, Joanna Paulson Ganning, and Nilia M. Cartaya,. 2016. Express Busways and Economic Development: Case Study of the South Miami-Dade. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 139 **Nelson, Arthur C.**, Casey J. Dawkins, Joanna P. Ganning, Katherine Kittrell and Reid Ewing. 2016. The Association between Professional Performing Arts and Knowledge Class Growth Implications for Metropolitan Economic Development. *Economic Development Quarterly* 30(1): 88–98.
- 138 **Nelson, Arthur C.**, Matt Miller, Keuntae Kim, Dejan Eskic, Joanna P. Ganning, Jenny H. Liu, Reid Ewing. 2015. Commuter Rail Transit and Economic Development. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 137 **Nelson, Arthur C.** 2015. Transit and Economic Resilience. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 136 **Nelson, Arthur C.**, Dejan Eskic, Shima Hamidi, Susan J. Petheram, Jenny H. Liu, Reid Ewing. 2015. Office Rent Premiums with Respect to Distance from Light Rail Transit Stations in Dallas. *Transportation Research Record* *Transportation Research Record*, 2500(1), 110–115. <https://doi.org/10.3141/2500-13>
- 135 Burge, Greg, **Arthur C. Nelson**, Trey Trosper, James Nicholas, and Julian Juergensmeyer. 2015. Can Development Impact Fees Help Mitigate Urban Sprawl? *Journal of the American Planning Association*.79(3): 235-248.
- 134 Ewing, Reid, Shima Hamidi, James B Grace, and **Arthur C. Nelson**. 2014. Compact development and VMT—Environmental determinism, self-selection, or some of both? *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 133 Ewing, Reid, Amir Hajrasouliha, Kathryn M. Neckerman, Marnie Purciel-Hill, William Greene and **Arthur C. Nelson**. 2014. Streetscape Features Related to Pedestrian Activity. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 132 Ewing, Reid, Guang Tian, JP Goates, **Arthur C. Nelson**, Ming Zhang, Michael J Greenwald, Alex Joyce, John Kircher, and William Greene. 2014. Varying influences of the built environment on household travel in 15 diverse regions of the United States. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 131 Petheram, Susan J., **Arthur C. Nelson**, Matt Miller, Reid Ewing., 2014. Beyond TOD: Establishing Upper Bounds of Transit-Supportive Neighborhoods. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 130 **Nelson, Arthur C.**, Matt Miller, Dejan Eskic, and Reid Ewing. 2014. Evaluating Residential and Employment Change Associated with the Portland Streetcar: Case Study with Planning Implications. *Annual Meeting Compendium of Papers*. Transportation Research Board.

- 129 Ewing, Reid, Shima Hamidi, J. P. Goates, **Arthur C. Nelson**, Shima Hamidi. 2014. Direct and Indirect Impacts of Light-Rail Transit on Vehicle Miles Traveled in Portland, Oregon: Longitudinal Analysis. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 128 Ewing, Reid, Shima Hamidi, **Arthur C. Nelson**, and James B. Grace. 2014. Combined Effects of Compact Development, Transportation Investments, and Road User Pricing on Vehicle Miles Traveled in Urbanized Areas. *Transportation Research Record: Journal of the Transportation Research Board* 2397: 117-124
- 127 Ewing, Reid, Shima Hamidi, Frank Gallivan, **Arthur C. Nelson**, and James B. Grace. 2014. Structural equation models of VMT growth in US urbanised areas. *Urban Studies*, 0042098013516521.
- 126 Ewing, Reid, Gail Meakins, Shima Hamidi, and **Arthur C. Nelson**. 2014. Relationship between urban sprawl and physical activity, obesity, and morbidity—Update and refinement. *Health & Place*, 26, 118-126.
- 125 Peterson, Collin Ross and **Arthur C. Nelson**. 2013. Location Quotient Assessment of Age and Income Trends in Four Metropolitan Regions between 2000 and 2010. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 124 Ewing, Reid, Shima Hamidi, **Arthur C. Nelson** and James B. Grace. 2013. Combined Effects of Compact Development, Transportation Investments, and Road User Pricing on Vehicle Miles Traveled in Urbanized Areas. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 123 Ewing, Reid, Mark Connors, Amir Hajrasouliha, JP Goates, Kathy Neckerman, **Arthur C. Nelson**, William H. Greene. 2013. Validating Urban Design Measures. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 122 **Nelson, Arthur C.**. 2013. Toward a New Suburban America. *Planning Theory and Practice*. 14(3): 392-402.
- 121 **Nelson, Arthur C.**. 2013. The Tragedy of the Demand for Walking and Biking. *The Urban Lawyer*, 45: 615-630.
- 120 **Nelson, Arthur C.**, Reid Ewing, Matt Miller, Shyam Kannan, Bruce Appleyard. 2013. Bus Rapid Transit and Economic Development. *Journal of Public Transportation*. 16(3): 41-57.
- 118 Susan J. Petheram, **Arthur C. Nelson**, Matt Miller and Reid Ewing. 2013. Using the Real Estate Market to Establish Light Rail Station Catchment Areas: Case Study of Attached Residential Property Values in Salt Lake County with respect to Light Rail Station Distance. *Transportation Research Record*. 2357: 95-99.
- 118 **Nelson, Arthur C.** 2012. Bus Rapid Transit and Economic Development. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 117 Bartholomew, Keith, **Arthur C. Nelson** and Gail Meakins. 2012. Envisioning Efficiency: How Scenario Planning Can Lead to More Cost-Effective Transportation Investments. *Annual Meeting Compendium of Papers*. Transportation Research Board.
- 116 **Arthur C. Nelson**. 2012. The Mass Market for Suburban Low-Density Development is Over. *The Urban Lawyer*, 44(4): 29—40.
- 115 Ewing, Reid, **Arthur C. Nelson**, Keith Bartholomew, Phil Emmi and Bruce Appleyard. 2011. Response to Special Report 298 Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use and CO2 Emissions. *Journal of Urbanism* 4(1): 75–79.
- 114 **Nelson, Arthur C.** 2011. Reforming Infrastructure Financing with 2020 Vision, *The Urban Lawyer* 42(4): 29-40.
- 113 Seggerman, Karen E., Kristine M. Williams, Pei-Sung Lin, Aldo Fabregas, **Arthur C. Nelson**, James C. Nicholas. (2010) Methodology of Impact Fees Emphasizing Vehicle Miles Traveled. *Transportation Research Record*. <https://doi.org/10.3141/2187-06>
- 112 **Nelson, Arthur C.** 2010. Catching the Next Wave: Older Americans and the “New Urbanism.” *Generations*: 33(4): 37-42.
- 111 **Nelson, Arthur C.** 2009. The New Urbanity: The Rise of a New America. *Annals of the American Academy of Political and Social Science* 626: 192-208.
- 110 **Nelson, Arthur C.** and Kathy Young. 2008. The Limited Role of Downtowns in Meeting Metropolitan Housing Needs. *Journal of Urban Planning and Development*. 134(1): 1-8.

- 109 Lang, Robert E., **Arthur C. Nelson** and Rebecca Sohmer. 2008. Boomburb Downtowns: The Next Generation of Urban Centers. *Journal of Urbanism*.
- 108 Burge, Gregory, **Arthur C. Nelson** and John Matthews. 2007. Effects of Proportionate-Share Impact Fees. *Housing Policy Debate*. 18(4): 679-710.
- 107 **Nelson, Arthur C.**, Liza Bowles and David Daquisto. 2007. Impact Fees and Housing Affordability. *Practicing Planner*: 5(3). Electronic access available exclusively to members of the AICP at <https://www.planning.org/practicingplanner/2007/fall/housing1.htm>
- 106 Lang, Robert E. and **Arthur C. Nelson**. 2007. Boomburb Politics and the Rise of Private Government. *Housing Policy Debate* 18(3): 627-634.
- 105 **Nelson, Arthur C.** 2006. Commentary: Can State Review of Local Planning Increase Housing Production? *Housing Policy Debate* 16(2): 201-207.
- 104 **Nelson, Arthur C.** 2006. Leadership in a New Era. *Journal of the American Planning Association*. 72(4): 393-409.
- 103 Lang, Robert E., Jennifer LeFurgy and **Arthur C. Nelson**. 2006. The Six Suburban Eras of the United States. *Opolis* 2(1): 65-72.
- 102 Wilkins, Joy, William Riall, and **Arthur C. Nelson**. 2006. Rural Industrial Zoning and Economic Development. *Economic Development Journal* 5(4): 24-33.
- 101 **Nelson, Arthur C.** and Susan M. Wachter. 2005 Smart Growth and Housing Policy. *Housing Policy in the New Millennium: Proceedings*. Washington, DC: HUD.
- 100 **Nelson, Arthur C.**, Casey J. Dawkins and Thomas W. Sanchez. 2005. The Effect of Urban Containment and Mandatory Housing Elements on Racial Segregation in US Metropolitan Areas. *Journal of Urban Affairs* 26(3): 339-350. **Finalist, Article of the Year for 2005.**
- 99 **Nelson, Arthur C.** and Thomas W. Sanchez. 2005. The Effectiveness of Urban Containment Regimes in Reducing Exurban Sprawl. *DISP* 160: 42-47.
- 98 **Nelson, Arthur C.**, Thomas W. Sanchez and Casey J. Dawkins. 2004. "Urban Containment and Residential Segregation: A Preliminary Investigation." *Urban Studies*.41(2): 423-440.
- 97 **Nelson, Arthur C.**, Thomas W. Sanchez, James F. Wolf and Mary Beth Farquhar. 2004. Metropolitan Planning Organization Voting Structure and Transit Investment Bias. *Transportation Research Record* 1895: 1-14.
- 96 **Nelson, Arthur C.**, Raymond J. Burby, Edward Feser, Casey J. Dawkins, Roberto Quercia, and Emil Malizia. 2004. "Urban Containment and Central City Revitalization." *Journal of the American Planning Association* 70(4): 411-425.
- 95 Dawkins, Casey J., and **Arthur C. Nelson**. 2003. "Statewide Growth Management Policy and Central City Revitalization." *Journal of the American Planning Association*. 69(4): 381-396.
- 94 **Nelson, Arthur C.** 2003. "Locating Major Public Venues Where They Make a Difference." *Journal of Public Works Management and Policy* 7(2): 98-114.
- 93 **Nelson, Arthur C.** and Susan M. Wachter. 2003. "Growth Management and Affordable Housing Policy." *Journal of Housing and Community Development Law*. 12(2): 173-187.
- 92 Dawkins, Casey J. and **Arthur C. Nelson**. 2002. "Urban Containment and Housing Prices: An International Comparison." *Land Use Policy*. 19(1): 1-12.
- 91 **Nelson, Arthur C.** and Steven P. French. 2002. "Plan Quality and Mitigating Damage From Natural Disasters: Case Study of the Northridge Earthquake With Planning Policy Considerations. *Journal of the American Planning Association*. 68(2):194-207.
- 90 Burby, Raymond J., **Arthur C. Nelson**, Dennis Parker, and John Handmer. 2001. "Urban Containment Policy and Exposure to Natural Hazards: Is There a Connection?" *Journal of Environmental Planning and Management* 44(4) 475-490.
- 89 **Nelson, Arthur C.** 2001. "Exclusionary Housing, Urban Sprawl, and Smart Growth." *Georgia State University Law Review*. 17(4): 1087-1102
- 88 **Nelson, Arthur C.** 2001. "Prosperity or Blight? A Question of Major League Stadia Locations." *Economic Development Quarterly* 15(3): 255-265.
- 87 **Nelson, Arthur C.** and Mitchell Moody. 2000. "Effect of Beltways on Metropolitan Economic Activity." *Journal of Urban Planning and Development*. 126(4): 189-196.

- 86 **Nelson, Arthur C.** and David R. Peterman. 2000. "Does Growth Management Matter?" *Journal of Planning Education and Research*. 19(3): 277-286.
- 85 **Nelson, Arthur C.** 2000. "Reducing Financial Risk Through Needs Certification." *Journal of Urban Planning and Development*, 126(1): 39-54.
- 84 **Nelson, Arthur C.** 2000. "New Kid in Town: The Georgia Regional Transportation Authority." *Wake Forest University Law Review*. 35(3): 625-644.
- 83 **Nelson, Arthur C.** 1999. "Transit Stations and Commercial Property Values." *Journal of Public Transportation*, 2(3): 77-96.
- 82 Hise, Rhonda and **Arthur C. Nelson**. 1999. "State Strategies for Brownfield Redevelopment." *Economic Development Review*. 17.
- 81 **Nelson, Arthur C.** 1999. "Comparing States With and Without Growth Management: Analysis Based on Indicators With Policy Implications." *Land Use Policy* 16: 121-127.
- 80 Sanchez, Thomas W. **Arthur C. Nelson**. 1999. "Debunking the Exurban Myth." *Housing Policy Debate*. 10(3): 689-709.
- 79 **Nelson, Arthur C.** and Katherine Foster. 1999. "Metropolitan Governance Structure and Economic Performance." *Journal of Urban Affairs*, 21(3): 309-324.
- 78 **Nelson, Arthur C.** with William J. Drummond and David S. Sawicki. 1998. "Determinants of Exurban Industrialization with Implications for Economic Development Practitioners." *Economic Development Review*. 16:
- 77 Burby, Raymond J., Steven P. French, and **Arthur C. Nelson**. 1998. "Plans, Code Enforcement, and Damage Reduction: Evidence from the Northridge Earthquake." *Earthquake Spectra*, 14(1): 59-74.
- 76 Peng, Zhong-ren and **Arthur C. Nelson**. 1998. Rural Transit Services: A Local Economic and Fiscal Impact Analysis." *Transportation Research Record* 1623: 57-62.
- 75 **Nelson, Arthur C.** 1997. Social Benefits of Transit: Case Study of the Metropolitan Atlanta Rapid Transit Authority. *Transportation Research Record*, 1576: 125-131.
- 74 **Nelson, Arthur C.** and David Allen. 1997. If You Build Them, Commuters Will Use Them: Association Between Bicycle Facilities and Bicycle Commuting. *Transportation Research Record*, 1578: 79-83.
- 73 **Nelson, Arthur C.** and Thomas Sanchez. 1997. "Influence of the Metropolitan Atlanta Rapid Transit Authority on Population and Employment Patterns." *Transportation Research Record*, 1604: 18-25.
- 72 Peiser, Richard B. and **Arthur C. Nelson**. 1997. "Using Master Planning Expert Panels to Achieve Planning Objectives." *Journal of the American Planning Association* 63(4): 439-453.
- 71 **Nelson, Arthur C.** with Michael E. Meyer and Catherine B. Ross. 1997. "Rail Transit in the Suburbs: Case Study of Transit Use in Atlanta's Affluent Northern Tier," *Transportation Research Record*, 1571: 142-150.
- 70 **Nelson, Arthur C.** with Michael E. Meyer and Catherine B. Ross. 1997. "Parking Supply Policy and Public Transit Use," *Transportation Research Record*, 1604: 60-68.
- 69 Sanchez, Thomas W. and **Arthur C. Nelson**. 1997. "Exurban and Suburban Residents: A Departure from Traditional Location Theory?" *Journal of Housing Research*, 8(2): 249-276.
- 68 **Nelson, Arthur C.** with John Genereux and M. Michelle Genereux. 1997. "Price Effects of Landfills on Different House Value Strata." *Journal of Urban Planning and Development*, 123(3): 59-67.
- 67 **Nelson, Arthur C.** and Terry Moore. 1996. "Assessing Growth Management Policy and Implementation," *Land Use Policy*, 13(4): 241-259.
- 66 **Nelson, Arthur C.** 1995. "Growth Management and the Savings-and-Loan Bailout." *Urban Lawyer* 27(1): 71-85.
- 65 **Nelson, Arthur C.** and Thomas W. Sanchez. 1995. "Socio-Economic Considerations of Road Development Impact Fees." *Transportation Research Record* 1498: 32-35.
- 64 **Nelson, Arthur C.** 1995. "Private Provision of Public Pedestrian and Bicycle Ways: Public Policy Rationale and the Nature of Public and Private Benefits." *Transportation Research Record* 1502: 96-104.
- 63 **Nelson, Arthur C.** 1995. "Development Impact Fees: The Next Generation," *Urban Lawyer*, 26(3): 541-562.

- 62 **Nelson, Arthur C.** 1995. "The Planning of Exurban America: Lessons from Frank Lloyd Wright's Broadacre City." *Journal of Architecture and Planning Research* 12(4): 337-356. **Cited by the Public Affairs Information Service as among the world's 100 most significant contributions to PAIS-cited journals in 1995 from among more than 10,000 published.**
- 61 **Nelson, Arthur C.** with William J. Drummond, and David S. Sawicki. 1995. "Exurban Industrialization: Implications for Economic Development Policy." *Economic Development Quarterly* 9(2): 119-133.
- 60 **Nelson, Arthur C.** 1995. "Comparative Judicial Land-Use Appeals Processes." *Urban Lawyer* 27(2): 251-265.
- 59 Davis, Judy S., **Arthur C. Nelson**, and Kenneth J. Dueker. 1994. "The New 'Burbs." *Journal of the American Planning Association*, 60(1): 45-60.
- 58 **Nelson, Arthur C.** with William J. Drummond, and David S. Sawicki. 1994. "Economic Development Policy Implications of Exurban Industrialization," *Economic Development Review*, 12.
- 57 Moore, Terry and **Arthur C. Nelson**. 1994. Lessons for Effective Urban-Containment and Resource-Land- Preservation." *Journal of Urban Planning and Development* 120(4): 157-173.
- 56 **Nelson, Arthur C.** and Terry Moore. 1993. "Assessing Urban Growth Management." *Land Use Policy* 10(3): 293-302.
- 55 **Nelson, Arthur C.** and Terry Moore. 1993. "Case Study of the Effectiveness of Coastal Growth Management in a Growth Management State." *Coastal Management* 197-208.
- 54 **Nelson, Arthur C.** 1993. "Disamenity Influences of Edge Cities on Exurban Land Values: A Theory with Empirical Evidence and Policy Implications." *Urban Studies* 30(10): 1683-1690.
- 53 **Nelson, Arthur C.** 1993. "Attitudes of Business Climate for High-Tech Industry." *Economic Development Review* 11(4): 53-62.
- 52 **Nelson, Arthur C.** 1993. Estimating Land-Use and Facility Needs for Small Geographic Areas. *Proceedings of the Third International Conference on Computers in Urban Planning and Urban Management*. V. 1.
- 51 **Nelson, Arthur C.** and Shigeo Ogawa. 1992. "Characteristics of Japanese Investment in the United States." *Economic Development Review* 10.
- 50 **Nelson, Arthur C.** 1992. "Effects of Heavy-Rail Transit Stations on House Prices With Respect to Neighborhood Income," *Transportation Research Record*, 1359: 127-132.
- 49 **Nelson, Arthur C.** and James C. Nicholas. 1992. "Estimating Functional Population for Facility Planning." *Journal of Urban Planning and Development* 118(2): 45-58.
- 48 **Nelson, Arthur C.** with James E. Frank and James C. Nicholas. 1992. "Positive Influence of Impact-Fee Policy in Urban Planning and Development," *Journal of Urban Planning and Development*, 118(2): 59-64.
- 47 **Nelson, Arthur C.** with John Genereux. 1992. "Price Effects of Landfills on House Values." *Land Economics* 68(4): 359-367.
- 46 **Nelson, Arthur C.** with John Genereux and Michelle Genereux. 1992. "Price Effects of Landfills on Vacant Residential Land Values." *Journal of Urban Planning and Development* 128-137.
- 45 **Nelson, Arthur C.** 1992. "Characterizing Exurbia." *Journal of Planning Literature* 6(4): 350-368.
- 44 **Nelson, Arthur C.** 1992. "Preserving Prime Farmland in the Face of Urbanization," *Journal of the American Planning Association* 58(4): 467-488.
- 43 **Nelson, Arthur C.** 1992. "Elements of Effective State Land-Use Planning Policy." *Journal of Urban Planning and Development* 118(3): 97-105.
- 42 **Nelson, Arthur C.** 1991. "The Analytic Basis for Farmland Preservation Policies," *Journal of Rural Studies* 6(3): 337-346.
- 41 Patterson, Robert G., **Arthur C. Nelson**, and Raymond J. Burby. 1991. "Sewering the Coast: Bane or Blessing to Marine Water Quality." *Coastal Management*, 19, 2: 239-252.
- 40 **Nelson, Arthur C.** and Jane H. Lillydahl with James E. Frank and James C. Nicholas. 1991. "Price Effects of Transportation and Other Impact Fees on Urban Land," *Transportation Research Record*, 1305: 36-41.
- 39 **Nelson, Arthur C.** and Raymond J. Burby with William J. Drummond. 1991. "Wastewater Planning and Administration Concerns Along Southeastern U.S. Coast." *Journal of Urban Planning and Development* 117(1): 32-40.

- 38 **Nelson, Arthur C.** and Janice Talley. 1991. "Revitalizing Minority Commercial Areas Through Historic District Designation." *Journal of Urban Affairs* 13(2): 221-232.
- 37 Burby, Raymond J. and **Arthur C. Nelson**. 1991. "Local Government and Public Adaptation to Sea-Level Rise." *Journal of Urban Planning and Development* 117(4): 140-153.
- 36 **Nelson, Arthur C.**. 1990. "The Design and Administration of Urban Growth Boundaries." *Real Estate Finance* 8(4): 11-22.
- 35 **Nelson, Arthur C.** with James C. Nicholas, and Julian C. Juergensmeyer. 1990. "Critical Elements of Impact Fee Programs." *Journal of Urban Planning and Development* 116(1): 34-47.
- 34 **Nelson, Arthur C.** with Kenneth J. Dueker. 1990. "The Exurbanization of America." *Journal of Planning Education and Research* 9(2): 91-100.
- 33 **Nelson, Arthur C.** 1990. "Regional Patterns of Exurban Industrialization," *Economic Development Quarterly*, 4(4): 320-333.
- 32 **Nelson, Arthur C.** 1990. "Economic Critique of Prime Farmland Preservation Policies in the United States." *Journal of Rural Studies* 6(2): 119-142.
- 31 **Nelson, Arthur C.** and Susan J. McClesky. 1990. "Elevated Rapid Rail Station Impacts on Single-Family House Values," *Transportation Research Record*, 1266: 173-180.
- 30 **Nelson, Arthur C.** with Kenneth J. Dueker. 1989. "Exurban Living Through Improved Water and Wastewater Technology." *Journal of Urban Planning and Development* 115(3): 101-113.
- 29 **Nelson, Arthur C.** and Elizabeth Sanford. 1989. "Integrated Solid Waste Management is Around the Corner." *Public Works* 120(10): 151-157.
- 28 **Nelson, Arthur C.** with Robert K. Whelan. 1989. "Rural Enterprise Zones: Evaluating Their Effectiveness in Louisiana." *Economic Development Commentary* 13(3): 27-35.
- 27 **Nelson, Arthur C.** with Philip Cosson. 1989. "Evaluating the Effectiveness of a Speculative Industrial Building Program." *Economic Development Review* 7(3): 55-57.
- 26 **Nelson, Arthur C.** 1989. "Advancing Planning Practice: A Guide for 'Planner's Notebook' Contributors." *Journal of the American Planning Association* 55(4): 484-485.
- 25 **Nelson, Arthur C.** 1988. "An Empirical Note on How Regional Urban Containment Policy Influences An Interaction Between Greenbelt and Exurban Land Markets." *Journal of the American Planning Association* 54(3): 178-184.
- 24 **Nelson, Arthur C.** 1988. "Additional and Reduced Demand/Amenity and Disamenity Increment Recapture: Considerations of Urban Containment Policies." *Real Estate Issues* 13(1): 47-51.
- 23 Knaap, Gerrit and **Arthur C. Nelson**. 1988. "The Effects of Regional Land Use Controls in Oregon: A Theoretical and Empirical Review." *The Review of Regional Studies* 18(2): 37-46.
- 22 Debo, Thomas N., Michael L.P. Elliott, and **Arthur C. Nelson**. 1988. "County Begins Impact Fee Program." *Public Works* 119(12): 44-46.
- 21 **Nelson, Arthur C.**, Michael L.P. Elliott, and Thomas N. Debo. 1988. "Impact Fee Program for Fulton County, Georgia." *Journal of Urban Planning and Development* 115(1): 18-32.
- 20 Huffman, Forrest E., **Arthur C. Nelson**, Marc T. Smith, and Michael A. Stegman. 1988. "Who Bears the Burden of Development Impact Fees?." *Journal of the American Planning Association* 54(1): 49-55.
- 19 Lillydahl, Jane H., **Arthur C. Nelson**, Timothy V. Ramis, Antero Rivasplata, and Steven R. Schell. 1988. "The Need for a Standard Impact Fee Enabling Act." *Journal of the American Planning Association* 54(1): 7-17.
- 18 Nicholas, James C. and **Arthur C. Nelson**. 1988. "Determining the Appropriate Development Impact Fee Using the Rational Nexus Test." *Journal of the American Planning Association* 54(1): 56-66.
- 17 **Nelson, Arthur C.** with J. Richard Recht. 1988. "Inducing the Residential Land Market to Grow Timber in an Antiquated Rural Subdivision Plat." *Journal of the American Planning Association* 54(4): 529-38.
- 16 **Nelson, Arthur C.** 1987. "Towards a Theory of the American Rural Residential Land Market." *Journal of Rural Studies* 2(4): 309-319.
- 15 **Nelson, Arthur C.** 1987. "The Effect of Regional Service on Land Values, Growth Patterns, and Regional Fiscal Structure Within a Metropolitan Area." *Urban Resources* 4(2): 15-18, 58-59.
- 14 **Nelson, Arthur C.** and Gerrit J. Knaap. 1987. "A Theoretical and Empirical Argument for Regional Sewer Planning." *Journal of the American Planning Association* 53(4): 479-486.

