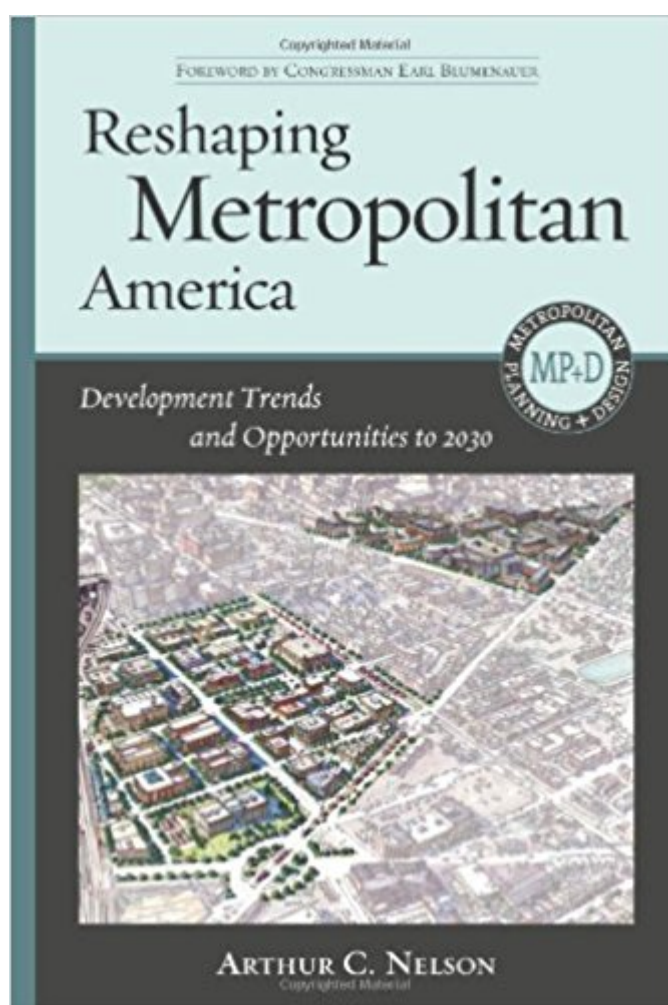


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# Reshaping Metropolitan America: Development Trends And Opportunities To 2030 (Metropolitan Planning + Design)



## Synopsis

Nearly half the buildings that will be standing in 2030 do not exist today. That means we have a tremendous opportunity to reinvent our urban areas, making them more sustainable and livable for future generations. But for this vision to become reality, the planning community needs reliable data about emerging trends and smart projections about how they will play out. Arthur C. Nelson delivers that resource in *Reshaping Metropolitan America*. This unprecedented reference provides statistics about changes in population, jobs, housing, nonresidential space, and other key factors that are shaping the built environment, but its value goes beyond facts and figures. Nelson expertly analyzes contemporary development trends and identifies shifts that will affect metropolitan areas in the coming years. He shows how redevelopment can meet new and emerging market demands by creating more compact, walkable, and enjoyable communities. Most importantly, Nelson outlines a policy agenda for reshaping America that meets the new market demand for sustainable places.

## Book Information

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## Customer Reviews

"Reshaping Metropolitan America is a useful, readable, and provocative book that should interest a diverse set of audiences." (Journal of the American Planning Association)"Chris Nelson invented the big picture understanding of how we are building metropolitan America. In *Reshaping Metropolitan America*, he has once again shown why urbanists throughout the country turn to him to see the future of the built environment." (Christopher B. Leinberger Professor, GWU Business School,

author of *The Option of Urbanism*) "What if all new development from 2010-2030 infilled or retrofitted suburban corridors and centers? The extensive research and compelling demographic and statistical evidence compiled here projects the myriad benefits of just such a bold—and needed—scenario. This is a must-read for planners and policymakers." (Ellen Dunham-Jones Professor, Georgia Institute of Technology, coauthor of *Retrofitting Suburbia*) "Finally we have a comprehensive view of how the American Dream is changing and why. We are a market driven culture and this important book lays out the new market forces; demographics, costs, environmental impacts, and quality of life. The good news is that they all lean in the same direction—Smart Growth will dominate the next generation of development." (Peter Calthorpe Principal, Calthorpe Associates, author of *Urbanism in the Age of Climate Change*) "Nelson paints a vivid picture of an America physically transformed in the next twenty years. Denser in form, more diverse in demographics, richer in transport and living options, the changing shape of our cities and metros will have profound implications for our economy, our environment and our health." (Bruce Katz VP and Director, Metropolitan Policy Program, the Brookings Institution)

Dr. Arthur C. Nelson, FAICP, is Presidential Professor of City & Metropolitan Planning at the University of Utah where he is also Director of the Metropolitan Research Center and is Co-Director of the Master of Real Estate Development Program.

I am a big fan of scenario analysis and planning and Dr. Nelson's arguments are well thought out and argued acknowledging that no one has a perfect crystal ball. We believe the scenarios he describes will inform smart real estate investors for years to come.

I bought this because I've read, and have learned much from Dr. Nelson's contributions to the field. If you're in urban or transportation planning, or if you are in economic development this is a great and very general supplemental read.

Planning for new population shifts. Interesting statistics, and overview of New Urbanism.

A bit aghast at the poor quality of dull, encyclopedic writing and rather elementary, dated information. Much better other books on this subject.

In this book, Nelson argues that demand for more compact, walkable development is likely to

increase, because (1) energy prices are likely to increase, (2) aging baby boomers will need less space and demand more public transit, 3) falling incomes will reduce the demand for large houses, and (4) plenty of suburban land that is now used for parking lots could easily be turned into housing. Nelson does not foresee a mass "back to the city" movement; rather, he expects suburbia to become more urbanized, as today's parking lots turn into tomorrow's condos. Although Nelson's vision is intriguing, I am not as persuaded as he is that demography is destiny. The population has been aging for decades, but older people have not been leading the charge towards compact development; older people are actually less likely to use public transit than the rest of the population, perhaps because (a) older people are more set in their ways, and have already invested in a car-oriented lifestyle, (b) geographically mobile seniors tend to move to car-oriented Sun Belt areas, and (c) you are too old to drive, you are probably too old to walk to the bus stop as well. Rising prices and falling incomes may actually make suburbia more attractive if (as Nelson correctly points out) urban areas are becoming more expensive and suburbs less so.

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