- 13 **Nelson, Arthur C.** and Michael A. Stegman. 1987. "Planners and Tax Reform." *Journal of the American Planning Association* 53(3): 299-302.
- 12 **Nelson, Arthur C.** and Yu Hsing. 1987. "Determinants of Unemployment in New Orleans: A Working Paper with Policy Implications." *Urban Resources* (New Orleans Edition) 3(3): NO1-NO4.
- 11 **Nelson, Arthur C.** 1987. "Teaching Civil Engineers about Planning: The View from Planning Educators." *Journal of Urban Planning and Development* 113(2): 44-53.
- 10 **Nelson, Arthur C.** 1987. "Teaching Planners about Infrastructure: A Call to Civil Engineers." *Journal of Urban Planning and Development* 113(2): 67-78.
- 9 **Nelson, Arthur C.** 1986. "Using Land Markets to Evaluate Urban Containment Programs." *Journal of the American Planning Association* 52(2): 156-71.
- 8 **Nelson, Arthur C.** 1986. "Impact Fees as an Emerging Method of Infrastructure Finance." *Florida Policy Review*. 2(1): 1-6.
- 7 **Nelson, Arthur C.** 1986. "Urban Growth Management and the Declining Availability of Housing to Farmworkers." *The Rural Sociologist* 6(2): 80-87.
- 6 Daniels, Thomas L. and **Arthur C. Nelson**. 1986. "Is Oregon's Farmland Preservation Program Working?" *Journal of the American Planning Association* 52(1): 22-32.
- 5 **Nelson, Arthur C.** 1986. "More Lessons on Negotiated Replatting in Oregon." *The Platted Lands Press: A Journal of Antiquated Subdivision Studies* 3.
- 4 **Nelson, Arthur C.** 1985. Antiquated Replatting in Oregon. *The Platted Lands Press: A Journal of Antiquated Subdivision Studies* 2(10): 1-7.
- 3 **Nelson, Arthur C.** 1985. Case Study of Replatting to Advance Resource Use. *The Platted Lands Press: A Journal of Antiquated Subdivision Studies* 2.
- 2 **Nelson, Arthur C.** 1985. "Demand, Segmentation, and Timing Effects of an Urban Containment Program on Urban Fringe Land Values." *Urban Studies* 22(4): 439-443.
- 1 **Nelson, Arthur C.** 1985. "An Overview of Greenbelt Influences on Regional Land Values: Implications for Regional Planning Policy," *Growth and Change* 16(2): 43-48.

REFEREED ABSTRACTS (Archived)

- 7 **Nelson, Arthur C.** 2018. *Transit and Wages: The Association between Wages and Transit Station Proximity over Time and with Respect to the Great Recession*. Transportation Research Board annual conference.
- 6 **Nelson, Arthur C.** 2017. *Planners and Driverless Cars*. Association of Collegiate Schools of Planning annual conference.
- 5 Petheram, Susan J., **Arthur C. Nelson**, Reid Ewing and Matt Miller. 2013. *Capitalization of Transit Access Beyond the Half – Mile Circle*. AESOP / ACSP 5th Joint Congress 2013.
- 4 Bjarnson, Grace and **Arthur C. Nelson**. 2011. *Envisioning Infill Redevelopment: The Power of an Infill Redevelopment Timing Analysis*. Association of Collegiate Schools of Planning annual conference.
- 3 Ross, Catherine L., **Arthur C. Nelson**, Thomas Luce, Tridbid Banerjee, and Scott Campbell. 2009. *Megaregions: Planning for Global Competitiveness*. Association of Collegiate Schools of Planning annual conference.
- 2 **Nelson, Arthur C.** 2018. American Megapolitan Growth, 2005-2040: *Planning and Policy Implications*. Virginia Tech College of Architecture and Urban Studies, bi-annual Research Symposium.
- 1 **Nelson, Arthur C.** 1977. *The Effect of Urban Growth Boundaries on Land Values inside Urban Areas*, paper presented to the Annual Conference of the Association of American Geographers, 1977.

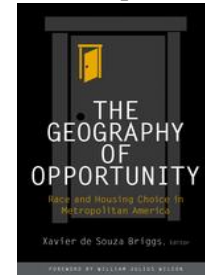
COMMENTARIES AND SPECIAL ISSUE INTRODUCTIONS FOR REFEREED JOURNALS

- 8 Nelson, Arthur C. 2017. Compact Development Reduces VMT: Evidence and Application for Planners—Comment on “Does Compact Development Make People Drive Less?” *Journal of the American Planning Association*, 83:1, 36-41, DOI: 10.1080/01944363.2016.1246378
- 7 Nelson, Arthur C. 2013. Commentary: Zoning Restrictiveness and Housing Foreclosures: Exploring a New Link to the Subprime Mortgage Crisis. *Housing Policy Debate*. 23(2): 458-459.
- 6 Nelson, Arthur C. 2005. Comment on Paul G. Lewis's “Can state review of local planning increase housing production?”, *Housing Policy Debate*, 16:2, 201-209, DOI: 10.1080/10511482.2005.9521540
- 5 Nelson, Arthur C. 2002. “Comment: Have Housing Prices Risen Faster in Portland Than Elsewhere?” *Housing Policy Debate* 13(1): 33-42.
- 4 Nelson, Arthur C. 1988. "Introduction: Downtown Office Development and Housing Linkage Fees." *Journal of the American Planning Association* 54(2): 197-198.
- 3 Nelson, Arthur C. 1988. "Introduction: Symposium on Development Impact Fees." *Journal of the American Planning Association* 54(1): 3-6.
- 2 Nelson, Arthur C. 1983. Comment on Minimum Lot Size Zoning: Implications for Commercial Agricultural Land Preservation: The Oregon Experience. *Journal of the American Planning Association* 49(1): 85-87.
- 1 Nelson, Arthur C. 1983. Comment on Oregon's Statewide Agricultural Land Use Planning Program. *Natural Resources Journal* 23(1): 1-5.

BOOK CHAPTERS

- 37 Horst, Megan, Sy Adler and Arthur C. Nelson. 2024. Chapter 1: Why Oregon 2050: Foresight for a Better Future. In Megan Horst, ed., *Toward Oregon 2050*, Corvallis OR: Oregon State Press.
- 36 Sharygin, Ethan and Arthur C. Nelson, 2024. Chapter 2: Population: The Changing Face of Oregon Toward 2050. In Megan Horst, ed., *Toward Oregon 2050*, Corvallis OR: Oregon State Press.
- 35 Nelson, Arthur C. 2022. Financing City Resilience. In *The Cambridge Handbook of Disaster Law: Risk, Recovery, and Redevelopment*, by John Travis Marshall, Ryan Rowberry, and Susan Kuo, eds. Cambridge UK: Cambridge University Press.
- 34 Nelson, Arthur C. 2015. *Foreword: How Cities will save the World*. Raymond Brescia and John Travis Marshall, eds. London UK: Ashgate.
- 33 Nelson, Arthur C., Susan Petheram, Reid Ewing, Philip Stoker and Shima Hamidi. 2013. Compact Development as a Factor in Income Resilience among Shrinking Counties in the United States: Statistical Analysis with Policy Implications. In Harry Richardson, ed., *Shrinking Cities: A Global Perspective*. London, UK: Taylor and Francis.
- 32 Ewing, Reid, Arthur C. Nelson and Keith Bartholomew. 2010 Compactness vs. Sprawl – Have Energy, Climate, Health, and Demographics Resolved the Debate? In Tridib Banerjee and Anastasia Loukaitou-Sideris, *Companion to Urban Design: Roots, Influences and Trends*, Routledge, New York, 2010, pp. 467-483.
- 31 Lang, Robert E. and Arthur C. Nelson. 2008. Defining Megapolitan Regions. In Catherine B. Ross and Cheryl Contant, eds., *Megaregions: Planning for Global Competitiveness* Washington, DC: Island Press.
- 30 Burby, Raymond J., Arthur C. Nelson and Thomas W. Sanchez. 2006. The Problems of Containment and the Promise of Planning. In Eugenie L. Birch and Susan M. Wachter, eds., *Rebuilding Urban Places After Disaster*, University of Pennsylvania Press (Philadelphia), pp 47-65.
- 29 Nelson, Arthur C., Barbara L. Allen and David L. Trauger. 2006. Introduction: Toward a Resilient Metropolis. In Arthur C. Nelson, Barbara L. Allen, David Trauger. 2006. *Toward a Resilient Metropolis: A New Role for State and Land Grant Universities*. Alexandria, VA: Metropolitan Institute Press, pp. x-xiii.

- 28 **Nelson, Arthur C.**, Casey Dawkins, Thomas Sanchez and Karen Danielson. 2006. *Urban Containment Effects on Housing and Neighborhood Quality in Florida*. In Charles Connerly ed., *Growth Management in Florida: A 20-Year Assessment*. Birmingham, AL: M.E. Sharpe.
- 27 **Nelson, Arthur C.** and Raymond J. Burby. 2005. The Effect of Regional Smart Growth on Metropolitan Growth and Construction: A Preliminary Assessment. In Fritz W. Wagner, et al. eds, *Revitalizing the City: Strategies to Contain Sprawl and Revive the Core*. Birmingham, AL: M.E. Sharpe.
- 26 Pendall, Rolf, **Arthur C. Nelson**, Casey J. Dawkins, and Gerrit-Jan Knaap. 2005. Connecting Smart Opportunity: Race and Housing Choice in Metropolitan America, pp. 219-245. Washington: Brookings Institution. **(Book received the Paul Davidoff Book Award by the Association of Collegiate Schools of Planning, 2007 All co-authors received the award.)**
- 25 **Nelson, Arthur C.**, Rolf Pendall, Casey J. Dawkins and Gerrit J. Knaap. 2004. Growth Management and Affordable Housing: The Academic Evidence. In Anthony Downs, ed., *Growth Management and Affordable Housing*. Washington DC: Brookings Institution.
- 24 **Nelson, Arthur C.**. 2004. Urban Containment American Style. In Christine Bae and Harry Richardson, *Urban Sprawl in Europe and the United States*. London: Ashton.
- 23 **Nelson, Arthur C.** Smart Growth or Business-as-Usual. 2003. In *Strategies for Safe and Sustainable Communities*. Vienna, VA: Landscape Architectural Registration Boards Foundation.
- 22 **Nelson, Arthur C.** and Thomas W. Sanchez. 2002. *Lassoing Exurban Sprawl*. In *Post Suburbia: Examining the New Metropolitan Form*. Washington: Fannie Mae Foundation, pp. 43-102.
- 21 **Nelson, Arthur C.** 2002. How Do You Know Smart Growth When You See It? In Terry Szold, Armando Carbonelle, eds. *Smart Growth: Form and Consequences*. Cambridge, MA: MIT Press and Lincoln Institute of Land Policy.
- 20 **Nelson, Arthur C.** 2000. Regulations to Improve Development Patterns. In H. James Brown, ed., *Metropolitan Development Patterns*, pp. 72-79. Cambridge, MA: Lincoln Institute of Land Policy.
- 19 **Nelson, Arthur C.** and Susan M. Wachter. 2000. Smart Growth and Housing Policy. In Susan M. Wachter, R. Leo Penne and Arthur C. Nelson, eds, *Bridging the Divide: Making Regions Work for Everyone*, pp. 203-212. Washington, DC: Department of Housing and Urban Development, Office of Policy Development and Research.
- 18 **Nelson, Arthur C.** 2000. Smart Growth or Business as Usual? Which is Better at Improving Quality of Life and Central City Vitality? In Susan M. Wachter, R. Leo Penne and Arthur C. Nelson, eds, *Bridging the Divide: Making Regions Work for Everyone*, chapter 3, pp.. 83-106. Washington, DC: Department of Housing and Urban Development, Office of Policy Development and Research.
- 17 **Nelson, Arthur C.** 1999. The Exurban Battleground. In *Contested Landscapes* edited by Mark Lapping and Owen Furuseh. London: Avebury.
- 16 **Nelson, Arthur C.** 1999. Sports Stadia and Central City Revitalization. In Fritz W. Wagner, Timothy E. Joder and Anthony J. Mumphrey, Jr., eds., *Physical Managing Capital Resources for Central City Revitalization*, New York: Garland, pp. 117-146.
- 15 **Nelson, Arthur C.** 1999. Growth Management. In *Practice of Local Government Planning*, ICMA/APA publishers, Frank S. So, editor.
- 14 **Nelson, Arthur C.** 1999. La Nuova Generazione di Oneri Urbanizzativi Negli Stati Uniti (The New Generation of Urbanization Charges in the United States.). In Fausto Curti, ed, *Urbanistica e Fiscalità Locale: Orientamenti di Riforma e Buone Pratiche in Italia eall'Estero*. Rome: Maggioli Editore, pp. 95-134 (translated into Italian by Fausto Curti).
- 13 **Nelson, Arthur C.** 1996. A New Metropolitan Umbrella. In *Regional Politics: America in a Post City Era*, Hank V. Savitch and Ronald K. Vogel, eds. Thousand Oaks, CA: Sage.
- 12 **Nelson, Arthur C.** with Jeffrey H. Milgroom. 1994. Central City Revitalization Through Regional Growth Management. In Fritz W. Wagner, Anthony Mumphrey, and Timothy Joder, eds., *Central City Revitalization*, Thousand Oaks, CA: Sage.
- 11 **Nelson, Arthur C.** 1993. Regional Development Theory. In *Regional Economic Development: A Theoretical Perspective*, Richard D. Bingham et al. eds. Thousand Oaks, CA: Sage.



- 10 **Nelson, Arthur C.** 1993. The Urban Growth Boundary as a Growth Management Tool. In *Planning the Oregon Way: A Twenty-Year Appraisal*, Carl Abbott and Deborah Howe, eds. Corvallis, OR: Oregon State University Press.
- 9 **Nelson, Arthur C.** 1990. An Appraisal of Farmland Preservation Policies: Which Work as Intended? In *Protecting Our Common Future: Conflict Resolution Within the Farming Community*, Ronald Corbett, ed. New Brunswick, NS: Rural and Small Town Research and Studies Programme, Mount Allison University.
- 8 Barneby, Mark P., Tom MacRostie, **Arthur C. Nelson**, Gary J. Schoennauer, George T. Simpson, and Jan Winters. 1988. Paying for Growth: Community Approaches to Development Impact Fees. In Arthur C. Nelson, ed., *Development Impact Fees: Policy Rationale, Practice, Theory and Issues*. Chicago: American Planning Association.
- 7 Lillydahl, Jane H., **Arthur C. Nelson**, Timothy V. Ramis, Antero Rivasplata, and Steven R. Schell. 1988. The Need for a Standard State Impact Fee Enabling Act. In Arthur C. Nelson, ed., *Development Impact Fees: Policy Rationale, Practice, Theory and Issues*. Chicago: American Planning Association.
- 6 Bachrach, Jeff, Julian C. Juergensmeyer, **Arthur C. Nelson**, James C. Nicholas, Timothy V. Ramis, and Eric J. Strauss. 1988. A Standard Development Impact Fee Enabling Statute. In Arthur C. Nelson, ed., *Development Impact Fees: Policy Rationale, Practice, Theory and Issues*. Chicago: American Planning Association.
- 5 Nicholas, James C. and **Arthur C. Nelson**. 1988. The Rational Nexus Test and Appropriate Development Impact Fees. In Arthur C. Nelson, ed., *Development Impact Fees: Policy Rationale, Practice, Theory and Issues*. Chicago: American Planning Association.
- 4 Blewett, Robert A. and **Arthur C. Nelson**. 1988. A Public Choice and Efficiency Argument for Development Impact Fees. In Arthur C. Nelson, ed., *Development Impact Fees: Policy Rationale, Practice, Theory and Issues*. Chicago: American Planning Association.
- 3 Huffman, Forrest E., **Arthur C. Nelson**, Marc T. Smith, and Michael Stegman. 1988. Who Bears the Burden of Development Impact Fees? In Arthur C. Nelson, ed., *Development Impact Fees: Policy Rationale, Practice, Theory and Issues*. Chicago: American Planning Association.
- 2 **Nelson, Arthur C.** 1987. Financing Infrastructure with Development Impact Fees. In *Public Infrastructure Planning and Management* Jay M. Stein *et al.*. Beverly Hills, CA: Sage.
- 1 **Nelson, Arthur C.** 1987. How Regional Planning Policies Designed to Contain Urban Sprawl and Sustain Agriculture Near Cities Should Influence Rural Land Values. In *Sustaining Agriculture Near Cities*. Soil Conservation Service (Washington), 1987.

REFEREED REPORTS

- 50 With Others. 2022. *Economic Development Report to the Nevada Governor*. Brookings Mountain West. University of Nevada Las Vegas.
- 49 **Nelson, Arthur C.** 2022. *Reconsidering Bus Rapid Transit for Maryland Parkway* (preliminary title). Brookings Mountain West. University of Nevada Las Vegas.
- 48 **Nelson, Arthur C.** 2022. *The Rise of Southern Nevada as a Cluster for Metropolitan Transit Technology Innovations*. Brookings Mountain West. University of Nevada Las Vegas.
- 47 **Nelson, Arthur C.** 2021. *Interstate 11: The Road to Prosperity in Nevada*. Brookings Mountain West. University of Nevada Las Vegas.
- 46 **Nelson, AC**, R Hibberd, K Currans, N Iroz-Elardo. 2021. *Transit Impacts on Jobs, People and Real Estate Volume 1 Orientation, Executive Summary, Context and Place Typologies*. Portland, OR: National Institute for Transportation and Communities, Portland State University.
- 45 **Nelson, AC**, R Hibberd, K Currans, N Iroz-Elardo. 2021. *Transit Impacts on Jobs, People and Real Estate Volume 2 Impact on Job Location Over Time with Respect to Transit Station Proximity Considering Economic Groups by Transit Mode*. Portland, OR: National Institute for Transportation and Communities, Portland State University.

- 44 **Nelson, AC**, R Hibberd, K Currans, N Iroz-Elardo. 2021. Transit Impacts on Jobs, People and Real Estate Volume 4 Impact on Real Estate Rents with Respect to Transit Station Proximity Considering Type of Real Estate by Transit Mode. Portland, OR: National Institute for Transportation and Communities, Portland State University.
- 43 **Nelson, AC**, R Hibberd, K Currans, N Iroz-Elardo. 2021. Transit Impacts on Jobs, People and Real Estate Volume 3 Impact on Where People Live Over Time with Respect to Transit Station Proximity Considering Race/Ethnicity. Portland, OR: National Institute for Transportation and Communities, Portland State University.
- 42 **Nelson, AC**, R Hibberd, K Currans, N Iroz-Elardo. 2021. Transit Impacts on Jobs, People and Real Estate Volume 5 Improving Transit Impacts by Reconsidering Design and Broadening Investment Resources. Portland, OR: National Institute for Transportation and Communities, Portland State University.
- 41 **Nelson, Arthur C.** and Rober Hibberd. 2019. The Link between Transit Stations and Workers, People, Households and Housing. Portland, OR: National Institute for Transportation and Communities, Portland State University.
- 40 **Nelson, Arthur C.**, Kristina Currans and Sam Chambers. 2018. Economic Performance Metrics to Improve Transportation Investment Decision Making. Washington, DC: Smart Growth America.
- 39 Hinnners, Sarah, **Arthur C. Nelson** et al. 2016. Assessing the Impacts of Streetcars on Economics, Equity and Quality of Life. Report prepared for the US Department of Housing and Urban Development. Salt Lake City, Utah: Metropolitan Research Center.
- 38 **Nelson, Arthur C.** 2015. *Transit Funding Options, Assessments, and Approach to Capturing Regional and Spatially-Related Value Literature Review and Synthesis into a Proportionate-Share, Spatially-Related Value Capture Funding Scheme for Transit*. Las Vegas, NV: Regional Transportation Commission of Southern Nevada.
- 37 **Nelson, Arthur C.** 2015. *Maryland Parkway Corridor: Transit-Related Development Assessment*. Las Vegas, NV: Regional Transportation Commission of Southern Nevada.
- 36 **Nelson, Arthur C.** 2015. *Do TODs Make a Difference?* Portland, OR: National Institute for Transportation and Communities.
- 35 **Nelson, Arthur C.** 2015. *National Study of BRT Development Outcomes*. Portland, OR: National Institute for Transportation and Communities.
- 34 **Nelson, Arthur C.** 2014. *Metropolitan Council Area Trends, Preferences, and Opportunities: 2010 to 2020, 2030 and 2040*. St. Paul, MN: Metro Council.
- 33 **Nelson, Arthur C.** 2014. *Columbus, Ohio Metropolitan Area Trends, Preferences, and Opportunities: 2010 to 2030 and to 2040*. Washington, DC: Natural Resources Defense Council.
- 32 **Nelson, Arthur C.**. 2013. *Greater Nashville Trends, Preferences and Opportunities 2010 to 2025 and to 2040*. Nashville, TN: Nashville-Davidson County Planning Council.
- 31 **Nelson, Arthur C.** *Trends, Preferences and Opportunities Facing the Columbus, Ohio Metropolitan Area*. Nashville, TN: Nashville-Davidson County Planning Department.
- 30 **Nelson, Arthur C.** 2012. *Piedmont Triad Market Trends, Preferences and Opportunities to 2025 and 2040*. Greenville, NC: Piedmont Triad Regional Planning Council.
- 29 **Nelson, Arthur C.** and Bruce Parker. 2011. *Fiscal Impact Model for the State of Vermont*. Washington, DC: Smart Growth America and Transportation for America.
- 28 Bartholomew, Keith, **Arthur C. Nelson** and Gail Meakins. 2011. *Envisioning Efficiency: How Scenario Planning Can Lead to More Cost-Effective Transportation Investments*. Washington, DC: Smart Growth America.
- 27 Ewing, Reid, **Arthur C. Nelson**, and Keith Bartholomew. 2010. *Response to Special Report 298: Driving and the Built Environment: The Effects of Compact Development on Motorized Travel, Energy Use, and CO2 Emissions*. Washington, DC: Smart Growth America.
- 26 **Nelson, Arthur C.**, Geoff Anderson, Keith Bartholomew, Pamela Perlich, and Thomas W. Sanchez, 2009. *The Best Stimulus for the Money: Briefing Papers on the Economics of Transportation Spending*. Washington: Smart Growth America.
- 25 Ewing, Reid and **Arthur C. Nelson**. 2009. *CO2 Reductions Attributable to Smart Growth in California*. San Francisco: Climate Change.

- 24 Burchell, Robert, William Dolphin, **Arthur C. Nelson**, Reid Ewing, James C. Nicholas. 2008. *Transportation Costs of New Development: Literature Review*. New Brunswick, NJ: Center for Urban Policy Research, Rutgers University.
- 23 Randolph, John R., **Arthur C. Nelson**, Joseph Schilling, James McElfish, Jonathan Logan and Mark Nowak. 2008. *Environmental Regulations and Housing Affordability*. US Department of Housing and Urban Development: Washington, DC.
- 22 Seggerman, Karen, **Arthur C. Nelson**, et al. 2009. *Florida Mobility Fee Study*. Center for Transportation Research, University of South Florida.
- 21 Lang, Robert E. and **Arthur C. Nelson**. 2007. *Beyond the Metroplex: Examining Commuting Patterns at the "Megapolitan" Scale*. Lincoln Institute of Land Policy.
- 20 **Nelson, Arthur C.**. 2007. *Where Will Everybody Live?* Washington, DC: Environmental Protection Agency.
- 19 Lang, Robert E. and **Arthur C. Nelson**. 2007. *The Megapolitan West*. Washington, DC: Brookings Institution.
- 18 **Nelson, Arthur C.** 2004. *Toward a New Metropolis: The Opportunity to Rebuild America*. Washington, DC: Brookings Institution. (**Third most downloaded monograph of the Metropolitan Program in 2005**).
- 17 **Nelson, Arthur C.** 2006. *Getting Ahead of the (Housing) Curve*. Boca Raton, FL: Funders Network for Smart Growth.
- 16 **Nelson, Arthur C.** 2005. *Desperately Seeking Equity: Apartments and Impact Fee Practice*. National Apartment Association.
- 15 **Nelson, Arthur C.**, Rolf Pendall, Casey J. Dawkins and Gerrit J. Knaap. 2002. *Growth Management and Affordable Housing: The Academic Evidence*. Washington DC: Brookings Institution (**ranked as seventh most downloaded monograph of the Metropolitan Program in 2003**).
- 14 **Nelson, Arthur C.**. 2004. *Top Ten Reasons for Meeting Workforce Housing Needs*. Washington, DC: Fannie Mae Foundation.
- 13 **Nelson, Arthur C.** and Raymond J. Burby. 2003. *Urban Containment and Central City Reinvestment*. Washington, DC: Ford Foundation and Jobs First.
- 12 **Nelson, Arthur C.** and Mitch Moody. 2003. *Paying for Growth: Impact Fees and Job Growth*. Washington, DC: Brookings Institution.
- 11 Burby, Raymond J., Laura J. Steinberg, **Arthur C. Nelson**, and Thomas W. Sanchez. 2003. *Urban Containment and Natural Hazard Mitigation*. Washington, DC: National Science Foundation.
- 10 **Nelson, Arthur C.** 1998. . . . And Then There Were Property Taxes: A Primer on Property Tax Structure and Policy. Urban Land Institute (Washington, DC).
- 9 **Nelson, Arthur C.** 1997. *Location of Professional Sports Stadia to Facilitate Urban Economic Development*. National Center for the Revitalization of Central Cities.
- 8 French, Steven P. and **Arthur C. Nelson**. 1996. *Land-Use Planning and Earthquake Hazard Mitigation*. National Science Foundation.
- 7 Sanchez, Thomas W. and **Arthur C. Nelson**. 1994. *Exurban and Suburban Residents: A Departure from Traditional Location Theory?* Washington, DC: Office of Housing Research, Fannie Mae.
- 6 **Nelson, Arthur C.** 1993. *Regional Development Management and Central City Revitalization*. National Center for the Revitalization of Central Cities. 1993.
- 5 **Nelson, Arthur C.**, William P. Drummond, David S., Sawicki. 1992. *Exurban Industrialization*. Economic Development Administration.
- 4 **Nelson, Arthur C.** with James E. Frank and James C. Nicholas. 1990. *The Incidence of Development Impact Fees on Undeveloped Urban Land*. Urban Land Institute (Washington).
- 3 **Nelson, Arthur C.** 1988. *Statewide Land Use Planning Policy Considerations for Georgia*. Center for Urban Planning and Development, City Planning Program, Georgia Institute of Technology.
- 2 **Nelson, Arthur C.** 1988. *Land Use Planning Processes of Selected States, Elements of Successful Land Use Planning Processes, and Statewide Land Use Planning Process Considerations for Georgia*, Governor's Growth Strategies Task Force on Land Use.
- 1 **Nelson, Arthur C.** and Raymond J. Burby. 1988. *Regional Sewer Planning Among Southeastern United States Coastal Regions*. City Planning Program, Georgia Institute of Technology.

NONREFEREED ARTICLES, REFERENCE AND ENCYCLOPEDIA ENTRIES, PERIODICAL CONTRIBUTIONS, BOOK REVIEWS, NONREFEREED CONFERENCE PROCEEDINGS

- 56 **Nelson, Arthur C.** 2024. Homes on the Range: Last in a Series on Housing Demand, Underproduction, and a Call for Action to Meet Housing Needs in the West to 2030. *The Western Planner*. Available at (forthcoming)
- 55 **Nelson, Arthur C.** 2023. Homes on the Range: California's Missing Households. *The Western Planner*. Available at (forthcoming)
- 54 **Nelson, Arthur C.** 2023. Homes on the Range: Missing Households in the Northwest. *The Western Planner*. Available at (forthcoming).
- 53 **Nelson, Arthur C.** 2023. Homes on the Range: The Northern Tier's Missing Households. *The Western Planner*. Available at <https://www.westernplanner.org/2023/2023/6/16/homes-on-the-range-the-northern-tiers-missing-households> Winner, article of the year award.
- 52 **Nelson, Arthur C.** 2023. Homes on the Range: Closing the Southern Tier Household Gap. *The Western Planner*. Available at <https://www.westernplanner.org/2023/2023/1/28/homes-on-the-range-closing-the-southern-tier-household-gap>
- 51 **Nelson, Arthur C.** 2022. Homes on the Range: A Series on Housing Demand, Underproduction, and a Call for Action to Meet Housing Needs in the West to 2030. *The Western Planner*. Available at <https://www.westernplanner.org/2022/2022/10/22/homes-on-the-range-a-series-on-housing-demand-underproduction-and-a-call-for-action-to-meet-housing-needs-in-the-west-to-2030>
- 50 **Nelson, Arthur C.** 2022. Making Places Better, *Journal of Comparative Urban Law and Policy* 5(1): 466-467.
- 49 **Nelson, Arthur C.** 2022. Advances in Planning Analysis and Engagement, *Journal of Comparative Urban Law and Policy* 5(1): 400.
- 48 **Nelson, Arthur C.** 2022. Advances in Planning Processes and Implementation, *Journal of Comparative Urban Law and Policy* 5(1): 297-298.
- 47 **Nelson, Arthur C.** 2022. Housing Affordability and Homeownership, *Journal of Comparative Urban Law and Policy* 5(1): 200-201.
- 46 **Nelson, Arthur C.** 2022. Planning as if People Mattered, *Journal of Comparative Urban Law and Policy* 5(1): 93-94.
- 45 **Nelson, Arthur C.** 2022. Planning after the Pandemic, *Journal of Comparative Urban Law and Policy* 5(1): 17-8.
- 44 **Nelson, Arthur C.** 2022. Homes on the Range: A Series on Housing Demand, Underproduction, and a Call for Action to Meet Housing Needs in the West to 2030. *The Western Planner*, <https://www.westernplanner.org/2022/2022/10/22/homes-on-the-range-a-series-on-housing-demand-underproduction-and-a-call-for-action-to-meet-housing-needs-in-the-west-to-2030>
- 43 **Nelson, Arthur C.** 2022. Postscript. *Journal of Comparative Urban Law and Policy*. Vol. 5, No. 1
- 42 **Nelson, Arthur C.** 2022. New towns for the twenty-first century: A guide to planned communities worldwide, *Journal of Urban Design*, 27:2, 281-283, DOI: 10.1080/13574809.2021.1979342
- 41 **Nelson, Arthur C.** and Robert Hibberd. *Economic and Development Benefits of Fixed Route Transit through Denser Housing: A National Assessment*. Project Brief NITC-RR-1103. Portland, OR: Transportation Research and Education Center (TREC), 2019.
- 40 **Nelson, Arthur C.** 2019. The Little Train that Did: Outcomes of Tucson's Streetcar. *Trends Report*, a publication of the Pima County Real Estate Research Council.
- 39 **Nelson, Arthur C.** and Drew Sanderford. 2017. Tucson Demographics Trends and Real Estate. *Trends Report*, a publication of the Pima County Real Estate Research Council.
- 38 **Nelson, Arthur C.** 2018. Connected. *Planning*, May: 22-23. (About the planning implications of autonomous vehicles.)
- 37 **Nelson, Arthur C.** 2015. *Revitalizing American Cities*, edited by Susan M. Wachter and Kimberly A. Zeuli, *Journal of the American Planning Association*, 81:2, 156-157, DOI: 10.1080/01944363.2015.1054715

- 36 **Nelson, Arthur C.**, Matt Miller, Joanna P. Ganning, Philip Stoker, Jenny H. Liu, and Reid Ewing. 2015. "Transit and Economic Resilience" *Urban Studies and Planning Faculty Publications and Presentations*. 126.
- 35 **Nelson, Arthur C.**, Matt Miller, Keuntae Kim, Joanna P. Ganning, Jenny H. Liu, and Reid Ewing. Commuter Rail Transit and Economic Development. In Transportation Research Board 94th Annual Meeting, no. 15-5308. 2015.
- 34 **Nelson, Arthur C.**, Dejan Eskic, Joanna P. Ganning, Shima Hamidi, Susan J. Petheram, Jenny H. Liu, and Reid Ewing. 2015. "Office rent premiums with respect to distance from light rail transit stations in Dallas and Denver." In *94th Annual Meeting of the Transportation Research Board, Washington, DC*.
- 33 Ewing, Reid and Richardson, Harry and Bartholomew, Keith, and **Nelson, Arthur C.** and Bae, Christine, Compactness vs. Sprawl Revisited: Converging Views (January 30, 2014). CESifo Working Paper Series No. 4571, Available at SSRN: <https://ssrn.com/abstract=2390552> or <http://dx.doi.org/10.2139/ssrn.2390552>
- 32 **Nelson, Arthur C.** 2014. A Review of "Confronting Suburban Poverty in America", *Journal of the American Planning Association*, 80:2, 186-187, DOI: 10.1080/01944363.2014.954466
- 31 **Nelson, Arthur C.** 2013. Growth Management. *International Encyclopedia of Social and Behavioral Sciences*.
- 30 **Nelson, Arthur C.** 2013. Development Trends and Opportunities for the New York Metropolitan Region. *TOD Line*, Pace University Law School.
- 29 **Nelson, Arthur C.** 2012. The New American Dream. *TOD Line*, Pace University Law School. 1(1):1-3.
- 28 **Nelson, Arthur C.** 2010. A Review of "From Sprawl to Sustainability: Smart Growth, New Urbanism, Green Development, and Renewable Energy (2nd ed.)", *Journal of the American Planning Association*, 76:4, 516-517, DOI: 10.1080/01944363.2010.508390
- 27 **Nelson, Arthur C.** 2009. Smart Growth Policies: An Evaluation of Programs and Outcomes, *Journal of the American Planning Association*, 76:1, 126, DOI: 10.1080/01944360903409584
- 26 **Nelson, Arthur C.** 2009. Book Review Essayists: Arthur C. Nelson, *Journal of the American Planning Association*, 75:2, 267-268, DOI: 10.1080/01944360902736177
- 25 **Nelson, Arthur C.** 2009. Demographic Outlook. *Urban Land* 68(9): 196-199.
- 24 El Nasser, Haya. 2008. Open House Anyone? *USA Today*. Cover story 27(148) (April 10-12, 2009). Provided story line including statistical, graphical and editorial assistance.
- 23 **Nelson, Arthur C.** and Robert E. Lang. 2007. The Next 100 Million. *Planning Magazine* 73(1): 4-6.
- 22 Lang, Robert E. and **Arthur C. Nelson**. 2007. America 2040: The Rise of the Megapolitans. *Planning Magazine* 73(1): 7-12.
- 21 **Nelson, Arthur C.** 2006. America Circa 2030. *Architect*. 1(1): 92-97. **Feature article in premier issue of new magazine published by nation's largest professional builder/developer magazine group.**
- 20 El Nasser, Haya. 2006. Where Will Everybody Live? *USA Today*. Cover story 25(31) (October 27-29, 2006). Provided story line including statistical, graphical and editorial assistance. **Issue was a "best seller" for the year.**
- 19 **Nelson, Arthur C.** 2006. Contributor to *Planning and Urban Design Standards* in urban containment and impact fees. New York: Wiley.
- 18 **Nelson, Arthur C.** 2005. Contributing analyst to article on "The Next Real Estate Boom" published by *Business 2.0*, published by the Forbes group and the nation's leading business monthly. **Issue was the best-selling ever.**
- 17 **Nelson, Arthur C.** 2005. Impact Fees and Equity. *Units Magazine*. National Apartment Association.
- 16 **Nelson, Arthur C.** 2004. Multi-Family Housing and Impact Fees. *Units Magazine*. National Apartment Association.
- 15 El Nasser, Haya. 2004. Buildings to go up like never before. *USA Today*. Cover story and companion article Report Gives Communities a Tool to Match Development to Growth, page 4A, 23(50) (December 13, 2004). Provided story line including statistical, graphical and editorial assistance.
- 14 **Nelson, Arthur C.** 2001. Growth Management. *International Encyclopedia of Social and Behavioral Sciences*.

- 13 **Nelson, Arthur C.** 2000. Review: Sprawl Busting: State Programs to Guide Growth, Jerry Weitz. *Journal of the American Planning Association*.
- 12 **Nelson, Arthur C.** 1999. Growth Management and Economic Development. *Economic Development*, publication of the Economic Development Division of the American Planning Association.
- 11 **Nelson, Arthur C.** 1998. "The Urban Fringe." *International Encyclopedia of Urban Affairs*.
- 10 **Nelson, Arthur C.** 1998. Transit Stations and Commercial Property Values: Case Study with Policy and Land Use Implications. Presented at Transportation Research Board 77th Annual Meeting.
- 9 **Nelson, Arthur C.** 1997 Market Mechanisms and Sprawl: Letter to the Editors, *Journal of the American Planning Association*, 63:3, 393-394, DOI: 10.1080/01944369708975931
- 8 **Nelson, Arthur C.** 1997. Telecommunications and Central City Revitalization. *Journal of World Transportation*.
- 7 **Nelson, Arthur C., James C. Nicholas, and Lindell Marsh.** 1992. New Fangled Impact Fees. *Planning Magazine* 58:10.
- 6 **Nelson, Arthur C.** 1990. Land Use Planning in Georgia. *Carolina Planner*.
- 5 **Nelson, Arthur C.** 1989. Preventing Urban Sprawl. *Florida Quality Cities* 63(6): 16-20.
- 4 **Nelson, Arthur C.** 1989. Development Impact Fees Are Coming. *Georgia County Government* 41(5):10-15.
- 3 **Nelson, Arthur C.** 1986. The Amenity and Disamenity Effects of Urban Containment Programs on Urban-Fringe Land Values. *Environmental Planning Quarterly* (Winter): 13-16.
- 2 **Nelson, Arthur C.** 1983. Reader Response, 23 Nat. Resources J. 1. Available at: <https://digitalrepository.unm.edu/nrj/vol23/iss1/3>
- 1 **Nelson, Arthur C.** 1983. Comment on the Oregon Land Use Act. *Journal of the American Planning Association*. 49(1): 85-87.

PHOTO CREDITS

- Mira Locher and Keith Bartholomew. 2022. On the Restorative Power of Nature, or Why Every Neighborhood Needs a Public Japanese Garden. *Journal of Comparative Urban Law and Policy* (forthcoming).
- Impact Fees and Housing Affordability*. 6 photo credits. Washington, DC: Island Press (2008).
- Toward a Resilient Metropolis: The Role for State Universities and Land Grant Colleges*. Cover photo credit. Alexandria, VA: Metropolitan Institute Press (2006).
- Boomburbs*. 1 photo credit. Washington, DC: Brookings Institution (2007).
- Practice of Local Government Planning. 2 photo credits. Washington, DC: International City-County Management Association (1999).
- Principles and Practice of Growth Management*. 7 photo credits. Chicago: American Planning Association (1995).

RESEARCH REPORTS NOT REFEREED

- 118 **Nelson, Arthur C.** 2024. *Rent Regulation in the United States: An Update with Assessment*. National Multifamily Housing Council.
- 117 **Nelson, Arthur C.** 2023. *Reflections on Oregon's First 50 Years of Statewide Land Use Planning*, 1000 Friends of Oregon.
- 116 **Nelson, Arthur C.** and Hibberd, Robert, Do Complete Streets Make a Difference? 2023. Available at SSRN: <https://ssrn.com/abstract=4334552>. SSRN Top Ten download for: Geography—Economic Geography, Transportation Geography, and Spatial Processes & Practices eJournal.
- 115 Hibberd, R., **AC Nelson**, KM Currans. 2021. Data Files: LRT/BRT/SCT/CRT Development Outcomes Final Phase [supporting dataset]. Portland, OR: National Institute for Transportation and Communities, Portland State University.
- 114 Hibberd, R., **AC Nelson**, KM Currans. 2019. Data Files: LRT/BRT/SCT/CRT Development Outcomes Update [supporting dataset]. Portland, OR: National Institute for Transportation and Communities, Portland State University.

- 113 Hibberd, Robert and **Arthur C. Nelson**. 2018. Nationwide Worker Database to Analyze Transit Outcomes Using an Economic and Demographic Lens. PDX Scholar, Portland State University.
- 112 Editor with others (no authors ascribed). 2017. The Future of Arizona's I-10 Corridor: Economic Considerations. Phoenix AZ: Arizona Board of Regents.
- 111 **Nelson, Arthur C.** 2017. *Transportation Funding Options*. Report prepared for the Arizona Board of Regents as part of the Arizona Tri-University Transportation Research Center Pilot Research project.
- 110 Hinners, Sarah J., Michael Larice, and **Arthur C. Nelson**. 2016. Streetcars and Economic Development: Four Case Studies. Report prepared for the Metropolitan Research Center, University of Utah.
- 109 Hinners, Sarah J. and **Arthur C. Nelson**. Streetcars, Jobs, People and Equity. 2016. Report prepared for the Metropolitan Research Center, University of Utah.
- 108 **Nelson, Arthur C.** Transit and Real Estate Rents. 2016. Report prepared for the National Institute of Transportation and Communities.
- 107 **Nelson, Arthur C.** 2017. TODs Make a Difference in Job Location. 2016. Report prepared for the National Institute of Transportation and Communities.
- 106 **Nelson, Arthur C.** 2016. Employment Change by Transit Mode and Station Distance Band. 2016. Report prepared for the National Institute of Transportation and Communities.
- 105 **Nelson, Arthur C.** 2016. Commuter Rail Transit and Economic Development. 2016. Report prepared for the National Institute of Transportation and Communities.
- 104 **Nelson, Arthur C.** and Keuntae Kim. 2016. Light Rail Transit Station Proximity, Urban Form and the Short Commute to Work. 2016. Report prepared for the National Institute of Transportation and Communities.
- 103 **Nelson, Arthur C.** and Keuntae Kim. 2016. Bus Rapid Transit and Economic Development: A Quasi-Experimental Treatment and Control Analysis. 2016. Report prepared for the National Institute of Transportation and Communities.
- 102 **Nelson, Arthur C.** 2016. Bus Rapid Transit and Office Rents. 2016. Report prepared for the National Institute of Transportation and Communities.
- 101 **Nelson, Arthur C.** 2016 The Influence of Transit on Demographic and Housing Change. 2016. Report prepared for the National Institute of Transportation and Communities.
- 100 **Nelson, Arthur C.** 2016. Household Transportation Cost Variation with Respect to Distance from Light Rail Transit Stations. Report prepared for the National Institute of Transportation and Communities.
- 99 **Nelson, Arthur C.**, Keuntae Kim, Dejan Eskic, and Nilia M. Cartaya. 2016. Express Busways and Economic Development: Case Study of the Miami-Dade South Busway. Report prepared for the National Institute of Transportation and Communities.
- 98 **Nelson, Arthur C.** 2016. Transit Station Proximity and Share of Regional Jobs. Report prepared for the National Institute of Transportation and Communities.
- 97 **Nelson, Arthur C.** 2016. Transit and Wages: The Association between Wages and Transit Station Proximity over Time and with Respect to the Great Recession. Report prepared for the National Institute of Transportation and Communities.
- 96 **Nelson, Arthur C.** and Philip Stoker. 2016. Light Rail Transit and Economic Recovery: A Case of Resilience or Transformation? Report prepared for the National Institute of Transportation and Communities.
- 95 Miller, Miller, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Charlotte Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 94 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Dallas Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 93 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Houston Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.

- 92 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Phoenix Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 91 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Sacramento Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 90 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Salt Lake City Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 89 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Twin Cities Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 88 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Charlotte Bus Rapid Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 87 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Eugene-Springfield Bus Rapid Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 86 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Las Vegas Bus Rapid Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 85 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Phoenix Bus Rapid Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 84 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Salt Lake City Bus Rapid Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 83 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *South Miami-Dade Busway Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 82 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Albuquerque-Santa Fe Commuter Rail Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 81 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Miami Commuter Rail Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 80 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Salt Lake City Commuter Rail Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 79 Miller, Matt, **Arthur C. Nelson**, Dejan Eskic, Reid Ewing and Joanna Ganning (2014). *Tampa Streetcar Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Salt Lake City, Utah: Metropolitan Research Center.
- 78 Liu, Jenny, Matt Berggren, Zakari Mumuni, Matt Miller, **Arthur C. Nelson** and Reid Ewing (2014). *Denver Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Portland, Oregon: Portland State University.
- 77 Liu, Jenny, Matt Berggren, Zakari Mumuni, Matt Miller, **Arthur C. Nelson** and Reid Ewing (2014). *Seattle Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Portland, Oregon: Portland State University.
- 76 Liu, Jenny, Matt Berggren, Zakari Mumuni, Matt Miller, **Arthur C. Nelson** and Reid Ewing (2014). *Seattle Commuter Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Portland, Oregon: Portland State University.

- 75 Liu, Jenny, Matt Berggren, Zakari Mumuni, Matt Miller, **Arthur C. Nelson** and Reid Ewing (2014). *Seattle Streetcar Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Portland, Oregon: Portland State University.
- 74 Liu, Jenny, Matt Berggren, Zakari Mumuni, Matt Miller, **Arthur C. Nelson** and Reid Ewing (2014). *Portland Light Rail Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Portland, Oregon: Portland State University.
- 73 Liu, Jenny, Matt Berggren, Zakari Mumuni, Matt Miller, **Arthur C. Nelson** and Reid Ewing (2014). *Portland Streetcar Transit Case Study*. Report prepared for the National Institute of Transportation and Communities. Portland, Oregon: Portland State University.
- 72 **Nelson, Arthur C.** and Dejan Eskic. 2013. *Adapting the Federal Reserve Board's Fiscal Impact Tool to Envision Tomorrow Plus*. Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 71 **Nelson, Arthur C.** et al. 2013. *Economic Growth and Resilience Application for Envision Tomorrow Plus*. Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 70 **Nelson, Arthur C.** and Dejan Eskic. 2012. *Fiscal Impact Assessment Application for Envision Tomorrow Plus*. Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 69 Dawkins, Casey J., **Arthur C. Nelson** and Katherine Kittrell. 2012. *Performing Arts and Metropolitan Economic Development*. Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 68 **Nelson, Arthur C.**, Casey J. Dawkins and Katherine Kittrell. 2012. *The Role of Professional Performing Arts in Metropolitan Economic Development*. Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 67 **Nelson, Arthur C.** et al. 2012. *Redevelopment Opportunity Application for Envision Tomorrow Plus*. Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 66 **Nelson, Arthur C.** 2012. *Demographic and Economic Trends for the Capital Area Metropolitan Planning Organization* (Austin, Texas, metropolitan area). Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 65 **Nelson, Arthur C.** 2012. *Demographic and Economic Trends for the Mid-America Regional Council* (Kansas City Missouri-Kansas metropolitan area). Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 64 **Nelson, Arthur C.** and Grace Bjarnson. 2011. *Estimating Ripeness for Redevelopment*. Metropolitan Research Center, University of Utah.
- 63 **Nelson, Arthur C.** 2011. *Development Trends and Opportunities to 2060: Fort Collins, Colorado*. Fort Collins, CO: City of Fort Collins.
- 62 **Nelson, Arthur C.** 2010. *Professional Performing Arts and Economic Development: A Preliminary Assessment*. Salt Lake City, UT: Metropolitan Research Center, University of Utah.
- 61 **Nelson, Arthur C.** and James C. Nicholas. 2009. *Transportation Utility Fees*. Tampa, Florida: Center for Urban Transportation Research, University of South Florida.
- 60 **Nelson, Arthur C.** 2008 *The reconstruction of America*. Paper presented at the annual conference of the American Public Health Association. Available http://www.epa.gov/aging/resources/presentations/2008_1028_nelson_reconstruction.pdf.
- 59 **Nelson, Arthur C.** 2008. *Virginia Transportation Impact Fees*. Richmond, VA: Office of the Governor.
- 58 **Nelson, Arthur C.**, et al. 2006. *Multi-Family Housing and Proportionate-Share Impact Fees*. Metropolitan Institute, Alexandria, VA.
- 57 **Nelson, Arthur C.** 2005. *Volcano Heights Impact Fee Reductions Associated with Development Efficiencies*. Albuquerque, New Mexico.
- 56 **Nelson, Arthur C.**, et al. 2005. *How Congress Can Help Communities Reclaim, Reuse, and Recover From the 2005 Round of Military Base Closures?* International City/County Management Association (ICMA).
- 55 **Nelson, Arthur C.** 2005. *Designing Impact Fee Systems to Internalize Efficiencies*. DeKalb County, Georgia
- 54 **Nelson, Arthur C.** 2004. *Development Impact Fee Policy*. DeKalb County, Georgia.
- 53 **Nelson, Arthur C.** 2004. *Development Impact Fee Policy*. Albuquerque, New Mexico.
- 52 **Nelson, Arthur C.** and Mitch Moody. 2003. *Price Effects of Apartments on Nearby Single-Family Residential Housing*. Washington: National Association of Realtors.

- 51 **Nelson, Arthur C.** and Thomas W. Sanchez. 2002. *Lassoing Exurban Sprawl*. The Brookings Institution.
- 50 Wilkins, Joy, William Riall and **Arthur C. Nelson**. 2002. *Zoning and Economic Development*. Georgia Department of Tourism, Trade and Commerce.
- 49 **Nelson, Arthur C.** 2001. *Livable Communities Assessment*. Atlanta Regional Commission.
- 48 **Nelson, Arthur C.** 2000. *Plan for Port Wentworth, Georgia*.
- 47 **Nelson, Arthur C.** et al. 2000. *City of Cordele Capital Recovery Program*, Cordele, Georgia.
- 46 **Nelson, Arthur C.** and Richard Dagenhart. 1999. *Oxford Unified Town Planning Code*, Oxford, Mississippi.
- 45 Meyer, Michael, **Arthur C. Nelson**, Zhong-Ren Peng. 1999. *Development of a Methodology to Evaluate the Economic Impact of Rural Public Transportation on Georgia Counties*. Georgia Department of Transportation.
- 44 **Nelson, Arthur C.** 1997. *Differential Wastewater Rate Study*. City of Calhoun, Georgia.
- 43 **Nelson, Arthur C.** 1997. *Metropolitan Governance Structures and Metropolitan Economic Development*. National Center for the Revitalization of Central Cities. University of New Orleans.
- 42 **Nelson, Arthur C.** 1996. *Location of Professional Sports Venues and Metropolitan Economic Development*. New Orleans, LA: National Center for the Revitalization of Central Cities, University of New Orleans.
- 41 **Nelson, Arthur C.** 1996. *Wireless Communication Tower Plan*. City of Athens, Georgia.
- 40 **Nelson, Arthur C.** et al. 1995. *Metropolitan Atlanta Rapid Transit Authority Impact Study: Level of Service, Operating Economics, and Social Benefits*. Atlanta Regional Commission.
- 39 **Nelson, Arthur C.** et al. 1995. *Metropolitan Atlanta Rapid Transit Authority Impact Study: Patronage Analysis*. Atlanta Regional Commission.
- 38 **Nelson, Arthur C.** et al. 1995. *Metropolitan Atlanta Rapid Transit Authority Impact Study: North and Northeast Lines Travel Market Analysis*. Atlanta Regional Commission.
- 37 **Nelson, Arthur C.** et al. 1995. *Metropolitan Atlanta Rapid Transit Authority Impact Study: Regional Propensity to Use MARTA*. Atlanta Regional Commission.
- 36 **Nelson, Arthur C.** et al. 1995. *Metropolitan Atlanta Rapid Transit Authority, Logistic and Regression Analysis*. Federal Transit Administration.
- 35 **Nelson, Arthur C.**, Erik T. Ferguson, Michael D. Meyer, Catherine B. Ross. 1995. *Atlanta: Special Public Interest District Case Study*. Transportation Research Board.
- 34 **Nelson, Arthur C.** et al. 1994. *Comprehensive Plan*. City of Hahira, Georgia. **Students won the National Student Project of the Year Award from the American Institute of Certified Planners for 1996.**
- 33 **Nelson, Arthur C.**, William J. Drummond, and David S. Sawicki. 1994. *Exurban Industrialization*. Atlanta, GA: Center for Planning and Development, City Planning Program, Georgia Institute of Technology.
- 32 **Nelson, Arthur C.** 1993. *The Role of Regional Development Management in Revitalizing Central Cities*. New Orleans, LA: National Center for the Revitalization of Central Cities, University of New Orleans.
- 31 **Nelson, Arthur C.** 1993. *Comprehensive Development Plan Revisions*. City of Atlanta, Georgia.
- 30 **Nelson, Arthur C.** 1993. *The Role of Regional Growth Management in Preventing Overbuilding, Reducing Bankruptcy Costs, Stimulating Central City Revitalization, and Making the U.S. Globally Competitive*. New Orleans, National Association for the Revitalization of Central Cities.
- 29 **Nelson, Arthur C.** 1993. *Capital Improvements Program Revisions*. City of Atlanta, Georgia.
- 28 **Nelson, Arthur C.** and Thomas N. Debo. 1993. *Urban Stormwater Facility Financing*. City of Atlanta, Georgia.
- 27 **Nelson, Arthur C.** 1993. *The Role of Regional Development Management in Revitalizing Central Cities*. New Orleans, LA: National Center for the Revitalization of Central Cities, University of New Orleans.
- 26 **Nelson, Arthur C.** et al 1993. *Transportation Facility Development Impact Fee Policy for the City of Columbus, Georgia*.
- 25 **Nelson, Arthur C.** 1993. *Self-Help Housing Programs and Central City Revitalization*. National Center for the Revitalization of Central Cities, University of New Orleans.

- 24 Nelson, Arthur C. 1993. *Transportation Facility Impact Fee Feasibility Study*. Cobb County, Georgia.
- 23 Nelson, Arthur C. 1993. *Transportation Facility Development Impact Fee Policy*. DeKalb County, Georgia.
- 22 Nelson, Arthur C. 1993. *Water and Wastewater Connection Fees for the City of Columbus, Georgia*. City of Atlanta, Georgia.
- 21 Nelson, Arthur C. 1993. *Water and Sewer Connection Fee Analysis*. Cobb County, Georgia.
- 20 Nelson, Arthur C. 1993. *Water and Sewer Connection Fee Analysis*. Glynn County, Georgia.
- 19 Nelson, Arthur C. 1993. *Application of Proportionate Share Requirements To The Calculation of Sewer and Water Capital Component Connection Fees*. Cobb County, Georgia.
- 18 Nelson, Arthur C. 1992. *Comprehensive Development Plan Revisions*. City of Atlanta, Georgia.
- 17 Nelson, Arthur C. 1992. *Capital Improvements Program Revisions*. City of Atlanta, Georgia.
- 16 Nelson, Arthur C. 1992. *Development Impact Fees for the City of Atlanta, Georgia*. City of Atlanta, Georgia.
- 15 Nelson, Arthur C. 1992. *Development Impact Fees*. City of Roswell, Georgia.
- 14 Nelson, Arthur C., et al. 1991. *Comprehensive Land Use Plan*, City of Sandersville, Georgia.
- 13 Nelson, Arthur C. 1990, revised 1991. *Urban Planning Manual*, two volumes, Georgia Institute of Technology, Education Extension.
- 12 Nelson, Arthur C. with James E. Frank and James C. Nicholas. 1990. *Final Report on Research into the Incidence of Impact Fees in a Relatively Competitive Urban Land Market*. Urban Land Institute (Washington).
- 11 Nelson, Arthur C. 1990. *Planning Commissioners Manual*, Georgia Institute of Technology, Education Extension.
- 10 Nelson, Arthur C. 1990. *Annexation Program for the City of Sandersville, Georgia*.
- 9 McMee, Kevin J. and Arthur C. Nelson. 1989. *Financial Feasibility Analysis for Different Housing Schemes*. CASA of Oregon Inc.
- 8 Nelson, Arthur C. 1988. *Successful Elements of Effective Statewide Land Use Planning*. Center for Urban Research, Georgia Institute of Technology. Atlanta, Georgia.
- 7 Nelson, Arthur C. and Robert K. Whelan. 1987. *Assessing the Effectiveness of Rural Enterprise Zones in Louisiana*. Report to Louisiana State Office of Economic Development.
- 6 Nelson, Arthur C. et. al 1987. *Airport Industrial Park Strategic Plan*. City of Kenner, Louisiana.
- 5 Nelson, Arthur C. 1987. *Economic Analysis of Alternative Sites for the New Orleans Aquarium*, City of New Orleans.
- 4 Nelson, Arthur C. 1987. *Neighborhood Revitalization*. National Center for the Revitalization of Central Cities. University of New Orleans.
- 3 Nelson, Arthur C. and Fritz W. Wagner. 1987. *Environment and Human Ecology*. College of Urban and Regional Affairs. University of New Orleans.
- 2 Nelson, Arthur C. 1986. *Assessing the Effectiveness of Kansas' Enterprise Zones*. Kansas State Univ.
- 1 Nelson, Arthur C. 1985. *Evaluating Urban Containment Programs*. Center for Urban Studies, Portland State University. Portland, Oregon.

INSTRUCTIONAL TEXTS PREPARED (not course packets)

- 18 *Using Public Tools to Leverage Private Investment for Sustainability*, 2012 (University of Utah)
- 17 *Impact Fees: Principles and Practice*, 2006 (Virginia Tech)
- 16 *Public-Private Partnerships for Economic Development* 2006 (Virginia Tech)
- 15 *Public Finance for Planners*, 2006 (American Planning Association)
- 14 *Financing Your Plan*, 2006. (Atlanta Regional Commission)
- 13 *Real Estate Development Policy and Finance*, 2005 (Virginia Tech)
- 12 *Impact Fees: Principles and Practice*, 2005 (Atlanta Regional Commission)
- 11 *Training for Planning Officials*, 2002 (City of Roswell, GA)
- 10 *Systems Development Charges for Water, Wastewater and Stormwater Facilities*, 1995 (Georgia Tech)
- 9 *Development Impact Fees*, 1988-1994 (Georgia Tech)
- 8 *Urban Growth Management: Portland Style*, 1993 (Portland State University)
- 7 *Litigating and Defending Development Impact Fees*, 1992

- 6 *Transportation Facility Development and Operations Impact Fees*, 1992 (Georgia Tech)
- 5 *Community Planning Sourcebook*, 1992 (Georgia Tech)
- 4 *Urban Planning Summer Institute*, 1991, 1992 (Georgia Tech)
- 3 *Development Impact Fees: Advanced*, 1988 (Georgia Tech)
- 2 *Social Impact Assessment*. 1986 (New Orleans)
- 1 *Small Town Planning Sourcebook*, 1985 (Kansas State University)

PAPERS PRESENTED, COMMISSIONED TALKS, KEYNOTES, PLENARIES, WEBINARS and RELATED SCHOLARLY/PROFESSIONAL PRESENTATIONS

- 409 “Using the Real Estate Market to Evaluate Transit Station Outcomes. Transportation Research Board annual meetings, Washington DC, January 2024.
- 408 “The Great Reset”, Regional Solutions conference, Salt Lake County, November 2023.
- 407 “Options to Pay for the Future.” Presentation to Chattahoochee Hills City Council, October 2023.
- 406 “The New Real Estate Realities”. Utah Land Use Institute. Salt Lake City. October 2023.
- 405 “Impact Fees and Equity.” Arizona planning conference. September 2023.
- 404 “America’s Missing Households”. National Multifamily Housing Council Research Forum, Miami, April 2023.
- 403 “Don’t Let Growth Stop You.” Utah Land Use Institute. St. George. April 2023.
- 402 “ADUs and Impact Fees”. Presentation to Tucson planning staff. March 2023.
- 401 "Using the Tax Code to Preserve Ecosystem Services and Help Achieve 30% Land Preservation by 2030." Rocky Mountain Land Use Institute conference, webinar March 2023.
- 400 “Financing City Resilience.” A celebration of *The Cambridge Handbook of Disaster Law: Risk, Recovery, and Redevelopment*, edited by John Travis Marshall, Ryan Rowberry, and Susan Kuo, eds. Cambridge UK: Cambridge University Press. Atlanta GA. February 2023.
- 399 “Where are we Headed?” Utah Land Use Institute. Salt Lake City. October 2022.
- 398 “Housing Underproduction in the West”. Annual Housing Summit, October 2022, Washington DC.
- 397 “Smart Planning in a Post Pandemic World.” Boise Smart Growth Alliance. Boise, September 2022.
- 396 “Kicking the S out of Single Family Zoning.” Annual Conference of the Arizona Chapter of the American Planning Association. Scottsdale AZ, August 2022.
- 394 “The End of Single-Family Zoning?” Arizona State Bar Association. Scottsdale, June 2022.
- 393 “Effects of the Pandemic on Housing Choices.” Growth and Infrastructure Consortium. Webinar May 2022.
- 392 “Make No Small Visions.” Hudson River Valley Housing Conference. Webinar April 2022.
- 391 “Transit Influences on People, Jobs, and Real Estate Development.” Arizona Transit Association. Tucson. April 2022.
- 390 “The Planning Ethics of Impact Fee Equity.” Rocky Mountain Land Use Institute conference, webinar March 2021.
- 389 “Pre-Pandemic Lessons of Transit for a Post-Pandemic World.” Plenary Address to the Rocky Mountain Land Use Institute conference, webinar March 2022.
- 388 “Let’s Get Real About Regional Disparities.” Keynote, Western Regional Science Association, Scottsdale, February 2022
- 387 “Utah in 2100”. Keynote to the Annual Forecast Breakfast of the Utah Association of Realtors.
- 386 “Influence of Transit Station Proximity on Demographic Change Including Displacement and Gentrification with Implications for Transit and Land Use Planning After the Covid-19 Pandemic “Transportation Research Board, January 2022.
- 385 “Make No Small Visions.” Keynote to Pace University Law School Land Use Conference. Webinar December 2021.
- 384 “Who’s in Charge Here?” Utah Land Use Institute. Salt Lake City, October 2021.
- 383 “Planning Ethics” Utah Land Use Institute. Salt Lake City, October 2021.
- 382 “Transit Impacts on Jobs, People and Real Estate.” Plenary Address to the Rocky Mountain Land Use Institute conference, webinar March 2021.
- 381 “Transit Impacts on Jobs, People and Real Estate.” NITC webinar. March 2021.

- 380 “Is The End of Single-Family Zoning Near?” American Institute of Architects, Georgia. Webinar November 2020.
- 379 “After the Bug”. Utah Land Use Institute. Salt Lake City, October 2020.
- 378 “So, You Want to End Single Family Zoning?” Utah Land Use Institute. Salt Lake City, October 2020.
- 377 “The Great Senior Short-Sale.” Urban Scholars, Georgia State University Law School. September 2020.
- 376 “Financing Resilient City Growth”. Rocky Mountain Land Use Institute. Denver 2020.
- 375 “You Ain't Seen Nothin' Yet: Transforming the Built Environment through Its Nonresidential Spaces. Keynote. Rocky Mountain Land Use Institute. Denver 2020.
- 374 “The Influence of Rail Transit on Development Patterns in the Mountain Mega-Region with Implications for Rail Transit and Land Use Planning. *Best Paper*, TRB's ADA20 Committee on Metro Planning, Policy & Processes. Transportation Research Board 2020.
- 373 “The Link between Transit Station Proximity and Mode Choice to Work, Working at Home, Vehicle Ownership, and Transportation Costs with Implications for Transit and Land Use Planning Implications. Transportation Research Board 2020.
- 372 “The (Overlooked) Link between Express Bus Stations and Commercial Rents with Implications for Transit and Land Use Planning”. Transportation Research Board 2020.
- 371 “New Ways of Negotiating Land Use Disputes”, Utah Land Use Institute, Salt Lake City UT 2019
- 370 “Dolan v. Tigard at 25—S Personal Reflection”. Growth and Infrastructure Consortium, Atlanta, GA 2019.
- 369 “Fixed Guideway Transit Station Proximity and Real Estate Rents with Implications for Transit and Land Use Planning” National Institute for Transportation and Communities, Portland OR 2019
- 368 “Research Agenda on Disruptive Demographic Trends”, Up for Growth, Washington, DC. 2019
- 367 “FutureShape Disruptions”, American Planning Association, Chicago, IL, 2019
- 366 “Fixed Guideway Transit Station Proximity and Real Estate Rents with Implications for Transit and Land Use Planning” Transportation Research Forum, Washington DC 2019
- 365 “The Variation of Economic Development with Respect to Fixed Guideway Transit Station Proximity Before, During and After the Great Recession” Transportation Research Forum, Washington DC 2019
- 364 “Wages, Mode Choice, People and Housing with Respect to Fixed Guideway Transit Station Proximity” Transportation Research Forum, Washington DC 2019
- 363 “National Impact Fee Survey”, American Planning Association, San Francisco CA 2019
- 362 “Implications of Senior Home Sales,” Urban Fellows Program, Georgia State University School of Law, Atlanta GA 2019
- 361 “The Great Senior Short Sale”, Plenary, Rocky Mountain Land Use Institute, Denver CO 2019.
- 360 “Choice of Functional Form in Hedonic Regression”, Transportation Research Board, Washington, DC 2019
- 359 “Streetcars and Commercial Real Estate Rents”, Transportation Research Board, Washington, DC 2019
- 358 “Rebuilding Atlanta through Adaptive Reuse Market Demand with Special Reference to Autonomous Vehicles”, Georgia State University Urban Fellows, GSU School of Law, Atlanta GA 2018.
- 357 “The Great Recession 10 Years Later and Why We Still Need Market Demand-Based Planning and Permitting”, Rocky Mountain Land Use Institute, Denver CO 2018.
- 356 “Market Demand-Based Planning and Permitting”, International Municipal Law Association webinar 2018.
- 355 “The Association between Wages and Transit Station Proximity over Time and with Respect to the Great Recession”, Transportation Research Board, Washington, DC. 2018
- 354 “Streetcars and Economic Development: A Comparative Study of Four Streetcar Systems”, Transportation Research Board, Washington, DC. 2018
- 353 “Streetcars and Equity: Case Studies of Four Streetcar Systems Assessing Change in Jobs, People and Gentrification,” Transportation Research Board, Washington, DC. 2018
- 352 “Analysis of the Variation in Apartment and Office Market Rents with Respect to Commuter Rail Transit Station Distance in Metropolitan San Diego and Salt Lake City”, Transportation Research Board, Washington, DC. 2018

- 351 “Longitudinal Cluster Analysis of Jobs-Housing Balance in Transit Neighborhoods,” Transportation Research Board, Washington, DC. 2018
- 350 “Bus Rapid Transit and Office Rents”, Transportation Research Board, Washington, DC. 2018
- 349 “Bus Rapid Transit and Economic Development: A Quasi-Experimental Treatment and Control Analysis”, Transportation Research Board, Washington, DC. 2018
- 348 “Streetcars and Equity: Case Studies of Four Streetcar Systems Assessing Change in Jobs, People and Gentrification”. Transportation Research Board, Washington, DC. 2018
- 347 “Using the Real Estate Market to Establish Streetcar Catchment Areas: Case Study of Multifamily Residential Rental Property in Tucson, Arizona”, Transportation Research Board, Washington, DC. 2018
- 346 “Market Demand-Based Planning and Permitting” American Bar Association webinar 2017.
- 345 “Redevelopment and Adaptive Reuse Market Demand with Special Reference to Autonomous Vehicles”, American Institute of Architects Southern Arizona Chapter, Tucson AZ 2017.
- 344 “Market Demand-Based Planning and Permitting” book introduction, Georgia State University School of Law, Atlanta GA 2017.
- 343 “Ruminations of an Impact Fee Expert”, Utah Land Use Institute, Sandy UT 2017.
- 342 “Density and Innovation”, TenWest symposium, Tucson AZ 2017.
- 341 “Infrastructure Finance Trumped”, Growth and Infrastructure Consortium, Sarasota FL 2017.
- 340 “Planners and Driverless Cars”, Association of Collegiate Schools of Planning, Denver CO 2017.
- 339 “Arizona’s I-10 Corridor and Truck Related Congestion”, Arizona Board of Regents, Regents Innovation Fund (RIF) research presented at Arizona State University, Tempe AZ 2017.
- 338 “Our friend, the autonomous vehicle”, Transportation Research and Education Center, National Institute for Transportation and Communities, Portland State University, Portland OR 2017.
- 337 “Transit and Development: A Compendium of Research”. Research Symposium of the College of
- 336 “Atlanta @ 1.3 Million” presentation to the Urban Fellows, Georgia State University School of Law. Atlanta GA. 2017.
- 335 “Cities Will Save the World.” Rocky Mountain Land Use Institute conference. Denver CO. 2017
- 334 “Get Ahead of the Automated Vehicle Trend or Get Run Over”. Rocky Mountain Land Use Institute conference. Denver CO. 2017
- 333 “Market Demand for Missing Middle Housing”. New Partners for Smart Growth conference, St. Louis. 2017.
- 332 “Demand for Wood Frame Commercial and Multi-Unit Residential Structures”. National Ready Made Concrete Association keynote. Las Vegas, NV. 2017
- 331 “Land Use Regulation and Affordable Housing: Myths and Facts”. Utah Land Use Institute annual conference. Sandy UT. 2016.
- 330 “The Association Between Light Rail Transit, Streetcars and Bus Rapid Transit on Jobs, People and Rents”, webinar sponsored by the National Institute for Transportation and Communities. 2016.
- 329 “Evidence-Based Streetcar Planning”, Tucson Association of Realtors. 2016
- 328 “Metropolitan Tucson Development Trends and Opportunities”. Real Estate & Allied Professions. Tucson AZ 2016.
- 327 “Transit and Real Estate Rents”. Transportation Research Board, Washington DC. 2017.
- 326 “Megaregion Projections 2015-2045”. Transportation Research Board, Washington DC. 2017.
- 325 “Show me the Money 2: Financing Public-Private Partnerships, International Municipal Law Association webinar. 2016.
- 324 “Get Ahead of the Robotic Vehicle Curve or Get Run Over.” Growth and Infrastructure Consortium. Denver, CO. 2016
- 323 “TODs Make a Difference in Job Location”, Cooper-Walsh Colloquium, Fordham Law School, New York, NY. 2016.
- 322 “Streetcar Development Outcomes”, Tucson Association of Realtors, Tucson, AZ. 2016.
- 321 “Show me the Money 1: Policy Foundations of Financing Public-Private Partnerships”, International Municipal Law Association webinar. 2016.
- 320 “How Big Can Atlanta Get?” City of Atlanta, Georgia. Atlanta, GA. 2016.
- 319 “Arizona Trends and Opportunities”, Arizona League of Cities and Towns, Scottsdale, AZ, 2016.

- 318 “Using Value-Added as a Transit Financing Tool”. American Planning Association Conference, Phoenix, Arizona. 2016.
- 317 “Demographic Demand for Missing Middle Housing”. American Planning Association Conference, Phoenix, Arizona. 2016
- 316 “Arizona Demographic and Housing Trends to 2050.” American Planning Association Conference, Phoenix, Arizona. 2016.
- 315 “The New American Demography with Planning Law Implications”. Georgia State University Law School Urban Fellows Symposium. Atlanta, GA 2016
- 314 “Fortress Mentality: Why Gated Communities Are Not the Answer.” Annual Conference of the Rocky Mountain Land Use Institute. Denver CO. 2016.
- 313 “Buses Mean Business: New Evidence Supporting Economic Benefits of Bus Rapid Transit” National webinar organized by Transportation for America. 2016
- 312 “Buses Mean Business: New Evidence Supporting Economic Benefits of Bus Rapid Transit” National presentation of research in Washington, DC, organized by Transportation for America. 2016
- 311 “The Value of Neighborhood Transit and Amenities” Susan Petheram, Arthur Nelson, Reid Ewing, Matt Miller. Annual Meetings of the Transportation Research Board. Washington, DC. 2016.
- 310 “The Effects of Bus Rapid Transit on Sectoral Employment Change in the U.S., 2000-2010. Presented to the Annual Meetings of the Transportation Research Board. Washington, DC. 2016.
- 309 “Bus Rapid Transit and Economic Development”. Annual Meetings of the Transportation Research Board. Washington, DC. 2016.
- 308 “Miami-Dade South Bus Line Economic Development Outcomes”. Annual Meetings of the Transportation Research Board. Washington, DC. 2016.
- 307 “Demographics and Redevelopment in the Provo Metropolitan Area”. Provo City Council. 2015. Association Conference, Tucson, Arizona. 2015
- 305 “Emerging Demographic and Housing Trends for the Wasatch Front”. Presentation to the Annual Conference of the Utah Land Use Institute. 2015.
- 304 “Revenue and Cost Comparisons”. Annual Conference of the Utah Land Use Institute. 2015.
- 303 “Public Finance Principles of Impact Fee Methodology”. Keynote Presentation to the Annual Conference of the Growth and Infrastructure Consortium. Portland, OR 2015.
- 302 “Laying the Foundation for Stable Development: Market-Based Permitting Regulations”. Annual Conference of the Growth and Infrastructure Consortium. Portland, OR 2015.
- 301 “Office Space Rents with respect to Distance from Light Rail Stations: Case Study of Dallas, Texas”. Presented to the Annual Research Symposium of the Texas A&M University College of Architecture. College Station TX. 2015.
- 300 “New Challenges to Impact Fees” Online Presentation to the International Municipal Law Association. Chicago, IL: American Bar Association. 2015.
- 299 “BRT and LRT and CRT and SCT Oh My! Emerging Evidence of Transit Investments and Economic Development. Webinar of the National Institute of Transportation and Communities, Portland, OR 2015.
- 298 “Central Oregon Trends to 2040”. Presented to the City Club of Central Oregon. 2015.
- 297 “Bend, Oregon Housing Trends to 2040”. Presented to the Bend, Oregon, City Council. 2015.
- 296 “The Future of Downtown Salt Lake City”. Presented to the Downtown Alliance of Salt Lake City. 2015.
- 295 “Using Redevelopment to Reshape America” Annual conference of the American Institute of Architects. 2015.
- 294 “The New Urban Economics with Implications for Planning Law”. Presented at the Georgia State University Law School Urban Fellows Symposium. Atlanta, GA 2015.
- 293 “The New Urban Economics”. Keynote address to the Annual Conference of the Rocky Mountain Land Use Institute. Denver CO. 2015.
- 292 “TOD Goes Suburban: Making Transit-Oriented Development Work Within—and Beyond—the Half-Mile Circle. Presented to the Annual Conference of the Rocky Mountain Land Use Institute. Denver CO. 2015.

- 291 "Market Demand-Based Permitting Planning and Law". Presented to the Annual Conference of the Rocky Mountain Land Use Institute. Denver CO. 2015.
- 290 "Overview of Trends and Challenges for Arizona." Annual Conference of the American Society of Farm Managers and Rural Appraisers. Phoenix, AZ. 2015.
- 289 "Comparative Canadian and U.S. Demographic and Housing Trends". Inaugural Keynote Lecture of the Ryerson Henson Endowed Lecture Series. Ryerson University, Toronto, Canada 2015.
- 288 "Who Will Influence Housing Markets Most? Boomers or Millennials?" Presentation to the Annual Conference of New Partners for Smart Growth". Baltimore, MD 2015.
- 287 "Southern California Demographic and Housing Trends". Presentation to the City of West Covina, California. 2015.
- 286 "Office Space Rents with respect to Distance from Light Rail Stations: Case Study of Dallas, Texas". Presented to the Annual Meetings of the Transportation Research Board. Washington, DC. 2014.
- 285 "Commuter Rail and Economic Development". Presented to the Annual Meetings of the Transportation Research Board. Washington, DC. 2014.
- 284 "Demographic and Economic Trends to 2040 with Implications for Housing Demand." Presented to the Urban Forum of the National Association of Realtors. New Orleans, LA. 2014.
- 283 "The Great Senior Sell-Off". Keynote address to the Growth and Infrastructure Consortium annual conference. Bradenton, FL. 2014.
- 282 "The Rationale for Needs-Based Permitting". Growth and Infrastructure Consortium annual conference. Bradenton, FL. 2014.
- 281 "Can Impact Fees Help Mitigate Urban Sprawl?" Growth and Infrastructure Consortium annual conference. Bradenton, FL. 2014.
- 280 "Development Trends, Preferences and Opportunities Facing America's 40 Largest Real Estate Markets. National Association of Realtors. New Orleans LA 2014.
- 279 "The Missing Middle Housing". Utah Land Use Institute. Salt Lake City UT 2014.
- 278 "Kick-Off: Current Land Use and Demographics", 40th anniversary symposium on *The Use of Land: A Citizen's Policy Guide to Urban Growth*. Harvard University School of Law, Cambridge, MA
- 277 "The Next 15 Million (or so)". Keynote address on the occasion of the 40th anniversary of the Department of Urban Planning at the University of Florida. Gainesville, FL.
- 276 "Transit and Economic Development: What Emerging Research Shows". Oregon Transportation Summit. Portland OR. 2014.
- 275 "Development Trends and Opportunities for Metropolitan Tucson". Pima County Real Estate Research Council. Tucson, AZ. 2014.
- 274 "Reshaping Metropolitan America: Trends and Opportunities to 2030," Island Press, Orange County, 2014.
- 273 "Development Trends, Preferences and Opportunities for the Twin Cities". Twin Cities Metropolitan Council. Minneapolis MN 2014.
- 272 "Suburban Sprawl and Social Equity". American Planning Association. Atlanta GA 2014.
- 271 "The Great Senior Sell-Off (That Won't Happen)". Georgia Urban Fellows, Georgia State University. Atlanta GA 2014.
- 270 "Michigan Development Trends, Preferences and Opportunities" Michigan Chapter, American Planning Association. Lansing MI 2014.
- 269 "Inland Empire Development Trends, Preferences and Opportunities." Urban Land Institute. Ontario CA 2014.
- 268 "Can Impact Fees Mitigate Urban Sprawl?" Rocky Mountain Land Use Institute. Denver CO 2014.
- 267 "Reforming Development Permitting to Prevent the Next Crash" Rocky Mountain Land Use Institute. Denver CO 2014.
- 266 "Metropolitan Portland Development Trends, Preferences and Opportunities". Oregon School of Design. Portland OR 2014.
- 265 "Development Trends, Preferences and Opportunities for Metropolitan Columbus, Ohio." Natural Resources Defense Council. Columbus OH 2014.
- 264 "Utah Demographic and Economic Trends and Development Opportunities" Utah Land Use Institute, Salt Lake City UT 2013.

- 263 "Banberry at 30", Growth and Infrastructure Consortium annual conference, 2013.
- 262 "Demographic and Economic Trends that will Reshape Metropolitan New York". New York University Transportation Center, New York City NY 2013.
- 261 "The Fiscal Implications of Your Development Choices" Utah League of Cities and Townships. Salt Lake City UT 2013.
- 260 "Utah's Changing Demographics, What It Means for Housing Today and in 20 Years", Utah League of Cities and Townships. Salt Lake City UT 2013.
- 259 "Senate Bill 100 40th Anniversary: Future Perspectives" presented to the Oregon Land Conservation and Development Commission on the occasion of the 40th anniversary of passage of Senate Bill 100 creating Oregon's nationally acclaimed statewide land-use planning program. Salem OR 2013
- 258 "Outside the (Half-Mile) Circle: How Markets Respond to Transit Oriented Development," Dublin, Ireland, Joint AESOP/ACSP Conference. Washington, DC 2013
- 257 "Future Planning Challenges". Presentation made on the occasion of the 40th anniversary of the Land Conservation and Development Act of 1973 convened in Salem, Oregon, May 2013.
- 256 "Trends and Opportunities that will Reshape America," Congress for the New Urbanism, Salt Lake City UT 2013.
- 255 "Changing Demographics, Economics, & Financing and Their Effects on Americans' Preferences for Housing," Bond-Multi International Conference on Multifamily Housing, Naples, FL 2013.
- 254 "Trends and Opportunities that will Reshape America," National Ready-Made Concrete Association, San Antonio TX 2013.
- 253 "Reshaping Metropolitan America: Trends and Opportunities to 2030," Island Press, San Francisco CA 2013.
- 252 "Reshaping Metropolitan America: Trends and Opportunities to 2030," Island Press, San Jose CA 2013.
- 251 "Changing Demographics & Shifting Perspectives", Keynote, Rocky Mountain Land Use Institute, Denver CO 2013.
- 250 "Evidence-Based Smart Growth," Rocky Mountain Land Use Institute, Denver CO 2013.
- 249 "America's Mass Market for Low-Density Homes is Over," Master Speaker, Greenprints, Atlanta GA 2013.
- 248 "Atlanta's Mass Market for Low-Density Homes is Over," Keynote, Georgia State Urban Fellows, Atlanta GA 2013.
- 247 "Using the Real Estate Market to Establish Light Rail Station Catchment Areas," Transportation Research Board Washington, DC 2013.
- 246 "Senior Demand for TOD Living", Transportation Research Board 2013.
- 245 "America's Mass Market for Low-Density Homes in Over," Keynote, Places for People Pace Law School Land Use Institute, 2012.
- 244 "Emerging Trends and Preferences in the San Joaquin Valley," Local Government Commission, 2012.
- 243 "Emerging Market Trends and Opportunities for Metropolitan Kansas City," Mid America Regional Council major public presentation, 2012.
- 242 "Emerging Market Trends and Opportunities for Metropolitan Kansas City," Mid America Regional Council leadership, 2012.
- 241 "Emerging Market Trends and Opportunities for the Capital Area Metropolitan Planning Organization," University of Texas, Austin TX 2012.
- 240 "Envision Tomorrow Plus Research Findings", Association of Collegiate Schools of Planning, Cincinnati, Cincinnati OH 2012.
- 239 "Changing Trends, Preferences and Opportunities for the Greater Greensboro Area," TRIAD Regional Council, North Carolina, Greensboro NC 2012.
- 238 "Emerging Market Trends and Opportunities that will Reshape America," Rail~volution, Los Angeles CA 2012.
- 237 "Whither Impact Fees? How the Changing Market may Change the Need for Impact Fees," Growth and Infrastructure Consortium, Atlanta GA 2012.
- 236 "Do Impact Fees Mitigate Sprawl? Evidence from Albuquerque," Growth and Infrastructure Consortium, Atlanta GA 2012.

- 235 "BRT and Economic Development: Case Study of Eugene, Oregon," National Institute for Transportation and Communities, Portland OR 2012.
- 234 "Trends that will Reshape Metropolitan America," Lincoln Institute of Land Policy and Regional Planning Association, Healdsburg, CA, 2012.
- 233 "The New California Dream," Urban Land Institute, Los Angeles CA 2012.
- 232 "The Emerging California Housing Market," testimony before the California Legislature, Sacramento, 2012.
- 231 "The New California Dream," Sacramento Area Council of Governments, Sacramento, 2012.
- 230 "What Americans Want," Keynote, Rocky Mountain Land Use Institute, Denver, 2012.
- 229 "What Americans Want", New Partners for Smart Growth," San Diego, 2012.
- 228 "Emerging Trends and Opportunities for Metropolitan Boise," Ada Council of Governments, Boise, 2012.
- 227 "Emerging Trends and Opportunities for Metropolitan Boise," City Council, City of Boise, 2012.
- 226 "Emerging Trends and Opportunities for the Kansas City Metropolitan Area," Mid America Regional Council, 2012.
- 225 "Megapolitan America" American Planning Association 2012.
- 224 "Metropolitan Atlanta Mega Trends", Atlanta Regional Commission, Atlanta, 2012.
- 223 "BRT and Economic Development" Transportation Research Board 2012.
- 222 "Emerging Market Trends and Opportunities for Metropolitan Atlanta," Atlanta Regional Commission, 2012.
- 221 "Reshaping Development Patterns," New Partners for Smart Growth, Charlotte, NC, 2011.
- 220 "Innovative Strategies for Infrastructure Financing", New Partners for Smart Growth, Charlotte, NC, 2011.
- 219 "Emerging Preferences and Trends," Keynote, Rocky Mountain Land Use Institute, Denver, 2011.
- 218 "Environmental Regulations and Housing Costs, Keynote, Rocky Mountain Land Use Institute, Denver, 2011.
- 217 "How Emerging Markets will Reshape Seattle," Cascadia Green Building Council, Seattle, 2011.
- 216 "An American in Vancouver," Cascadia Green Building Council, Vancouver, 2011.
- 215 "Emerging Trends and Preferences with Implications for Southern California," Southern California Association of Governments, Los Angeles, 2011.
- 214 "Emerging Market Demand for Transit Oriented Developments," Urban Land Institute, Pasadena, CA, 2011.
- 213 "Characteristics of Demand for TOD Development," Pacific Builders Conference, San Francisco, 2011.
- 212 "Implications of Market Trends and Preferences for Santa Fe, New Mexico," City of Santa Fe, 2011.
- 211 "What Americans *REALLY* Want," Ekdahl Distinguished Lecturer, Kansas State University, Manhattan, KS, 2011.
- 210 "Emerging Residential Demand for TOD Development," National Builders Conference, Las Vegas, 2011.
- 219 "The Impact of Impact Fees: Review of Current Research," Growth and Infrastructure Consortium, San Diego, 2011.
- 218 "What Americans Want or the End of Urban Sprawl," Growth and Infrastructure Consortium, San Diego, 2011.
- 217 "America @ 1 Billion", University of Central Florida, Orlando, 2011.
- 216 "What Americans Really Want," Orlando Forum, Orlando, 2011.
- 215 "Emerging Market Trends with Implications for Real Estate Development," Rollins College, Winter Park, FL, 2011.
- 214 "This is Not Your Parent's Future", Keynote, Pace Law School Land Use Institute, White Plains NY 2012.
- 213 "Public Transit and Economic Development" Association of Collegiate Schools of Planning, 2011.
- 212 "Transportation Mobility Fees," Transportation Research Board Washington, DC 2010.
- 211 "Toward a New Built Environment", New Partners for Smart Growth, Seattle WA 2010.
- 210 "The New Normal and its Implications for Development Patterns," Rocky Mountain Land Use Institute, Denver CO 2010.

- 209 "Reforming Infrastructure Finance in 2020 Hindsight", Georgia State University Law School and The Urban Lawyer Festschrift, Atlanta, 2010
- 208 "The New Normal" American Planning Association 2010.
- 207 "This is Not our Parent's Future", Keynote, National Multi-Housing Council, Chicago, 2010.
- 206 "Valuing Urban Containment," A Conference on Ecosystem Services, Phoenix, 2010.
- 205 "Missoula Future: Trends and Opportunities," Missoula, Montana, Chamber of Commerce, 2010.
- 204 "Lincoln Future: Trends and Opportunities," Lincoln-Lancaster County Council of Governments, 2010.
- 203 "The Redevelopment of America," Anglo-American Real Property Institute, Oxford, UK, 2010.
- 202 "The Rebuilding of America," Association of Collegiate Schools of Planning, Minneapolis, 2010.
- 201 "Advancing Scenario Planning in the Wasatch Front," Sonoran Institute/Lincoln Institute of Land Policy, Denver, 2010.
- 200 "Impact Fees and Housing Affordability," Phoenix, 2010.
- 199 "The New Normal," Keynote, National Impact Fee Roundtable, Phoenix, 2010.
- 198 "State Housing Affordability Mandates and Impact Fees," Institute on Planning, Zoning and Imminent Domain, Dallas, 2010.
- 197 "Northern Rocky Mountain Trends to Mid Century," Keynote, Building the New West, Boise ID 2010.
- 196 "Utah Mega Trends," Spring Conference of the Utah Planning Association, March 2009.
- 195 "Planning America to Mid Century." Scripps Institute featured speaker. West Palm Beach FL June 2009.
- 194 "Reshaping Suburbia inside the UGB," Keynote, Oregon Land Conservation and Development Symposium, Portland, May 2009.
- 193 "Mega Trends to Mid Century," Keynote, Annual conference of the State Flood Plain Managers Association, Boston, April 2009.
- 192 "Mega Housing Opportunity Trends," Plenary, Annual conference of the Rocky Mountain Land Use Institute, Denver, March 2009.
- 191 "Northern Rocky Mountain Trends to Mid Century," Keynote, Building the New West, Bozeman, 2009.
- 190 "Utah Trends to Mid Century," Annual Conference of the Utah Association of Cities and Towns, St. George, 2009.
- 189 "Never Waste a Crisis," Keynote, Annual conference of the National Ready-Made Concrete Association, Orlando, March 19, 2009.
- 188 "Trends to Mid Century," Shape of the New American City lecture series, University of Pennsylvania, Philadelphia, 2009.
- 187 "Atlanta Trends to Mid Century," Urban Fellows lecture series, Georgia State University, Atlanta, March 2009.
- 186 "Transportation Mobility Fees," National Impact Fee Roundtable, Naples, FL 2009.
- 185 "Research on the Impacts of Impact Fees," National Impact Fee Roundtable, Naples, FL 2009.
- 184 "Utah Trends," Annual Day at the Legislature Conference of the Utah Association of Realtors, February 2009.
- 183 "Mountain Megapolitan Areas," Plenary, Annual New Partners for Smart Growth Conference, Plenary, Albuquerque, 2009.
- 182 "St. George, Utah, Mega Trends," Annual Installation Banquet, St. George Utah Chamber of Commerce, January 2009.
- 181 "America at 1 Billion." American Planning Association, Plenary, Las Vegas, 2008.
- 180 "Impact Fees and Housing Affordability," American Planning Association, Las Vegas, 2008.
- 179 "Urban Form and Infrastructure Financing," American Planning Association, Las Vegas, 2008.
- 178 "The New American Landscape", Rocky Mountain Land Use Institute, Keynote, Denver, 2008.
- 177 "Suburban Reformation," Partners for Smart Growth Conference, Washington, 2008.
- 176 "America in 2040," Sonoran Institute, June 2008.
- 175 "The Next Billion: Implications for International Economic Development." Keynote, International Economic Development Council, October 2008.
- 174 "Leadership in a New Era" American Planning Association, Philadelphia, 2007.
- 173 "Sunbelt Megapolitan Regions" American Planning Association, Philadelphia, 2007.
- 172 "Coastal Development Trends," Keynote, National Association of Flood Plain Managers, November 2007.

- 171 "Arizona Mega Trends," Keynote, Arizona Town Hall, October 2007.
- 170 "Metropolitan Atlanta Trends," Presentation and Facilitator, Regional Leadership Institute, September 2007.
- 169 "Emerald Coast Trends," Keynote, Committee for a Sustainable Emerald Coast, August 2007.
- 168 "Where Will They Live?" Keynote. Brookings Institution, April 2007.
- 167 "Planning in a New Era," Rocky Mountain Law Institute, keynote, March 2007.
- 166 "Reshaping America's Housing," New Partners for Smart Growth, plenary, February 2007.
- 165 "Boomburb Downtowns," New Partners for Smart Growth, February 2007.
- 164 "The Next Housing Boom," Environmental Protection Agency "Large-Production Builders" symposium, January 2007.
- 163 "Smart Growth and Impact Fees." National Impact Fee Roundtable, 2006.
- 162 "Impact Fees and Housing Affordability." National Impact Fee Roundtable, 2006.
- 161 "Impact Fees and Proffers." National Impact Fee Roundtable. 2006.
- 160 "Emerging Housing Market Needs." Association of Collegiate Schools of Planning, Fort Worth, 2006.
- 159 "Environmental Regulations and Housing Affordability." Association of Collegiate Schools of Planning, Fort Worth, 2006.
- 158 "Impact Fees and Housing Affordability." American Planning Association annual conference. San Antonio 2006.
- 157 "Case Studies of Housing Affordability and Impact fees." American Planning Association annual conference. San Antonio 2006.
- 156 "Impact Fees and Housing Affordability Plenary." National Impact Fee Roundtable. Arlington, VA. 2006.
- 155 "The Mathematics of Affordable Housing." American Planning Association annual conference. San Antonio 2006.
- 154 "Planning for Disaster," University of Pennsylvania, November 2006.
- 153 "Megatrends," Prudential Commercial Mortgage, keynote, July 2006.
- 152 "Future Shock: Emerging Development Challenges," Builder 100, May 2006.
- 151 "Emerging Markets," Prudential Real Estate Investment, keynote, February 2006.
- 150 "Metropolitan Washington Growth Trends," Metropolitan Washington Council of Governments, July 2005.
- 149 "Development Trends for the US and Metropolitan Washington," Urban Land Institute, June 2005.
- 148 "The Next \$50 Trillion in Real Estate Development," Commercial Mortgage Bankers International Conference, April 2005.
- 147 "Effects of Urban Containment on Neighborhood and Housing Quality." Association of Collegiate Schools of Planning. Kansas City 2005.
- 146 "What's in a Name: Proffers and Impact Fees." American Planning Association annual conference. San Francisco 2005.
- 145 "Impact Fee Equity and Parity." National Impact Fee Roundtable. Denver. 2005. "Albuquerque Impact Fee Program." National Impact Fee Roundtable. Denver. 2005.
- 144 "Calculating Impact Fees to Achieve Equity." National Impact Fee Roundtable. Naples, FL. 2005.
- 143 "Keynote: Equity and Efficiency of Impact Fees." National Impact Fee Roundtable. Naples, FL. 2005.
- 142 "Infrastructure and Smart Growth." American Planning Association annual conference. Washington, DC 2004.
- 141 "Growth Management and Affordable Housing: American Planning Association annual conference. Washington, DC 2004.
- 140 "Impact Fees in the Trenches," American Planning Association annual conference. Washington, DC 2004.
- 139 "Planning Books in Review," American Planning Association annual conference. Washington, DC 2004.
- 138 "Smart Growth and Alternative Development Studies," American Planning Association annual conference. Washington, DC 2004.
- 137 "MPO Voting Structure and Transit Expenditures," Transportation Research Board, Washington, DC 2004.

- 136 "Transit Spending Equity among MPOs: Preliminary Evidence," American Society of Public Administration, Portland, 2004.
- 135 "Measuring New Community Quality of Life," DeVoe Center, Florida State University, Tallahassee, 2004.
- 134 "Urban Containment in the West," Stanford University, Palo Alto, 2004.
- 133 "Why Are Housing Prices so High" Partners for Smart Growth, Portland, 2004. "The Calculus of Smart Growth,
- 132 "The calculus of smart growth," Growth Management Leadership Alliance, June 2003.
- 131 "Growth management and affordable housing." Brookings Institution, Washington, DC June 2003.
- 130 "Comparative urban containment regimes". Stanford University. Palo Alto, CA. May 2003.
- 129 "The Next \$20 Trillion." Fannie Mae Corporation. Washington, DC. April 2003.
- 128 "Growth Management Leadership Alliance, Burlington, 2003.
- 127 "Urban Containment Typology." (with Casey J. Dawkins). Joint AESOP/ACSP Meetings, Belgium. July 2003.
- 126 "The Relation Between Urban Containment and Inclusionary Housing with Racial Desegregation and Income Disparity." Urban Affairs Association. Cleveland, Ohio. March 2003.
- 125 "Growth Management and Housing Prices." Washington Housing Forum. Seattle, WA. October 2002.
- 124 "Smart Growth and Governance." Government Research Association. Portland, OR September 2002.
- 123 "How do you Know Smart Growth When You See it?" National Association of Realtors. Madison, WI August 2002
- 122 "Calling UGBs By Another Name." University of Arizona and City of Tucson. March 2002.
- 121 "Urban Containment Policy: The New Wave." Harvard University School of Design and Kennedy School of Government. March 2002.
- 120 "Urban Containment and Property Loss" (with Raymond J. Burby and Laura Steinberg). Fifth International Hazards Conference. Oxford England. October 2002.
- 119 "Price Effects of Apartments on Single Family Homes" (with Mitchell Moody). Association of Collegiate Schools of Planning. November 2002.
- 118 "Lassoing Exurban Sprawl" (with Thomas W. Sanchez). Association of Collegiate Schools of Planning. November 2002. "No Place to Hide" (with Casey J. Dawkins and Thomas W. Sanchez). Association of Collegiate Schools of Planning. November 2002.
- 117 "When 'UGB' is a Dirty Word." American Planning Association. Chicago. April 2002.
- 116 "Development Impact Fees." New York University School of Law and Wagner School of Public Policy. November 2001.
- 115 "Smart Growth and Neighborhoods." National Neighborhood Coalition. Washington, DC. July 2001.
- 114 "Urban Containment and Central City Revitalization: Analysis Using Census Building Permit Data." (Arthur C. Nelson and Raymond J. Burby). Association of Collegiate Schools of Planning. November 2001.
- 113 "Impact Fees and Economic Development." (Mitchell Moody and Arthur C. Nelson.) Association of Collegiate Schools of Planning. November 2001.
- 112 "Exclusionary Zoning and Housing Choice." Design Matters Conference, University of Illinois at Chicago. October 2001.
- 111 "Metropolitan Governance." University of Utah Law School Symposium. February 2001.
- 110 "Housing Price Effects and Landowner Speculation Effects of Urban Containment." Lincoln Institute of Land Policy. Cambridge, Massachusetts. February 2000.
- 109 "Prosperity or Blight: A Question of Sports Stadia Location." Urban Affairs Association. Los Angeles, California. May 2000.
- 108 "How Do You Know Smart Growth When You See It?" Massachusetts Institute of Technology and Lincoln Institute of Land Policy. March 2000.
- 107 "When Urban Growth Boundaries Cause Sprawl." Ventura County, California. March 2000.
- 106 "Housing Price Effects of Urban Containment." Lincoln Institute of Land Policy. February 2000.
- 105 "Smart Growth = Urban Containment + Central City Vitality." Bridging the Divide, US Department of Housing and Urban Development. December 1999.
- 104 "Smart Growth: The Big Picture." Smart Growth Coalition. San Diego, California. November 1999.

- 103 "Regulation and Urban Form." Lincoln Institute of Land Policy. November 1999.
- 102 "If You Build Them, Will They Come? Professional Sports Stadia and Economic Development." Association of Collegiate Schools of Planning. Chicago, Illinois. October 1999. *Best Paper* of more than 700 presented.
- 101 "Density, Urban Sprawl, and New Communities in Albuquerque. Shared Vision New Communities Forum." Albuquerque, New Mexico. August 1999.
- 100 "Stadium Location and Metropolitan Economic Activity." American Planning Association. Seattle, Washington. May 1999.
- 99 "Metropolitan Governance Structure and Economic Performance" (with Kathryn Foster). Urban Affairs Association. Fort Worth, Texas. April 1998.
- 98 "The Association Between Urban Form and Post-Industrial Economic Activity." Association of Collegiate Schools of Planning. Los Angeles, California. November 1998.
- 97 "Effective Farmland Preservation." Conference on Farmland Retention. Columbus, OH. September 1998.
- 96 "So You Want an Urban Growth Boundary?" Conference on Suburban Development. Phoenix, Arizona. June 1998.
- 95 "Metropolitan Governance Structures and Metropolitan Economic Development." Urban Affairs Association. Fort Worth, Texas. April 1998.
- 94 "Price Effects of Transit on Commercial Property." Transportation Research Board. Washington, DC. January 1998.
- 93 "Rural Transit Economic Impacts." Transportation Research Board. Washington, DC. January 1998.
- 92 "Is Urban Sprawl Bad?" Eugene Odom Lecturer, School of Ecology, University of Georgia, 1998.
- 91 "Welcome to L.A. East." Atlanta Board of Realtors. Atlanta, Georgia, 1998.
- 90 "Urban Containment in Arizona." Drachman Institute, University of Arizona. Phoenix, Arizona, 1998.
- 89 "No Silver Bullets." Council of Commercial and Industrial Managers. Atlanta, Georgia, 1998.
- 88 "Urban Sprawl: The Good and the Bad." School of Ecology, University of Georgia. Athens, Georgia, 1998.
- 87 "National Conference on Farmland Preservation." Ohio State University and United States Department of Agriculture. Columbus, Ohio, 1998.
- 86 "Development Impact Fees, American-Style." Royal Society of Chartered Surveyors and Cambridge University. London, 1998.
- 85 "Cross-section Analysis of Growth Management Impacts." Association of Collegiate Schools of Planning. Fort Lauderdale, Florida. November 1997.
- 84 "The Association Between Rail Transit and Crime." Association of Collegiate Schools of Planning. Fort Lauderdale, Florida. November 1997.
- 83 "Development Impact Fees and Economic Development." Association of Collegiate Schools of Planning. Fort Lauderdale, Florida. November 1997.
- 82 "Comparing Florida Ten Years Later and Oregon Twenty Years Later." Association of Collegiate Schools of Planning. Fort Lauderdale, Florida. November 1997.
- 81 "Regional Governance." Mayor's Conference on Economic Development. Birmingham, March 1997.
- 80 "Financing economic development." Milan, Italy conference on regional development. March 1997.
- 79 "Georgia Agri-Business Forum." St. Simon's Island, Georgia.
- 78 "Sustainable metropolitan development planning." Des Moines, Iowa, civic group. February 1997.
- 77 "Parking Supply and Transit Use." Annual Meetings of the Transportation Research Board. Washington, DC. January 1997.
- 76 "The Influence of MARTA on Population and Employment Location." Annual Meetings of the Transportation Research Board. Washington, DC. January 1997.
- 75 "Land Use Impacts of MARTA Rail." Annual Meetings of the Transportation Research Board. Washington, DC. January 1997.
- 74 "If You Build Them, Commuters Will Use Them: The Association Between Bicycle Facilities and Commuter Use." Transportation Research Board. Washington, DC. January 1997.
- 73 "Regional governance." National Conference on Regionalism sponsored by HUD, CUED, NCRCC, and others. New Orleans, LA. November 1996.

- 72 "Professional Sports Venue Location and Metropolitan Economic Development." Urban Affairs Association. Toronto, Canada.
- 71 "Reassembling Land in Antiquated Plats: Problems and Promise." American Planning Association Conference. Orlando, FL. March 1996.
- 70 "Determinant Analysis of Exurban Households." Association of Collegiate Schools of Planning. Detroit, October 1995.
- 69 "Mandated Planning and Equity Considerations." Association of Collegiate Schools of Planning. Detroit, October 1995.
- 68 "Metropolitan Atlanta Rapid Transit Authority, Logistic and Regression Analysis." Association of Collegiate Schools of Planning. Detroit, October 1995.
- 67 "Metropolitan Atlanta Rapid Transit Authority, Level of Service and Operating Economics." Association of Collegiate Schools of Planning. Detroit, October 1995.
- 66 "Metropolitan Atlanta Rapid Transit Authority, Patronage Analysis." Association of Collegiate Schools of Planning. Detroit, October 1995.
- 65 "Planning and taxpayer equity." Greater Greensboro, NC, Council of Governments. September 1995.
- 64 "Public officials and planning policy." Georgia Municipal Association. June 1995.
- 63 "Urban redevelopment planning and economic development." Georgia City and County Managers Association. February 1995.
- 62 "What do the Savings and Loan Bailout, Central City Revitalization, and U.S. Global Competitiveness Have in Common? Growth Management." Urban Affairs Association. 1995.
- 61 "Socioeconomic Considerations of Transportation Facility Development Impact Fees." Transportation Research Board. 1994.
- 60 "Planning policy." American Planning Association. Charlotte, NC, August 1994.
- 59 "Exurban Industrialization." Association of Collegiate Schools of Planning. 1993.
- 58 "Central City Revitalization and Urban Development Policy." Urban Affairs Association. 1993.
- 57 "Manufacturing location opportunities in the Southeast." Georgia Association of Economic Development Officials. Savannah, GA. September 1993.
- 56 "Growth management planning." Portland State University. July 1993.
- 55 "Determinants of urban manufacturing employment." National Council for Urban Economic Development. June 1993.
- 54 "Overview of the Georgia Impact Fee Act with Special Reference to Water and Wastewater Facility Connection Fees." Institute of Continuing Legal Education in Georgia. 1993.
- 53 "Combining Theory and Empiricism to Evaluate Comprehensive Plan Performance." Association of Collegiate Schools of Planning. 1992.
- 52 "Capitalization of Proximity to Elevated Transit Stations a Matter of Class Distinction." Transportation Research Board. 1992.
- 51 "Impact fees in the United States." Cambridge University Department of Land Economy and HM Department of the Environment, May 1992.
- 50 "The land use planning - facility financing link." University of Washington. January 1992.
- 49 "Lecture on planning in cultural diversity." Rutgers University. April 1991.
- 48 "Lecture on development impact fee policy." Rutgers University. April 1991.
- 47 "Lecture on development impact fee practice." Memphis State University and the South-Central Zoning and Planning Institute. Memphis State University. April 1991.
- 46 "Comparative statewide planning efforts." North Carolina legislature, 1991.
- 45 "Incidence of Transportation and Other Impact Fees." Transportation Research Board. 1991.
- 44 "Impact Fees as a Win-Win Policy." Urban Affairs Association. 1991.
- 43 "Lecture on interlocal cooperative governance." University of California at Los Angeles. 1990.
- 42 "Impact fee theory and practice in the United States". University College of London, Department of Political Economy and HM Department of the Environment, May 1990.
- 41 "Preliminary Assessment of Exurban Industrialization in the United States." Association of Collegiate Schools of Planning. 1990.
- 40 "Empirical Evidence of Impact Fee Incidence in the Urban Land Market." Association of Collegiate Schools of Planning. 1990.

- 39 "Urban Growth Management Policy in the 1990s." American Society for Public Administration. 1990.
- 38 "Southeastern Coastal Wastewater Management." With Raymond J. Burby and William Richardson. Urban Affairs Association. 1990.
- 37 "Urban Policy Implications of Exurbanization." With Judy S. Davis and Kenneth J. Dueker. Urban Affairs Association. 1990.
- 36 "Elevated Rapid Rail Transit Station Price Impacts on Single Family Residential Neighborhoods." With Susan J. McCleskey. Transportation Research Board. 1990.
- 35 "Investigating the Association Between Development Highways and Economic Development in Georgia." Transportation Research Board. 1990.
- 34 "Lecture on urban sprawl in Florida." Florida Department of Community Affairs. December 1989.
- 33 "Lecture on impact fees in Florida." Florida Atlantic University. October 1989.
- 32 "Institutionalization of development impact fees." University of Florida Planning Department. March 1989.
- 31 "Lecture, economic incidence of development impact fees." University of Florida Department of Economics. March 1989.
- 30 "Appropriate Boundary Effects of Urban Containment Programs." Association of Collegiate Schools of Planning. 1989.
- 29 "Towards an Overall Approach to Evaluating Farmland Preservation Programs," Association of American Geographers. 1989.
- 28 "Assessing the New Industrialization," Conference of the Urban Affairs Association, 1989.
- 27 "Towards a Definition of Exurbia." With Kenneth J. Dueker. Conference of the Urban Affairs Association. 1989.
- 26 "Mortgage Redlining Atlanta." With Stan Fitterman and Larry Keating. Conference of the Urban Affairs Association, 1989.
- 25 "Assessing the Effectiveness of Rural Enterprise Zones in Louisiana." With Robert K. Whelan. Urban Affairs Association. 1988.
- 24 "Improving Property Service Technology or Severing the Urban Umbilical Cord." With Kenneth J. Dueker. Association of Collegiate Schools of Planning. 1987.
- 23 "On Teaching Planners Physical Infrastructure Engineering -- And Teaching Civil Engineers Planning." Association of Collegiate Schools of Planning. 1987.
- 22 "Impact Fees as a Maturing Method of Infrastructure Finance." Association of Collegiate Schools of Planning. 1986.
- 21 "Exurban Dynamics." With Kenneth J. Dueker. Urban Affairs Association. 1987.
- 20 "Price Effects of Centralized Regional Sewerage Systems." With Gerrit J. Knaap. Urban Affairs Association. 1986.
- 19 "The Peculiarities of the Rural Residential Land Market within metropolitan Areas with Implications for Urban Containment Planning." Urban Affairs Association. 1986.
- 18 "Assessing the Effect of Urban Containment Policies." Urban Affairs Association and nominated for the Best Paper Award. 1986.
- 17 "Enterprise Zones in Kansas." National Conference on Economic Development. 1986.
- 16 "Turning Human Ecology Theory in Urban Planning Action," with Fritz W. Wagner, presented to the World Health Organization Meeting on Human Ecology and Health, Delphi, Greece, 1986.
- 15 "Development Impact Fees." Austin Growth Forum, Austin, Texas, December 1986.
- 14 "Oregon's statewide land use planning program." Austin Growth Forum, Austin, Texas, February 1985.
- 13 "Evaluating Oregon's Statewide Urban Growth Management Program," a session sponsored by the School of Urban and Public Affairs, Portland State University, State Capitol Building, Salem, 1984.
- 12 "The Effect of Urban Containment Policies on Housing Prices to a Class of People," presented to Western Rural Community Assistance Conference, Vallejo, California, 1984.
- 11 "Urban Growth Management Techniques Applied in Oregon," panel discussion presented at the 1984 Conference of the Urban Affairs Association.
- 10 "The Perverse Effect of Urban Containment Policies on the Preservation of Farmland at the Urban Fringe," presented to the 1984 Conference of the Urban Affairs Association.

- 9 "Elements of Successful Downtown and Main Street Design and Planning." Moderator of symposium sponsored by the Department of Regional and Community Planning, Kansas State University, 1984.
- 8 "Planning for Small Cities within Metropolitan Regions," keynote address before the 1980 Washington County (Oregon) Planning Conference.
- 7 "Mobile Home Park Planning in Oregon," Oregon Association of Mobile Home Park Owners Annual Convention, 1980.
- 6 "Water Resources Planning," panel participant at the Annual Convention of the Oregon Association of Water Utilities, 1978.
- 5 "The Effect of Urban Growth Boundaries on Land Values inside Urban Areas," paper presented to the Annual Conference of the Association of American Geographers, 1977.
- 4 "Forest Land Planning in Oregon," policy presentation given to the Forest Industry Meetings of the Portland Chamber of Commerce, 1977.
- 3 "Agricultural Planning in Oregon," policy presentation delivered to the Statewide Planning Forum of the City Club of Portland, 1976.
- 2 "Far Reaching Implications of Oregon's Land Use Planning Goals," paper presented to the 1975 Oregon-Washington Planning Conference.
- 1 "Preliminary Evaluations of Urban Growth Boundaries on Land Values," paper presented to the 1975 Oregon-Washington Planning Conference.

Commissioned Professional Planning Workshops

Transferable Development Rights. Jordan River Alliance. West Valley City UT October 2013.

Leveraging Private Investment for Redevelopment. Mountain West Planning & Design Academy. University of Utah, Salt Lake City, UT. March 2010.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. March 2008.

Impact Fees in Virginia. Alexandria, Virginia. March 2008.

Regional Leadership Institute. St. Simons Island, GA. Atlanta, GA. September 2007.

Public-Private Partnerships. Alexandria, Virginia. March 2008.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. September 2007.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. March 2007.

Impact Fees. Alexandria, Virginia. April 2007.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. September 2006.

American Planning Association on Taxation and Exactions, March and June 2006.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. March 2006. Impact Fees. Alexandria, Virginia. December 2006.

Regional Leadership Institute. St. Simons Island, GA. Atlanta, GA. September 2006.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. September 2005.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. March 2005.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. March 2004.

Regional Leadership Institute. St. Simons Island, GA. September 2003.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. September 2003.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. March 2003

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. March 2002.

Community Planning Academy. Atlanta Regional Commission. Atlanta, GA. February, August 2002.

Suburban Town Planning. Atlanta Regional Commission. Roswell, GA April 2002.

Smart Growth, Georgia Planning Association, Jekyll Island, Georgia, October 2001.

American Institute of Certified Planners professional education workshop, Atlanta, April 2000.

State of South Carolina, Development Impact Fee Legislation and Practice, December 1999.

Louisiana Planning Association, Helping Professional Planners Publish, October 1999.

Georgia Planning Association, Helping Professional Planners Publish, September 1999.

American Planning Association, Planning and Zoning Institute, August 1994.

American Institute of Certified Planners professional education workshop, Washington, May 1992.

Planning Commissioners Institute, Georgia Planning Association, September 1990.

Journal of the American Planning Association symposium on new developments in real estate development for the 1989 conference of the American Planning Association.

American Institute of Certified Planners professional education workshop, Atlanta, May 1989.

American Institute of Certified Planners professional education workshop, New Orleans, March 1991.

American Institute of Certified Planners professional education workshop, Denver, April 1990.

American Institute of Certified Planners professional education workshop, Atlanta, May 1989.

American Institute of Certified Planners professional education workshop, San Antonio, May 1988.

Journal of the American Planning Association three-day symposium on development impact fees, New York City, May 1987.

SERVICE IN SCHOLARSHIP AND RESEARCH

Journal Recognitions and Distinctions

Co-Editor, *Housing Policy Debate*

Co-Editor, *Opolis: An International Journal of Suburban and Metropolitan Studies*

Associate Editor, *Journal of the American Planning Association*

Associate Editor, *Cities*

Book Review Co-Editor, *Journal of the American Planning Association*

Planners Notebook Editor, *Journal of the American Planning Association*

Associate Editor, *Journal of Urban Affairs*

Editorial Board, *Journal of the American Planning Association*

Editorial Board, *Journal of Planning Literature*

Editorial Board, *The Regionalist*.

Contributing editor, *Journal of the American Planning Association*

Guest editor, *Journal of the American Planning Association*

Guest editor, *Journal of the American Planning Association*

Sponsored Research Refereeing Services

National Science Foundation, Engineering Directorate

National Science Foundation, Social and Behavioral Science Directorate

National Science Foundation, Small Business Set-Aside program

Editorial and Reviewer Work for Journals

Referee, *Journal of the American Planning Association*

Referee, *Journal of Urban Affairs*

Referee, *Economic Development Quarterly*

Referee, *Journal of Planning Education and Research*

Referee, *Review of Regional Science*

Referee, *Journal of Urban Planning and Development*

Referee, *Transportation Research Record*

Referee, *Journal of Transport Geography*

Referee, *Cities*

Referee, *Urban Geography*

Referee, *Growth and Change*

Referee, *International Regional Science Review*

Referee, *Public Administration Review*

Referee, *Journal of Rural Studies*

Referee, *International Migration Review*

Referee, *Journal of Urbanism: International Research on Placemaking and Urban Sustainability*

Referee, *Policy Studies Review*

Referee, *Professional Geographer*

Referee, *Landscape and Urban Planning*

Referee, *Transport Policy*

Referee, *Transportation Research Part A: Policy and Practice*
Manuscript Reviewer, Elsevier
Manuscript Reviewer, Prentice-Hall
Manuscript Reviewer, Urban Land Institute
Manuscript Consultant, University of Illinois Press
Manuscript Reviewer, Brookings Institute
Manuscript Reviewer, Routledge
Manuscript Reviewer, Taulor and Francis
Manuscript Reviewer, American Planning Association
Manuscript Reviewer, Lincoln Institute of Land Policy
Manuscript Reviewer, Wiley
Manuscript Reviewer, Island Press
Manuscript Reviewer, Oxford University Press
Manuscript Reviewer, Westview Press

Major Print Media

USA Today
Financial Times
Washington Post
New York Times
Wall Street Journal
Atlantic Monthly
Boston Globe
Kansas City Star
Atlanta Journal-Constitution
Atlanta Business Chronicle
Associated Press
Hundreds of local newspapers

Broadcast Media

ABC News
CBS News
NPR, National Public Radio
CNN, the Cable News Network
MSNBC
National Public Television
Local NPR and public television affiliates

Boards, Commissions, Task Forces

Knowledge Based Governance, Committee, American Planning Association 2019
Open Access Task Force, American Planning Association 2019
FutureShape, Committee, American Planning Association 2019
Technical Advisory Committee, City of Tucson
HUD, Location Affordability Index, 2012-2014
Utah Governor's Task Force on Housing for statewide visioning process, 2014
Envision Utah Advisory Board, 2009-2014
Governing Board, Rocky Mountain Land Use Institute, 2008-
Governing Board, Utah Land Use Institute, 2010-
Governing Board, Pace Law School Land Use Center, 2012-
American Planning Association, committee member - Paying for Growth Task Force 2007-2009
American Planning Association, committee member - Legislation and Policy Committee 2006-2007
Professional Development Officer, Georgia Planning Association, 1990-1994.

EDUCATIONAL OUTREACH

Mountain West Planning and Design Academy, University of Utah – Founding Executive Director

Established advisory board and scheduled programming beginning fall 2009.

Planning Academy at Virginia Tech – Founding Executive Director

National Charrette Institute, May 2005, May 2006, November 2006, May 2007, national workshop attended by more than 100 people generating more than \$100,000.

Form-Based Code Institute, November 2005, February 2006, March, May 2006, June 2006, September 2006, national workshop attended by more than 300 people generating more than \$250,000. Local host for National Impact Fee Roundtable conference, October 2006, attended by about 200.

Regional and local workshops on industrial clustering, security design, impact fees and proffers, smart growth planning, public-private partnerships, and GIS attended by more than 150.

Total since inception of Academy in middle 2005: More than 700 attendees generating more than 1,000 CEUs and more than \$500,000 in revenue.

Professional Education Program in Planning at Georgia Tech – Administrator

The following short courses were organized and delivered from 1988 through 1995. They were designed to institutionalize innovative sources of infrastructure funding across the United States. These courses reached more than 1,000 professional planners, engineers, finance officers, attorneys, and others whose interest is in creating more efficient development patterns. More than \$1 million generated in revenues in current dollars.

October 1995 - Water, Wastewater, and Stormwater Fees. Orlando

October 1995 - Water, Wastewater, and Stormwater Fees. San Francisco

May 1994 - Development Impact Fees. Orlando

April 1994 - Development Impact Fees. San Francisco

November 1993 - Water, Wastewater, and Stormwater Fees. Atlanta

October 1993 - Water, Wastewater, and Stormwater Fees. San Francisco

April 1993 - Water, Wastewater, and Stormwater Fees. Atlanta

October 1992 - Water and Wastewater Connection Fees. Atlanta

March 1992 - Innovative Transportation Financing. Atlanta

March 1992 - Litigating and Defending Impact Fees. San Francisco February 1992 - Litigating and Defending Impact Fees. Orlando June 1991 - Urban Planning Institute. Atlanta

June 1991 - Development Impact Fees. Seattle

June 1991 - Development Impact Fees. Sacramento

March 1991 - Development Impact Fees. Hilton Head

February 1991 - Development Impact Fees. Denver

September 1990 - Planning Commissioners Institute. Atlanta

June 1990 - Urban Planning Institute. Atlanta

June 1990 - Development Impact Fees. Cape Cod

May 1990 - Development Impact Fees. Atlanta

March 1990 - Development Impact Fees. San Francisco

February 1990 - Development Impact Fees. Dallas

September 1989 - Development Impact Fees. Seattle

September 1989 - Development Impact Fees. Spokane

August 1989 - Development Impact Fees. San Francisco

June 1989 - Development Impact Fees. Boston

June 1989 - Development Impact Fees. Washington

June 1989 - Development Impact Fees. Hilton Head

January 1989 - Development Impact Fees. Los Angeles

November 1988 - Development Impact Fees.

Boston October 1988 - Development Impact Fees. Chicago

August 1988 - Development Impact Fees. Atlanta

DOCTORAL STUDENTS ADVISED

Thomas W. Sanchez, Georgia Institute of Technology, Chair

Casey J. Dawkins, Georgia Institute of Technology, Chair

Rhonda Phillips, Georgia Institute of Technology, Chair

Robert Hibberd, University of Arizona, Co-Chair

Dale Medairis, Virginia Tech, Chair

Karen Danielsen, Virginia Tech, Chair

Robert A. Young, University of Utah, Co-Chair

Shima Hamidi, University of Utah, Member

Amir Hajrasouliha, University of Utah, Member

Philip Stoker, University of Utah, Member

Keuntae Kim, University of Utah, Member

Guang Tian, University of Utah, Member

David Proffitt, University of Utah, Member

Roger Child, University of Utah, Member

SPONSORED AWARDS IN PURE AND APPLIED RESEARCH as PI/Co-PI
[Current value in excess of \$50 million.]

- 87 ***Estimating Missing Households in Arizona with Implications for State Policy***
Arizona League of Cities and Towns
\$30,000
Principal Investigator.
November 2023-June 2024.
- 86 ***Options for Paying for Growth***
City of Chattahoochee Hills, Georgia
\$6,000
Principal Investigator.
August 2023-October 2023.
- 85 ***Rent Regulation in the United States: An Update and Assessment***
National Multifamily Housing Council
\$20,000
Principal Investigator.
June 2023-January 2024.
- 84 ***Options for Collaborative Economic Development Governance in Southern Nevada***
Nevada Governor’s Office of Economic Development
\$20,000
Lincy Institute and Brookings Mountain West
Principal Investigator.
January 2023-August 2023.
- 83 ***Nevada Economic Development and Public Policy 2022-2026: A Sustainable Future for all Nevadans***
Nevada Governor’s Office of Economic Development
\$10,000
Lincy Institute and Brookings Mountain West
Principal Investigator for Nevada’s Demographic and Economic Geography: The Three Nevadas.
June 2021-January 2022
- 82 ***LRT/BRT/SCT/CRT Development Outcomes Final Phase***
National Institute of Transportation and Communities
US Department of Transportation
Principal Investigator
\$160,000 from NITC and the University of Arizona
Final phase analysis of development outcomes associated with light rail transit, bus rapid transit, streetcar transit and commuter rail transit systems
September 2018-June 2020
- 81 ***Smart Growth America Master Agreement***
Smart Growth America
\$500,000
Task order services relating to pure and applied smart growth research in and related to the areas of transportation, urban growth and development economic development, and fiscal impact analysis.
November 2017-December 2022

- 80 ***Updating and Expanding LRT/BRT/SCT/CRT Data and Analysis***
National Institute of Transportation and Communities
US Department of Transportation
Principal Investigator
\$150,000 from among NITC, City of Tucson, Regional Transportation Commission of Southern Nevada, Mid America Regional Council, Wasatch Front Regional Council, Portland Metro Commission. Updating prior analysis and generating database for light rail transit, bus rapid transit, streetcar transit and commuter rail transit systems
September 2017-June 2019
- 79 ***Arizona Tri-University Transportation Research Center Pilot Research***
Arizona Board of Regents
Principal Investigator
\$30,000
Assess the effects of increased freight traffic along I-10 with respect to spillover congestion on non-freeway streets.
July 2017-December 2018
- 78 ***National Institute of Transportation and Communities***
US Department of Transportation
Co-Principal Investigator
\$15.7 million
Research and engagement activities improving the mobility of people and goods
January 2017-December 2022
University of Arizona received more than \$2 million.
- 77 ***Arizona Tri-University Transportation Research Center Pilot Research***
Arizona Board of Regents
Principal Investigator
\$45,000
Evaluate the long-term economic development and planning implications of Arizona's freight transportation corridor comprised of I-10 and nearby rail lines
September 2016-December 2017
- 76 ***Joining-Up Urban Water Management with Urban Planning and Design***
Water Environment Research Foundation
Co-Principal Investigator
\$139,505
Evaluate triple bottom line water policy adoption practices
January 2016-December 2016
- 75 ***National Study of BRT Development Outcomes***
National Institute for Transportation and Communities
Principal Investigator
\$170,000
Research the economic, demographic and land-use outcomes of bus rapid transit systems
January 2014 through December 2015

- 74 ***Do TODs Make a Difference?***
National Institute for Transportation and Communities
Principal Investigator
\$342,000
Research the economic, demographic and land-use outcomes of transit-oriented developments
August 2013 through December 2015
- 73 ***Streetcars, Urban Form, and Public Perception***
Co-Principal Investigator
US Department of Housing and Urban Development
\$125,000
Research on economic development and demographic outcomes, and public attitudes to streetcars in
Portland, Seattle, New Orleans, and Salt Lake City
July 2013 through December 2015
- 72 ***Valuing Ecosystem Services***
Environmental Protection Agency
Co-Principal Investigator
\$50,000
Develop prototype GIS-based system for estimating the value of ecosystem services under
alternative development scenarios.
March 2013 through December 2013
- 71 ***Light-Rail Transit and Congestion Mitigation***
National Institute for Transportation and Communities
Co-Principal Investigator
\$98,000 (direct and in-kind)
Research into the relationship between a light-rail transit corridor and reduction of highway
congestion
August 2012 through December 2013
- 70 ***Livable Corridors***
National Academy of Sciences
Co-Principal Investigator
\$83,000
Research into the design of transit corridors to improve quality of life
June 2012 through December 2013
- 69 ***Transit and Greenhouse Gas Emissions***
National Academy of Sciences
Co-Principal Investigator
\$138,000
Research into the role of transit in reducing greenhouse gas emissions
June 2012 through December 2013
- 68 ***Sustainable Communities Initiative***
US Dept. of Housing and Community Development through the Mid-America Regional Council
Principal Investigator
\$70,000
Adapt GIS-based model of social, economic, and environmental outcomes to transit oriented
developments and transit corridors.
June 2012 through June 2013

- 67 ***Sustainable Communities Initiative***
 US Dept. of Housing and Community Development through the University of Texas at Austin
 Principal Investigator
 \$70,000
 Adapt GIS-based model of social, economic, and environmental outcomes to transit oriented
 developments and transit corridors.
 June 2012 through June 2013
- 66 ***Innovative Urban Transitions and Arid-region Hydro-sustainability (iUTAH)***
 National Science Foundation
 Investigator (customarily Co-PI but for NSF limits)
 \$20,000,000
 Associate team leader for City & Metropolitan Planning managing about \$1,000,000 over five years
 October 2011 through September 2016
- 65 ***Sustainable Communities Initiative***
 US Dept. of Housing and Community Development through Salt Lake County
 Principal Investigator
 \$1,551,500
 Create GIS-based model of social, economic, and environmental outcomes to transit oriented
 developments and transit corridors.
 March 2011 through February 2014
- 64 ***Smart Growth Research***
 Smart Growth America and Transportation for America
 Principal Investigator
 Up to \$500,000
 Perform specific tasks as assigned. July 2009 through June 2016
- 63 ***Planning Analysis for Salt Lake County***
 Salt Lake County
 Principal Investigator
 \$100,000
 Prepare baseline planning documents and projections for long-range planning purposes. October
 2008 through August 2012
- 62 ***Federal Transportation Stimulus Legislation Research***
 Smart Growth America
 Principal Investigator
 \$25,000
 Synthesize research on the relationship between public transportation investment and economic
 development
 January 2009 through June 2009
- 61 ***Targeting Highway Investment for Maximum Economic Return in Metropolitan Areas***
 Smart Growth America
 Co-Principal Investigator
 \$25,000
 Synthesize research on the relationship between highway investment and economic development.
 January 2009 through June 2009

- 60 ***Mobility Fee Study for the State of Florida***
Governor's Office, State of Florida through the Center for Urban Transportation Research
Principal Investigator
\$30,000
Create new models for transportation financing statewide. October 2008 through June 2009
- 59 ***Housing Policy Debate***
Fannie Mae Foundation
Co-Principal Investigator
\$495,000
Serve as Co-Editor (with Co-PI) of *Housing Policy Debate*
May 2007 through April 2010
- 58 ***Green Alexandria***
City of Alexandria, Virginia
Principal Investigator
\$45,900
Facilitate production of plans and policies to reshape Alexandria's future built environment
December 2007 through August 2008
- 57 ***Virginia Transportation Impact Fees***
Office of the Governor
Principal Investigator
\$52,480
Prepare model impact fee methodologies and implementing ordinances. May 2007 through April 2008
- 56 ***Western Development Policy***
Brookings Institution
Co-Principal Investigator
\$40,000
Investigate development potential and policy options facing selected Western states. May 2007 through December 2007
- 55 ***The New Politics of State Planning***
Urban Land Institute
Co-Principal Investigator
\$25,000
Assessing convergence in statewide land-use planning policy
May 2007 through December 2007
- 54 ***Regulatory Barriers to Manufactured Homes***
US Department of Housing and Urban Development
Research Associate
\$300,000
Research the extent to which local regulations are barriers to manufactured housing. October 2005 through February 2007

- 53 ***Workforce Housing Analysis***
 MacArthur Foundation
 Co-Principal Investigator
 \$26,000
 Research the relationship between housing costs and job accessibility
 October 2006 through June 2007
- 52 ***East Falls Church Station Area Plan***
 Arlington, VA
 Principal Investigator
 \$40,000 for support a studio.
 Develop land use and housing plan with focus on housing affordability.
 October 2006 through December 2007.
 Student project won the Virginia APA prize for best student project.
- 51 ***Environmental Regulations and Housing Affordability***
 US Department of Housing and Urban Development
 Co-Principal Investigator
 \$300,000
 Research the relationship between local environmental regulations and housing affordability
 October 2004 through June 2006
- 50 ***Impact Fees and Housing Affordability***
 US Department of Housing and Urban Development
 Principal Investigator
 \$300,000
 Research the relationship between impact fee practice and housing affordability
 October 2004 through February 2006
- 49 ***Village Design Template***
 Stafford County, VA
 Principal Investigator
 \$38,000 for support a studio.
 Develop template to expedite rezoning of dead and dying malls. June 2005 through December 2006
 Student project won the Virginia APA prize for best student project.
- 48 ***Fiscal Impact Template***
 Albuquerque, New Mexico
 Principal Investigator
 \$40,000
 Develop staff-friendly fiscal impact model
 June 2005 through May 2006
- 47 ***Calculation Impact Fees to Achieve the Preferred Growth Alternative***
 Albuquerque, New Mexico
 Principal Investigator
 \$250,000 (total project including management of subcontractors)
 Generate research supporting impact fees that vary based on location, density, land-use
 configuration and other factors
 October 2005 through February 2006.

- 46 ***Efficiency Reductions to Impact Fees***
 DeKalb County, Georgia
 Principal Investigator
 \$100,000 (total project including management of subcontractors)
 Provide research supporting reductions in impact fees due to location, density, and land-use configuration factors for road impact fees
 October 2005 through February 2006
- 45 ***Braddock Road Station Area Plan***
 City of Alexandria, VA
 Principal Investigator
 \$40,000 for studio project
 Prepare a land use and housing plan for the Braddock Road Metro rail station.
 October 2004 through December 2005.
 Student project won the Virginia APA prize for best student project.
- 44 ***Impact Fees in the Planned Growth Strategy Context***
 Albuquerque, New Mexico
 Principal Investigator
 \$220,000
 Formulate and apply impact fees to help implement the Planned Growth Strategies
 December 2003 through June 2004
- 43 ***The Effect of Urban Containment on Neighborhood and Housing Quality***
 Fannie Mae Foundation
 Principal Investigator
 \$24,780
 Explore statistical relationship between the presence of different forms of urban containment on neighborhood and housing quality
 January 2004 through December 2004
- 42 ***Applying Best Practices for Development Impact Fees***
 DeKalb County, Georgia
 Principal Investigator
 \$200,000
 Formulate and apply “best practices” for development impact fees to improve equity and efficiency in public facility delivery
 March 2003 through December 2003
- 41 ***Urban Containment and Hazard Vulnerability***
 National Science Foundation
 Co-Principal Investigator
 \$149,000
 Analyze the extent to which urban containment leads to development of landscapes prone to damage through natural hazards
 August 2002 through December 2003
- 40 ***Effect of Apartments on Single Family Housing Values***
 National Association of Realtors and National Multifamily Housing Council
 Principal Investigator
 \$45,000
 Estimate the association between apartment proximity and value of single family detached units
 May 2001 through December 2002

- 39 ***Creating an Urban Containment Typology***
National Association of Realtors and Brookings Institution
Principal Investigator
\$102,000
Identify, inventory and assess regional urban containment programs, and create an urban containment typology for use in future research
May 2001 through December 2002
- 38 ***Smart Growth Policies***
Brookings Institution
Principal Investigator
\$40,000
Prepare three monographs for national distribution on (1) impact fees and economic development, (2) development needs of the next 25 years, and (3) modernizing subdivision ordinances. May 2001 through June 2002
- 37 ***Growth Management and Housing Prices***
Brookings Institution
Principal Investigator
\$10,000
Prepare monograph for national distribution on growth management and housing prices. May 2001 through December 2001
- 36 ***Greenspace Planning in Georgia***
Trust for Public Land
Principal Investigator
\$21,000
Prepare plan for Georgia counties to acquire open spaces consistent with the Georgia Greenspace Act. June 2000 through December 2000
- 35 ***Smart Growth Tool Kit***
Georgia Department of Community Affairs
Principal Investigator
\$28,000
Prepare tool kit for use by Georgia communities. June 2000 through June 2001
- 34 ***Housing Price and Landowner Behavior Effects of Urban Containment***
Lincoln Institute of Land Policy
Principal Investigator
\$5,000
Convene symposium on methodologies to evaluate urban containment effects on housing prices
August 1999 through May 2000
- 33 ***New Community Development Code***
City of Port Wentworth, Georgia
Principal Investigator
\$25,000
Craft unified town planning code for new town of 5,000 acres along the Savannah River
June 1999 through May 2000

- 32 ***Development Exaction System Design***
 City of Cordele, Georgia
 Principal Investigator
 \$17,500
 Develop system of standardized development exactions for city of Cordele, Georgia
 August 1999 through December 1999
- 31 ***Water Planning Issues in Metropolitan Atlanta***
 Research Atlanta
 Principal Investigator
 \$8,000
 Assess the current ways in which decisions on water supply and use are conducted in metropolitan Atlanta and pose range of alternative approaches
 August 1999 through May 2000
- 30 ***Decision-Making in Metropolitan Atlanta***
 Research Atlanta
 Principal Investigator
 \$8,000
 Assess the current decision-making environment for its ability to address regional issues in metropolitan Atlanta and pose range of alternative approaches; present findings on public television
Finalist for Southeast Regional Broadcast Television Emmy for Public Affairs
 July 1998 through May 1999
- 29 ***No Room at the Inn***
 Fannie Mae Foundation
 Principal Investigator
 \$10,000
 Evaluate supply of downtown structures eligible for historic preservation tax credit for conversion to housing and assess policy implications of diminishing supply
 October 1999 through June 2000
- 28 ***Central City Revitalization through Urban Containment***
 Fannie Mae Foundation
 Principal Investigator
 \$25,000
 Evaluate major U.S. metropolitan areas classified by natural or manmade containment characteristics for effects on central city investment
 January 1999 through December 1999
- 27 ***Urban Design and Greenbelt Plan, City of Oxford, Mississippi***
 City of Oxford, Mississippi
 Principal Investigator
 \$94,000
 Prepare urban design and greenbelt preservation plan based on principles of urban containment and new theories of neo-urbanism developed through Georgia Tech
 Finalist, AICP National Student Project of the Year Award
 January 1998 through June 1998

- 26 ***Metropolitan Governance***
National Center for the Revitalization of Central Cities
Principal Investigator
\$35,000
Evaluate the economic efficiency implications of alternative forms of metropolitan governance for sabbatical
August 1996 through May 1997
- 25 ***Location of Professional Sports Stadia and Economic Activity***
National Center for the Revitalization of Central Cities
Principal Investigator
\$15,000
Evaluate the economic impacts of locating professional sports stadia in different parts of metropolitan areas
August 1996 through May 1997
- 24 ***Advanced Wastewater Rates***
Calhoun, Georgia
Principal Investigator
\$25,000
Create sophisticated wastewater rate system
June 1996 through June 1997
- 23 ***Wireless Communication Tower Planning and Policy***
Athens-Clarke County, Georgia
Principal Investigator
\$20,000
Evaluate impact of wireless technology on community plans and develop policy to manage it
January 1996 through December 1996
- 22 ***The Relationship between Earthquake Damages and Comprehensive Plans***
National Science Foundation
Co-Principal Investigator
\$89,000
Evaluate the relationship between comprehensive plan quality and damage during the period between the
San Fernando earthquake of 1971 and the Northridge earthquake of 1994
October 1994 through September 1995
- 21 ***Economic Development and Geographic Information Systems***
Economic Development Administration, US Department of Commerce Co-Principal Investigator
\$160,000
Provide research and training in the application of geographic information systems to economic development
October 1994 through September 1995
- 20 ***Benefit-Cost Analysis of Rural Transit***
Sponsor: Georgia Department of Transportation Principal Investigator
\$100,000
Provide methodologies for evaluating the benefits and costs of providing rural transit systems
July 1993 through December 1995

- 19 ***Parking Policies and Transit***
National Academy of Sciences Principal Investigator
\$31,110
Evaluate the effects of parking policies in Atlanta's midtown on transit use and carpooling
July 1994 through December 1995
- 18 ***Transportation Impact Analysis: Metropolitan Atlanta Regional Transit Authority***
U. S. Department of Transportation, Federal Transit Administration
Project Director
\$100,000
Evaluate economic development, urban form, social and political institutional, and transportation
impacts of heavy rail transit in Atlanta region
September 1994 through June 1996
- 17 ***Exurbanization and Residential Location Theory***
Federal National Mortgage Association (Fannie Mae)
Principal Investigator
\$79,034
Evaluate socioeconomic and location behavior of exurban households in the context of urban
development theory
September 1993 through March 1995
- 16 ***Comprehensive Plan and Downtown Urban Design Plan***
City of Hahira, Georgia
Principal Investigator
\$75,000
Studio project to create a city and downtown comprehensive plan and urban design plan.
September 1994 through December 1995
***Students won the National Student Project of the Year Award from the American Institute of
Certified Planners for 1996.***
- 15 ***Stormwater Facility Financing***
City of Atlanta, Georgia Principal Investigator
\$80,000
Prepare development impact fees consistent with City's growth management objectives
May 1993 through September 1993
- 14 ***Financing Water and Sewer Facilities***
City of Columbus, Georgia.
Principal Investigator
\$9,000
Develop connection fees for water and sewer facilities. February 1993 through May 1993
- 13 ***Public Facility Financing***
City of Atlanta, Georgia
Principal Investigator
\$370,000 (total among all contractors)
Prepare development impact fees consistent with City's growth management objectives
August 1992 through April 1993

- 12 ***Revitalization of the Central City***
 U.S. Department of Housing and Urban Development, National Center for the Revitalization of the Central City
 Principal Investigator
 \$44,000
 Evaluate policy approaches to revitalizing central cities
 November 1991 through April 1993
- 11 ***Private Financing of Public Facilities***
 DeKalb County, Georgia
 Principal Investigator
 \$84,500
 Propose development impact fees for roads, libraries, parks, water, and jails
 May 1991 through December 1992
- 10 ***Financing Water and Sewer Facilities***
 Glynn County, Georgia
 Principal Investigator
 \$5,000
 Develop connection fees for water and sewer facilities
 October 1992 through December 1992
- 9 ***Exurban Industrialization***
 Economic Development Administration, U. S. Department of Commerce
 Principal Investigator
 \$114,285
 Define the new spatial dimensions of manufacturing in the contiguous 48 states; investigation locational and policy implications of continued exurbanization of manufacturing
 November 1989 through July 1991
- 8 ***Public Facility Financial Analysis***
 Cobb County, Georgia
 Principal Investigator
 \$19,000
 Propose development impact fees for roads, libraries, parks, water, and jails
 October 1991 through December 1992
- 7 ***Graduate Cooperative Education Program***
 Georgia Institute of Technology with collaborating public, private and nonprofit organizations
 Principal Investigator and Founding Director
 More than \$1 million since 1990
 Student placements in paid public, private and non-profit research and engagement assistantships
 Continuous since 1990
- 6 ***Economic Incidence of Development Impact Fees***
 Urban Land Institute
 Principal Investigator
 \$20,000
 Evaluate the economic incidence of development impact fees to the extent they are internalized by sellers of undeveloped urban land
 May 1989 through June 1990

- 5 ***Long-Range Planning Services*** City of Sandersville, Georgia Principal Investigator
\$42,165
Estimate impacts of growth on land use needs; forecast land use needs; allocate growth to future annexation areas; estimate cost of extending facilities; propose alternative means of financing needs; prepare plans and programs
September 1989 through June 1992
- 4 ***Housing Preference and Commuting Patterns of Exurban Households***
U. S. Department of Transportation, Portland State University and Georgia Institute of Technology
Principal Investigator
\$28,000 total between participating universities
Survey exurban and suburban households to determine their socioeconomic characteristics, location behavior, and commuting patterns
June through September 1989
- 3 ***Airport Industrial Park Study*** City of Kenner, Louisiana Principal Investigator
\$2,000 (studio support)
Evaluate the impact of New Orleans' airport on neighborhoods and prepare mitigation plans
September 1985 through December 1986
- 2 ***Prepare Software Adapting IMPLAN to Microcomputers for Local Economic Development Situations***
North Central Regional Center for Rural Development, Iowa State University, Kansas State University Co-Principal Investigator
\$52,025
Create Lotus-based software to apply IMPLAN to local economic development analysis on PCs
September 1985 through December 1986
- 1 ***Preliminary Study of Adapting U.S. Forest Service IMPLAN Model to Local Economic Development Situations***
North Central Regional Center for Rural Development, Iowa State University, Kansas State University
Co-Principal Investigator
\$4,000
Explore feasibility of adapting IMPLAN to local economic development analysis on PCs
September 1984 through December 1985

PROFESSIONAL PRACTICE

Partial List of Public/Non-Profit Advising Engagements - Compensated and Pro Bono *Chief Executives*

Vice President of the United States
Members of Congress including House Ways and Means Committee
Governors for Utah, Georgia, Virginia
Secretary Commerce, State of Louisiana
Mayor, City of Atlanta, Georgia
Mayor, City of Salt Lake City, Utah

Federal/National Agencies

U.S. Department of Housing and Urban Development
U.S. Environmental Protection Agency
U.S. Department of Transportation
U.S. Department of Commerce
U.K. Ministry of the Environment

State and Regional Agencies

Legislature, California
Legislature, Oregon
Legislatures, Washington
Legislature, North Carolina
Legislature, Georgia
Legislature, Virginia
Legislature, Florida
Arizona Board of Regents
Nashville-Davidson County
Triad Piedmont Regional Council
Metropolitan Washington, DC, Council of Governments
Atlanta Regional Commission
Department of Community Affairs, Florida
Department of Community Affairs, Georgia
Department of Land Conservation and Development, Oregon
Department of Transportation, Washington State
Department of Commerce, Louisiana
Economic Development Department, State of Kansas

Local Governments

Tucson, AZ
Pima County, AZ
Salt Lake City, Utah
Salt Lake County, Utah
Boise, Idaho
Whitefish, Montana
Montgomery County, MD
Sarasota County, Florida
City of Atlanta, Georgia
City of Alpharetta, Georgia
City of Sacramento, California
City of Virginia Beach, Virginia
City of Gainesville and Hall County, Georgia
Collier County, Florida

Citrus County, Florida
Martin County, Florida
Brevard County, Florida
Eustis, Florida
DeLand, Florida
Albuquerque, New Mexico
Gallatin County, Montana
Bozeman, Montana
Hawaii County, Hawaii
Miami-Dade County, Florida
DeKalb County, Georgia
Fulton County, Georgia
Cobb County, Georgia
Barrow County, Georgia
City of New Orleans, Louisiana
Port of New Orleans, Louisiana
City of Kenner, Louisiana
Department of Commerce, State of Louisiana
City of Manhattan and Riley County, Kansas
City of Portland, Oregon
Columbia County, Oregon
Washington County, Oregon
Lincoln County, Oregon
Curry County, Oregon
City of Redmond, Oregon
City of Scappoose, Oregon

Nonprofit Organizations

Natural Recourses Defense Council
Urban Land Institute
National Association of Home Builders, several state and metropolitan chapters
Brookings Institution
Lincoln Institute of Land Policy
Center for Neighborhood Technology
State Bar Association, State of South Carolina
Ford Foundation
Rockefeller Foundation
MacArthur Foundation
Economic Development Corporation Utah
Community Action Team, Columbia County, Oregon
Columbia River Peoples' Utility District, Oregon

Professional Consulting - Compensated and Pro Bono

Arizona League of Cities and Towns, missing household analysis, 2023-24
Salt Lake County, Regional Solutions analysis for housing, 2023
City of Chattoogee, GA, review of facility funding options, 2023
Whitefish MT review of water and wastewater impact fees relating to federal litigation, 2022-
City of Tucson impact fee advisory services.
Henry County GA Impact Fee review for the Metropolitan Atlanta Home Builders Association. 2022-
Savannah GA Impact Fee review for Home Builders Association of Greater Savannah. 2022-
Washington County UT Water Conservancy District expert witness in water impact fee litigation 2018-
Bryan County GA expert witness for home builders relating to transportation impact fees 2020-
McKinley TX parks fee in-lieu of dedication litigation expert. Client accepted \$2 million settlement 2019

Estimation of wood frame building construction demand by building use for the National Ready Made Concrete Association for keynote to its annual conference, 2017

Projecting the plausibility of 1.3 million people living in the city of Atlanta for the city council, 2016

Expert witness in case where clients alleged the TSSD overcharged sewer impact fees. Client accepted \$34 million settlement, 2015-2018

Value added assessment of transit options for the Regional Transportation Commission of Southern Nevada.

Metropolitan Atlanta Home Builders Association expert in pending litigation relating to the design of the Forsyth County, Georgia, impact fee program.

Old Milton Parkway developers' expert in Alpharetta, Georgia rezoning for mixed-use development.

Southeast Property Development Corporation v. Milton, Georgia relating to inappropriate design of its transfer of development rights program.

Twin Cities Metropolitan Council, demographic and economic trends to 2040, 2013-2014

Letter of opinion relating to Batis Corporation's proposed rezoning pertaining to a site in Topeka, KS

Nashville Metropolitan Area, demographic and economic trends to 2040, 2013

Natural Resources Defense Council, demographic trends affecting the Mid-Ohio Metropolitan Planning Organization, 2013

Natural Resources Defense Council, demographic trends of the San Joaquin Valley, California facilitating compliance with state greenhouse gas emission policy (SB 375), 2012-2013

THRIVE, Chattanooga, TN regional scenario analysis pursuant to its HUD Sustainable Communities grant. 2012-2013.

Triad Piedmont North Carolina Sustainable Community Initiative, providing demographic and economic implications for that region's long-range planning to 2040, 2011-2013

Natural Resources Defense Council, demographic trends of the San Joaquin Valley facilitating compliance with state greenhouse gas emission policy (SB 375), 2011-2013

Fort Collins, Colorado demographic trends and redevelopment analysis, 2010-2011

Natural Resources Defense Council, demographic trends of the largest metropolitan areas facilitating compliance with state greenhouse gas emission policy (SB 375), 2010-2012

National Cooperative Highway Research Program consultant to Rutgers University for economic impact of alternative highway planning scenarios, 2006-10

Home Building Association of Central Florida relating to impact fee design and implementation, 2008-09

Kalvig et al. LLC. Relating to impact fee design, 2008-09

Athens-Clarke County, Georgia, 2007-08

Hanley Wood Publications, 2005-2006

Cole Real Estate Investment Trust, presentation of research on future commercial and residential markets, 2005-07.

Prudential Real Estate Investment and Prudential Investment Management, presentations on the nature of future US real estate markets, 2006-08.

Montgomery County, MD, facilitator of public discussions on the future of county planning, 2005-06.

City of Leesburg, VA. Crafted "planning goals-achievement" assessment to guide consulting services for fiscal impact Assessment, 2006.

Tindale Oliver Associates, 2000-2008:

- Collier County, FL, impact fees
- Panama City, FL, impact fees
- Fort Pierce, FL, impact fees
- Bozeman, MT, impact fees
- Volusia County, FL, impact fees
- Volusia County, FL, review of NAHB economic impact analysis of impact fees
- Citrus County, FL, impact fees
- Brevard County, FL, impact fees
- Indian River County, FL, impact fees
- Eustis, FL, impact fees
- DeLand, FL, impact fees

Freilich, Leitner and Carlisle, 1995 to 2005.

Expert witness in regional general welfare, *Olmstead Townships v. City of Rochester MN* Expert witness in regional development, *Fair Hope v. Mobile County*

Expert witness in infrastructure finance, *St. Charles Community v. St. Charles County*

Expert services provided on a wide range of planning issues

National Apartment Association, 2005 to present. Litigation research

City of Albuquerque, New Mexico. Preparation of development impact fees for water, wastewater, roads, stormwater, and parks, 1994 to present.

Alston and Bird, expert witness in exclusionary housing, *Roberts v. Gwinnett County*, 1999-2001

Dillard and Galloway, 1999-2002:

- Expert witness in exclusionary housing, *Jones v. Henry County*
- Expert witness in exclusionary housing, *Realty Development v. City of Cumming*
- Expert witness in exclusionary housing, *Pathway Communities v. Fayette County*

Southerlin Asbill, expert witness in exclusionary housing, *Cowart v. City of Roswell*, 2000-2001

Martin County, Florida, 1999 to 2001:

- Development impact fee study
- Economic development element of the comprehensive plan

Federal Environmental Protection Agency through the Growth Management Institute. Advising on full cost accounting of alternative development scenarios for southeastern Florida, 1997.

American Planning Association. Research and report on growth management, 1997-98.

Federal National Mortgage Association. Research and reports on exurban housing development patterns and policy implications, 1993-2001.

Government of Italy. Review of American-style development impact fees to metropolitan Milan, 1996-97.

U.S. Department of Housing and Urban Development through the National Center for the Revitalization of Central Cities Research and reports on central city revitalization policy effectiveness, 1993-97.

National Academy of Sciences through the National Research Council and the Transportation Research Board. Research and reports on parking policies and transit use, 1995-97.

Florida Home Building Association. Expert witness in challenge to school impact fees assessed by Volusia County School District, 1994-97.

Lincoln Institute of Land Policy. Advising on growth management and development impact fee issues, 1992-present.

Village of Chardon Ohio. Preparation of wastewater system development charges and expert witness in impact fee litigation, 1995-98.

Walt Disney Corporation. Evaluation and assessment of growth management policies as they affect the design of Disney's America in the Washington, D.C., area, 1994-95.

City of Hickory, North Carolina. Preparation of development impact fees for water, wastewater, roads, and parks, 1994-95.

Gallatin County (Bozeman), Montana. Preparation of impact fees for roads, fire, police, and parks, 1994-97.

Washoe County (Reno), Nevada. Preparation of alternative transportation facility financing scenarios and policy recommendations, 1994-95.

State of Florida. State's expert witness in reviewing development guidance documents that fail to comply with state planning and development law, 1989-1997:

- DCA v. Wakulla County (comprehensive plan)
- DCA v. St. Lucie County (plan amendment)
- DCA v. Lee County (plan amendment)
- DCA v. Marion County (comprehensive plan)
- Florida Association of Realtors et al. v. DCA (second urban sprawl rule challenge)
- DCA v. Charlotte County (DRI challenge)
- DCA v. Escambia County (comprehensive plan)
- DCA v. Walton County (comprehensive plan) DCA v. Alachua County (comprehensive plan)
- DCA v. Okaloosa County (comprehensive plan)
- Florida/Georgia Venture Group v. City of Ormond Beach (DRI challenge)

- DCA v. Lake County (comprehensive plan)
- DCA v. Indian River County (comprehensive plan)
- DCA v. Leon County (comprehensive plan)
- DCA v. Highlands County (comprehensive plan)
- DCA v. Metropolitan Dade County (plan amendment)
- DCA v. City of Jacksonville (DRI challenge)
- DCA v. Santa Rosa County (comprehensive plan) DCA v. Dixie County (comprehensive plan)
- DCA v. St. Lucie County (comprehensive plan)
- DCA v. Citrus County (comprehensive plan)
- Florida State Home Builders Association v. DCA (first urban sprawl rule challenge)
- DCA v. Lee County (comprehensive plan)
- DCA v. Charlotte County (comprehensive plan)

Home Builders Association of Metropolitan Denver v. Jefferson County, Colorado, expert in school impact fee litigation, 1994-95

City of Atlanta, Georgia, preparation of development impact fees, revised comprehensive plan, revised capital improvement program, 1992-93.

DeKalb County, Georgia, preparation of development impact fees, revised comprehensive plan, revised capital improvement program, 1991-93.

Cobb County, Georgia, preparation of water and wastewater systems capital expansion fees and transportation facility impact fee feasibility study, 1992-93.

City of Roswell, Georgia, preparation of development impact fees, revised comprehensive plan, revised capital improvement program, 1992.

City of Columbus, Georgia, preparation of development impact fees, revised comprehensive plan, revised capital improvement program, 1992-93.

Glynn County, Georgia, preparation of water and wastewater systems capital expansion fees, 1992. State of Florida, Department of Community Affairs, Energy Division. Formulation of new community planning policy under subcontract with Florida Atlantic University, 1992-93.

New Jersey Future, peer review of Rutgers University's Center for Urban Policy Research evaluation of the New Jersey statewide land use plan, 1992.

City of Virginia Beach, technical assistance in development exaction policy. 1991.

Church of Jesus Christ of Latter Day Saints, regional planning assistance in Kansas City, Missouri. 1991. City of Miami and Metropolitan Dade County. Parks and recreation development impact fee program. 1991.

County of Hawaii, State of Hawaii. Review of development impact fee plans for the county. 1990. Chesterfield County, Virginia. Development impact fees. 1989-90.

City of Atlanta. Review of Georgia state development impact fee legislation. Preparation of draft model statute. Statute revised in committee and adopted. 1989-90.

John Wieland Homes. Annexation impact assessment study for Peachtree City, Georgia. 1989-90.

Florida League of Cities. Urban sprawl. 1989, 1992.

State of South Carolina Bar Association. Impact fee law and practice. 1988.

City of Warner Robins, Georgia. Water and sewer development impact program design. 1989-90.

Alpharetta, Georgia. Review of planning documents with recommendations to revise pursuant to state law and case law. Revisions to comprehensive land use plan. 1988-92.

Charter Medical of Macon, Georgia: Health facilities service area analysis, 1988.

Twin Cities Region, Minnesota. Created research design to investigate impacts of landfills on land values. Assisted in evaluation of data and results. 1986-1991.

Housing Development Corporation of Washington County, Oregon, 1982-1990:

- Advised on use of federal low-income housing tax credits
- Prepared federal grant and loan package for a 50-unit farm labor housing project
- Coordinated site planning, design and engineering services
- Prepared management plan, operating budget, and rental assistance plan
- Coordinated successful legal challenges to discriminatory housing codes

- Represented the organization in its successful lobbying activities to require that city charter amendments conform to state housing policies
- Coordinated preparation of a 12-unit addition to the farmworker housing project. Commendation for Service, 1984.

Columbia Hills Development Company, 1979 to present. Principal planner for Hillcrest Subdivision, a 1,133-lot antiquated plat that was redesigned into acreage rural residential homesites and large acreage woodlots after six years of negotiation with state and local planning agencies. Services included:

- Co-plaintiff in a constitutional takings case resulting in settlement favorable to the plaintiff.
- Assembling lots not owned by the investors.
- Successful lobbying for statutory and administrative rule changes that made it easier to resolve the problems of antiquated plats on resource lands.
- Successful lobbying for statutory changes in state tax law to make the resolution of antiquated plats on resource lands feasible.
- Preparing restrictive covenants and homeowner association articles and bylaws.
- Coordinating soil testing, geologic surveys, groundwater surveys, road design and construction, utility planning, land and plat surveying, local fiscal and economic impact assessments, and marketing studies.

Principal planner for the Columbia Bend recreational project located along the western shoreline of Puget Island, Washington:

- Prepared master and site plans
- Environmental and socioeconomic impact assessment
- Restrictive covenants
- Market studies
- Negotiated and secured U.S. Army Corps of Engineers Section 404 Permit and State of Washington Department of Ecology Development Permit.

Palo Investments, Inc., 1980-2000

Planning Consultant for Hillhurst Road Project in Ridgefield, Washington:

- Prepared or coordinated site planning options
- Soils surveys
- Market surveys
- Successful title clearing legal appeals
- Negotiations with regional and local planning agencies on land development restrictions.

Financial packager and manager of two executive condominiums in the Johns Landing district of Portland.

Prepared quarter million-dollar commercial loan application. Elected to the project's homeowners' association. Chairman of HOA operations committee, responsible for preparing and implementing management programs.

Principal planner for Clatskanie Valley Homes, a 22-two lot rural residential subdivision in northwest Oregon.

Prepared or coordinated subdivision and residential site plans, soils surveys, land surveys, road design and construction, utility design and construction, restrictive covenants and homeowners' association articles and bylaws, market surveys, state land use planning approvals, financing packages.

Planning consultant for property at Chambers Lake in Olympia, Washington. Provided consulting opinions on land use restrictions, market, development timing, and site planning options.

GrowPac, Inc., Portland, Oregon, 1984-1985:

- Negotiated approval from the Oregon State Department of Economic Development to sell \$4 million in industrial development revenue bonds to expand the firm's processing and marketing activities.
- Prepared and represented firm's applications for conditional use permits, variances, special use permits, and non-farm use permits for fruit processing, storage, and marketing facilities.

Recht Hausrath and Associates, Urban Economists, Oakland, CA, 1978-1985:

- Prepared the "Economic Element" of the Sonoma County Industrial Park Specific Plan Environmental Impact Report

- Prepared the "Economic Impact Element" of an Environmental Impact Report on a comprehensive plan amendment in Nevada County, California
- Assisted in the research and preparation of a memorandum on "Comparative Development Charges of Selected San Francisco Bay Area Jurisdictions" for Mobil Oil Company
- Prepared "Marketing Analysis and Strategy" for NorWest Inc.'s mixed-type housing project in San Jose, California
- Prepared the "Socioeconomic Impact Element" of an Environmental Impact Report on a mixed-use project in downtown Pacific Grove, California
- Assisted in the research and preparation of the "Public Facilities Impact Element" of a Federal Environmental Impact Statement on three casinos proposed for South Lake Tahoe, Nevada
- Planning consultant to Trans West Company, Seattle, 1978-1993. Designed the replat of 320 lot antiquated plat in the Portland metropolitan area. The replatted 35-unit Columbia Acres Subdivision entailed plan and zone changes, legal appeals, statutory changes, and changes in state statutes and administrative rules.

Planning counsel to Black, Helterline, Beck & Rappleyea, Attorneys, Portland, Oregon, 1979-1985.

Provided planning advice on:

- A zone change from agricultural to industrial along the I-5 Freeway between Portland and Salem.
- A replat of a 300-unit PUD in St. Helens, Oregon.
- A zone change from agricultural to intersection commercial along the I-5 Freeway south of Salem.
- A proposed planning policy for industrial development at the mouth of the Columbia River.
- Most statutory changes affecting land use planning and subdivision procedures considered during the 1981, 1983, and 1985 legislative assemblies, including testimony assistance to firm's partners.

Planning consultant to the Oregon Bank, Portland, Oregon, 1983-1984, on land use planning matters relating to their trustee interest in a 3,000-acre ranch along the lower Columbia River.

Planning consultant to the Columbia River People's Utility District, 1983-1984, on land use planning matters relating to their central offices and yards throughout their district.

MRH Properties, a minority business enterprise involved in land development, Portland, Oregon, 1981-1984:

- Principal planner for Tamanawus Subdivision, a 12-unit suburban in-fill housing project
- Principal planner for a 16-unit condominium PUD proposed for Gladstone, Oregon
- Financial and market advisor for a Long Beach, Washington, commercial recreational campground

Advisor on the subdivision procedures involved in replatting an undeveloped suburban subdivision at the edge of the Portland metropolitan area urban growth boundary

Principal planner for Sandpiper Shores, Waldport, Oregon, a residential project on sensitive coastal land, 1981-1983. Prepared/coordinated development plan, site plans (homesite envelopes and view corridors), beach and lake impact mitigation, specialized waste treatment facility design, covenants and association articles and bylaws.

Consulting Planning Director for Durham, Oregon, 1978-1980:

- Retained by the city to prepare a comprehensive plan and implementing codes consistent with an LCDC enforcement order issued as part of *Seaman v. City of Durham* (a nationally prominent housing policy precedent).
- Received commendations from the Metropolitan Service District Commission and the Oregon Land Conservation and Development Commission.
- Plans included precedent-setting fair share housing and transfer of development right provisions.
- Evaluated development plans and represented the city in several regional and state agency decisions.
- ***Recognized for innovative planning*** at the conference on Oregon's statewide planning program at Willamette University in 2021.

Consulting planner to Dias Real Estate on a 40,000 square foot office building entailing site planning, market analysis, plan amendment, and zone change in the City of St. Helens, Oregon.

Principal planner for Columbia Towne, a 70-unit project in Columbia City, Oregon, 1980-1982. Designed Oregon's highest density single-family project utilizing modern subsurface sewage disposal systems.

Planning consultant for Rainbow Rock, a 120-unit Planned Unit Development in Brookings, Oregon, 1980-1983. Prepared or coordinated the preparation of a coastal mixed-use project of 120 condominiums and a commercial center entailing geologic surveys, approval by the Oregon Department of Environmental Quality of a secondary treatment sewer outfall into the Pacific Ocean, approval by Coastal Zone Management agencies, and approval by the Oregon Land Conservation and Development Commission (one of only two coastal projects exempted from LCDC-imposed development moratoria).

Planning consultant for Grandview Manor Village, a 350-unit mobile home park in Redmond, Oregon, 1981-1983. Prepared variance and conditional use permits, socioeconomic impact assessments, and state housing policy opinions on the subject of mobile home parks.

Planning advisor to the City of Redmond, Oregon, 1981. Prepared the Housing, Urbanization and Economic Development elements of the comprehensive plan, which survived opposition by statewide anti-growth organizations and were approved by the Oregon Land Conservation and Development Commission.

Principal planner for Stratford Properties, a mixed-use coastal project in Newport, Oregon, 1981-1983.

- Prepared and coordinated site planning for 375 housing units, a hotel and shopping center, an office building, a sports complex, and site amenities.
- Also prepared view easements, covenants and association documents that are considered among the most innovative along the Oregon coast.

Consulting planning manager, planning director, Columbia County, Oregon, 1976-78:

- Administrator of planning, solid waste management, surface mining, and building codes
- Prepared county framework land use plan and directed overall economic development plan
- Created and managed seven community planning and 42 neighborhood planning organizations
- Coordinated negotiations among cities and the county on establishing urban growth boundaries and related urban containment strategies
- Designed county's census boundaries to correspond to spatial and demographic characteristics and planning information objectives
- Assisted Port of St. Helens in its industrial development planning

Management consultant to Marion County, Oregon, Board of Commissioners, 1975-76:

- Evaluated management operations of public works, social service, planning, and tax collection to improve personnel productivity.
- Developed management information systems, cost control systems, performance budget procedures.
- Performance evaluation procedures.

Political Consultant, Oregon campaigns, 1973-1977:

- Responsible for raising half the funds for a successful gubernatorial primary election campaign
- Road manager, speech and press writer, field organizer for statewide gubernatorial campaign
- Campaign manager for statewide ballot measure campaign
- Consultant to legislative campaigns

Legislative Analyst, Metropolitan Portland Child Care Coordinating Council, 1972-73.

- Evaluated regional child-care facility needs including funding requirements.
- Assessed impact of state legislation on the provision of child-care. Developed management operations procedures.
- Assisted board of governors in setting legislative strategies. Lobbied legislators on proposed legislation.

Intern to Multnomah County, Oregon, 1971, Grants Management Office; prepared grant management system and evaluated several social service agencies for grant administration purposes.

Student Intern to the Oregon Joint Legislative Committee on Land Use, 1971-72:

- Evaluated effectiveness of land use planning laws and offer recommendations for improvement
- Helped justify legislation leading to the Oregon Land Use Act of 1973
- Panel member for the **40th anniversary** of the Land Conservation and Development Act of 1973 convened in Salem, Oregon, May 2013.